

Scope of Work: Parking Lot Total Demo & Repave + Sidewalk Projects –

Property Location: General Office Building, 101 International Drive, Missoula, MT 59808

Project Overview

The project involves two (2) phases: A) the complete removal of the existing pavement, prep/compact existing gravel, adding a curb island, and repave/stripe the parking lot, and B) Modern Machinery's sidewalk and loading zone pullout/apron demo and rebuild.

Scope of Work Details

A. All Phases

1. Mobilization

- Include all labor, materials, trucking, and equipment to transport necessary equipment and materials to the site.
- The mobilization unit cost will apply to any additional mobilizations required for the project. Additional mobilizations shall be agreed upon in writing by Owner's Representative, if necessary.

2. Traffic Control and Site Preparation

- Include all labor, materials, trucking, and equipment to set up traffic control measures, including barricades, signage, and cones, to ensure safe working conditions for both construction workers, tenants, and the public. The traffic control measures must meet current requirements of the *Manual on Uniform Traffic Control Devices (MUTCD)*, Montana Department of Transportation (MDT) (if applicable), and the City of Missoula.
- Coordinate with City of Missoula for traffic control plan approvals, if necessary.
- Clear debris and prepare the site for pavement removal and paving. Contractor is responsible for adhering to best management practices (BMPs) as required by the City of Missoula and/or Montana Department of Environmental Quality (DEQ).
- This item also includes costs associated with removal of traffic control at the conclusion of the project.

3. Permits and Special Insurance

- Include all permits and any additional special insurance that may be required for this project.
- This project is subject to Montana DEQ and City of Missoula Storm Water Pollution Prevention Plans (SWPPP). Owner has obtained the SWPPP permits and will manage them.
- Contractor shall provide necessary labor, materials and equipment to construct and maintain a gravel construction entrance for the parking lot that complies with the SWPPP as indicated on the SWPPP drawings (included as **Exhibit B**).
- Contractor shall endeavor to preserve all BMPs and shall notify the SWPPP Administrator immediately if any SWPPP devices are observed to be damaged or otherwise ineffective.
- Contractor shall include labor and equipment to broom/sweep any paved areas including city streets, in order to ensure SWPPP compliance, as directed by Owner's SWPPP Administrator. Contractor may also broom/sweep any paved areas more frequently if desired without SWPPP Administrator directions.

B. Total Demo and Repave of Front Half of Parking Lot

4. Concrete B-Type Curb

- Include all labor, materials, trucking, and equipment to prep grade, form and place, and finish B-Type Curb to the lines and dimensions indicated in the plans (attached as **Exhibit A**).
- Concrete workmanship and materials to meet the City of Missoula Engineering and the *7th Edition of Montana Public Works Standard Specifications (MPWSS)* requirements.

5. Total Demo & Repave with $\frac{3}{4}$ " B Mix HMA

- Include all labor, materials, trucking, and equipment to demolish and rebuild the pavement section of the existing parking lot.
- Demolish, remove, and dispose of the existing pavement material.
- Form, shape, moisture condition, and compact existing base gravels, and any new $\frac{3}{4}$ " crushed gravel to 95% ASTM D698 in preparation for paving.
- Adjust utility lids and storm drain inlets to finish grade in preparation for paving. New utility lids to be provided by Owner for installation.
- Tack seal existing pavement edges prior to paving, and crack seal any cold joints after paving.
- Haul, place, shape and compact/finish 3" thick of $\frac{3}{4}$ " B hot mix asphalt (**HMA**).
- All utility structures shall be clean and free from any gravel/silt/asphalt/debris that may have fallen into them during the course of the work. Include costs under this item for ensuring utilities are clean at the conclusion of work.

6. Pavement Markings

- Include all labor, materials, trucking, and equipment to restripe the parking lot back to its original configuration after paving has been completed.
- The original configuration includes: regular parking spaces, handicap spaces, and crosswalks.
- Paint shall meet the City of Missoula and the MPWSS requirements.
- All markings should comply with ADA guidelines and City of Missoula regulations.

7. Additive Alternate: Sub Ex. existing base and rebuild

- Include all labor, materials, trucking, and equipment to excavate and dispose of existing parking lot base gravels, place woven fabric with geogrid and import new 1 $\frac{1}{2}$ " minus gravel meeting City of Missoula Public Works requirements.
- **This is not a guaranteed pay item.** Should Contractor remove the concrete and determine the existing base gravel to be insufficient to construct the new concrete surface, Contractor shall notify Owner. Owner will decide on the subgrade suitability. Contractor shall only proceed after receiving prior approval in writing from Owner.
- Excavate base gravels such that when the new parking lot is completed the new 1 $\frac{1}{2}$ " base gravel section will be 8" thick compacted. Pavement will be placed directly on top of the 1 $\frac{1}{2}$ " minus gravel.
- Form, shape, moisture condition, and compact new 1 $\frac{1}{2}$ " base gravels, 95% ASTM D698 in preparation for asphalt paving.

C. Modern Machinery Sidewalk and Loading Zone Pullout Replacement

4. Demo Existing Curb and Concrete

- Include all labor, materials, trucking, and equipment to demolish the existing concrete curb and sidewalk to limits indicated on the plans.
- Dispose of the demolished and removed asphalt and concrete materials in accordance with all regulations.

5. Concrete Work

- All concrete workmanship and materials shall meet the City of Missoula Engineering and MPWSS requirements.

a) Concrete L-Type Curb

- Include all labor, materials, trucking, and equipment to prep grade, form and place, and finish L-Type Curb to the lines and dimensions indicated in the plans.

b) Concrete 4" Sidewalk

- Include all labor, materials, trucking, and equipment to prep grade, form and place, and finish 4" thick City of Missoula sidewalk to the lines and dimensions indicated in the plans.

c) Concrete 8" Apron

- Include all labor, materials, trucking, and equipment to prep grade, form and place, and finish 8" thick apron to the lines and dimensions indicated in the plans.

d) Cove Gutter

- Include all labor, materials, trucking, and equipment to prep grade, form and place, and finish cove gutter to the lines and dimensions indicated in the plans.

6. Additive Alternate: Sub Ex. existing base and rebuild

- Include all labor, materials, trucking, and equipment to excavate and dispose of existing sidewalk and apron base gravels, place woven fabric with geogrid and import new 1 ½" minus gravel meeting City of Missoula Public Works requirements.
- **This is not a guaranteed pay item.** Should Contractor remove the concrete and determine the existing base gravel to be insufficient to construct the new concrete surface, Contractor shall notify Owner. Owner will decide on the subgrade suitability. Contractor shall only proceed after receiving prior approval in writing from Owner.
- Excavate base gravels such that when the new concrete is completed the new 1 ½" base gravel section will be 8" thick compacted. Concrete will be placed directly on top of the 1 ½" minus gravel.
- Form, shape, moisture condition, and compact new 1 ½" base gravels, 95% ASTM D698 in preparation for asphalt paving
- The price for this item should be the additional unit cost and amount to stabilize the base soils/gravel should Owner determine that a portion of, or all of, the subgrade soils are unsuitable.

Additional Considerations

- **Project Phasing and Timeline**
 - Provide a detailed construction schedule in an easy-to-read format that outlines calendar days and working days. As the schedule changes, Contractor must submit updated schedules for the following weeks work.
 - The project schedule should also include an estimated duration for how long each section of the parking lot will be unavailable for use and any additional phasing.
- **Night Work Option**
 - Consider performing the work at night to minimize disruptions to office operations.

Expectations

- Contractor is responsible for all required permits*, licenses, any surveying staking required, and any underground utility locates.
* The SWPPP is obtained by Owner.
- Contractor is responsible for all coordination with MDT and the City of Missoula.
- Contractor is responsible for properly maintaining the work site and for storing materials in a safe and secure manner; location to be specified by Owner. Owner is not responsible for vehicles, equipment, tools and materials that are not secured.
- All construction debris must be contained within a Contractor provided dumpster daily.
- Contractor is responsible for all dump fees when disposing of any debris generated by the work performed.
- Smoking is prohibited on all of Owner's properties.
- OSHA safety standards to be strictly adhered to and work may be stopped if PPE or other safety requirements are not followed.
- Contractor will be responsible for all quality-control issues and for accidental or incidental damage to Owner's property and/or others' property caused during the work.
- Contractor to provide a portable restroom for the duration of the project and shall be locked and secured from unauthorized use and/or vandalism during non-work hours.
- Contractor(s) shall assemble and verify all dimensions, measurements, locations, and quantities for preparing their bid, and not rely solely on Exhibit A.

Evaluation Criteria

- **Detailed Bid Proposal** including all schedule of values listed in the RFP, work breakdown, and materials.
- **Estimated Timeline** for project completion and parking lot downtime.
- **Confirmation of Night Work Feasibility** with associated costs.

End of SOW