

ATTACHMENT C - SPECIAL CONDITIONS

The items listed represent the project and contract Special Conditions and shall be apply to the 2700 S. Nelson Street Demolition Project.

REQUIREMENTS:

1. Permits by County:
 - a. The County have obtained the Demolition Permit. All other permits, including trade permits, road closure shall be obtained and paid for by Contractor.
2. Utility Disconnect-
 - a. Utilities Disconnect will be initiated by the County representative and shut-off letters will be provided to the Permit office by the engineers executing the demolition permit plans.
3. Power/water/sewer billing
 - a. Upon issuance of the Notice to Proceed (NTP) and before the Contractor is allowed to officially access building, the Contractor shall apply to Dominion Power and to Arlington, Water, Sewer, Street, in the event it is necessary and required to have a site Contractor Trailer as an Office, Contractor shall also apply for separate utility meter for the trailer as well as apply for Building Permit for the site trailer. The Contractor may use a generator to power its site trailer and power tools
4. Construction contractor and subcontractor parking
 - a. There are on-site parking spaces allowed for vehicles belonging to the Contractor and their sub-Contractors. However, the availability of street parking areas are limited. The Contractor shall maintain and keep clean the parking lot.
5. Entry and exit of vehicle equipment for removal of trash
 - a. The Contractor shall not obstruct the main entry from 2700 S. Nelson Street or Oakland Street or obstruct the entrance and parking spaces to 3700 S. Four Mile Run. The Contractor shall remove from site all refuse, rubbish, scrap materials, equipment, and debris for proper disposal. The Contractor shall use designated areas for loading, delivery, and removal of debris/trash.
6. Staging of Planting Material
 - a. The Contractor will be allowed to stage delivery of supplies and equipment and other material on existing parking spaces. The Contractor shall provide space for refuse container and shall not block roadways The Contractor shall submit for approval a plan for material and supplies storage within 30 days after award and shall be responsible for securing the storage area. No material shall be staged on the sidewalks, other areas around the building and adjacent buildings or surface parking in the property.
7. Sign Installation Letter distribution for Neighborhood Notification –
 - a. Contractor shall provide site signage to notify the neighborhood about the demolition. Demolition notification letter will be provided by the County to the Demolition Contractor for distribution to each adjacent neighbors surrounding the site

8. Pest Control:
 - a. Pest Control boxes are being maintained and monitored monthly, prior to the demolition. Pest control boxes shall be removed once demolition commence.
9. Perimeter security protection
 - a. The Contractor shall provide security fence, per the documents, around work areas for protection and to prevent unauthorized personal in the construction area. Before leaving the site at the end of the day, the Contractor shall replace any/all sections of the security fence or barricade moved or removed during work hours. In addition, provide and install board for displaying permits, signage, etc.
 - b. The Contractor shall provide continuous cleaning of the work areas and minimize dust and debris in the work area near or adjacent to the neighboring buildings.
 - c. The Contractor shall maintain the roadways, parking lot, parking lot aisles, and sidewalk they use to access the construction area in first-class condition. Contractor shall clean and repair damaged roads and sidewalks caused by installation or by use of temporary protection. All damage to existing roadways, sidewalks caused by the Contractor and their subcontractors shall be repaired by the Contractor at their expense.
10. Construction schedule:
 - a. The Contractor shall provide with their bid submission a construction schedule showing from Mobilization to Final Completion in Microsoft Projects format 11" x 17" size the Contractor shall provide their schedule for review and approval. The Contractor shall update schedule monthly, if changes/revisions have been made.
11. Construction program management system
 - a. The contractor must utilize a web-based Construction Management Program System such as Primavera Submittal Exchange, Constructware by Autodesk, Prolog, Procure, Oracle, etc. with prior Project Officer approval. The web-based Construction Management Program will be used to distribute all project documents i.e. submittals, RFI, shop drawings, weekly reports, weekly photos, Application for payments, meeting agendas, meeting minutes, potential change orders, schedules and updated schedules etc. No project documents shall be transmitted via email.
12. Progress meeting
 - a. Progress meetings shall be held bi-weekly and shall be attended by the Contractor and their sub-contractors when required. The Contractor shall provide two-week schedule updates as well as discuss issues that will impact work and complete schedule. The Contractor shall be responsible for maintaining and distribution of the meeting minutes.
13. Restrooms
 - a. The interior of these Warehouse buildings interior is completely abandoned, and all utilities disconnected. There is no operational restroom in the building. The Contractor shall provide their own outside portable toilets. The Contractor shall be responsible and provide daily cleaning and maintenance of their portable toilets including daily disinfection/sanitations. See specification section #015000 –

Temporary Construction Facilities, Utilities and Controls.

14. Project sign

- a. Project sign is not required. However, if the contractor wants to install a temporary project sign, such signage shall conform to the signage policy
- b. The Contractor shall apply for signage permit and install the project sign per following Signage requirements.
- c. Applicable for temporary Project sign that the Contractor may install.:
- d. Project Sign Color and Imagery: BLACK or BLUE lettering on WHITE background.
- e. Imagery information, Content and Format will be given only to selected General Contractor, if needed.
- f. Project Sign Size: 4' x 8'
- g. Project Sign Material/Posting: Painted plywood sheet; sign shall not be illuminated
- h. Location: Signs shall be posted during the general contractor's mobilization, close to the public site boundary as feasible. Signs shall be posted to face each of the public right of way forming the site boundary, centered within the site boundary.
- i. Temporary project sign must be approved by the Project Officer. The Contractor will be responsible for maintaining the sign and removal at project completion.

15. Subcontractor acceptance

- a. As required by General Conditions, Paragraph 15, the Contractor shall provide the names of proposed subcontractors for review by the Project Officer. The Project Officer may object for cause if a proposed subcontractor is deemed unfit or incompetent.

16. Traffic control

- a. The Contractor shall provide a traffic control plan and devices including qualified flagman during hauling and delivery periods. If needed, apply for traffic control permit. Refer to Specifications.

17. Safety

- a. The Contractor shall ensure that all personnel working and visiting any construction site and areas are issued and wear the appropriate safety equipment (hard hat, safety vest and harness when applicable), including mask or face covering.

18. Cranes

- a. The Contractor shall secure all permitting and control of crane arrival, set up, operation, and departure from site. Crane size, number, and positions shall be determined as required to permit erection without damage to structures, roadways, and surroundings. The Contractor shall not swing the crane(s) over any occupied adjacent buildings nor playground areas/roads/streets that are not closed. Crane operation shall not impact nor make streets impassable.

19. Landscaping

- a. Contractor to landscape site as per landscape plans, after demolition. Erosion control measures shall remain in place until the site is fully stabilized, and, upon inspection and acceptance, the Contractor shall remove all erosion and sediment control measures.