

ATTACHMENT B - SPECIAL CONDITIONS

The items listed represent the project and contract Special Conditions and shall be apply to the 610 S. Carlin Springs Road Phase 2 Demolition Project.

GENERAL PROJECT DESCRIPTION

The Work consists of demolition of the former Virginia Hospital buildings located at 601 S. Carlin Springs Road, Arlington, Virginia.

PROJECT DESCRIPTION

The former Virginia Hospital Center campus consist of a number of two (2) story buildings with connecting corridors. Many of the buildings also include a basement floor. The demolition project is described thoroughly in the associated drawings and specifications.

This Work requires Land Disturbance Area certification and includes extensive erosion control provisions.

PROJECT -WORK SUMMARY

Hazmat abatement: The work shall consist of Construction services for: (i) complete HAZMAT – Asbestos abatement (see attached HAZMAT Reports)

Removal of components or material containing Lead based paint must be disposed of as a lead hazardous waste. Similarly, mercury lamps shall be considered a hazardous waste.

Underground Storage Tanks Removal (UST): The work shall consist of the removal and disposal of existing diesel USTs. These existing tanks (4,000-gallon and 500-gallons) were reportedly to have no leaks and were tested for tightness. These USTs supplied fuel for the backup emergency generators. The USTs are considered a REC (Recognized Environmental Condition) for the site.

Rodent – Pest Control: Pest control boxes have been installed and monitored at the site for the summer months. Pest Control boxes are being maintained and monitored monthly, prior to the demolition. Pest control boxes shall be removed once demolition commence.

Utility Disconnect- Utility letters have been provided to the Permit office by the engineers executing the demolition permit plans. Disconnection of utilities have been accomplished prior to start of demolition.

Sign Installation Letter distribution for Neighborhood Notification – Demolition 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

Existing Site Protection – Demo Contractor to protect all existing streets, driveway, sidewalks and adjacent properties as required for this demolition. Upon completion of demolition, all said property shall be restored to original condition. The contractor shall maintain and restore to the existing condition of the main driveway during and after the demo/installation work.

Pre & Post Construction structural/condition assessment. Contractor shall conduct, along with County representative, a structural assessment of adjacent Doctor's Office building. Document (via photos with detail descriptions) any cracks or anomaly in the existing façade walls, slabs, site stairs, landings and walkways

Demolition work – Demolish the existing Hospital campus buildings to the extent as shown in the Permit plans and specifications.

Soil Removal - Excavation of unsuitable soil and replacement of soil

Landscaping – 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.

OTHER REQUIREMENTS:

1. Permits by County:
The County have obtained the Demolition Permit. All other permits, including trade permits, road closure shall be obtained and paid for by Contractor.
2. Project records Documentation:
The Contractor shall establish and maintain an electronic system for reporting status and distribution of Contractor-developed documents. The reporting system shall list submittals, requests for information (RFI's), proposed change orders (PCO's), construction schedules and approved change orders. The reporting system shall be revised to show current status and provided at each construction progress meeting, listing applicable details for each schedule change, submittal, RFI and PCO. The Contractor shall provide continuous access to the reporting system through an internet connection available to the County, Architect and other parties designated by the Project Officer.
3. Construction contractor and subcontractor parking
There are on-site parking spaces allowed for vehicles belonging to the Contractor and their sub-Contractors. However, the Contractor and their subcontractors must park in the property in designated construction parking areas. The Contractor shall maintain and keep clean the parking lot.
4. Entry and exit of vehicle equipment for removal of trash
The Contractor shall not obstruct the main entry to S. 611 and 601 S. Carlin Springs Road, or obstruct the entrance and parking spaces to 611 S. Carlin Springs. All deliveries shall be made to 601 S. Carlin Springs Road. 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.
5. Staging of Planting Material
The Contractor will be allowed to stage delivery of supplies and equipment and other material on existing parking spaces in rear of the building alongside S. Carlin Springs Road by the loading dock. The Contractor shall provide space for refuse container and shall not block access by County. 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/garage parking (611 S. Carlin Spring) in the property.

6. Perimeter security protection

The Contractor shall provide 6" high chain link fence (outside) and barricades (inside) 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/and 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.

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..

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 floors, roads and sidewalks caused by installation or by use of temporary protection. All damage to existing roadways, sidewalks and surface inside the building caused by the Contractor and their subcontractors shall be repaired by the Contractor at their expense.

7. Construction schedule:

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.

8. Construction program management system

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 will be transmitted via email.

9. Progress meeting

Progress meetings shall be held bi-weekly and shall be attended by the Contractor and their sub-contractors when required. The Contractor shall provide 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.

10. Restrooms

The former Virginia Hospital Center annex building 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.

1. Project sign

Project sign is not required. However, if the contractor wants to install a temporary project sign, such signage shall conform to the signage policy
The Contractor shall apply for signage permit and install the project sign per following Signage requirements.
Applicable for temporary Project sign that the Contractor may install.:
Project Sign Color and Imagery: BLACK or BLUE lettering on WHITE background.
Imagery information, Content and Format will be given only to selected General Contractor, if needed.
Project Sign Size: 4' x 8'
Project Sign Material/Posting: Painted plywood sheet; sign shall not be illuminated
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.
Temporary project sign must be approved by the Project Officer. The Contractor will be responsible for maintaining the sign and removal at project completion.

11. Subcontractor acceptance

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.

12. Traffic control

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.

13. Safety

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. The interior of the abandoned Hospital Center buildings contain mold and mildew, and requires proper respirators and protection.

14. Cranes

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.

15. Power/water/sewer billing

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

.