

PROJECT SPECIAL CONDITIONS
Housing Resources of Western Colorado Garden Village Parking Lot
Improvements

The performance of the Work for this Project shall conform to the drawings and specifications included in the **Garden Village Parking Lot Improvements** contract documents package. The following "Project Special Conditions" shall govern in case of any discrepancies in any or all of the following specifications, and the intent, either expressed or implied in these "Project Special Conditions", shall govern in the interpretation of the plans and specifications. In addition, these "Project Special Conditions" shall govern in case of any discrepancies between it and the Instruction to Bidders, General Contract Conditions and Statement of Work.

SC-1 PROJECT DESCRIPTION:

The project generally consists of improving an existing asphalt parking lot with new curb, gutter and sidewalk and new hot mix asphalt. In addition, new storm water infrastructure will be required to improve drainage..

SC-2 PROJECT ENGINEER:

All questions about this project shall be submitted in writing to the Project Engineer, Austin Civil Group, Inc., prior to the last day for questions listed on the following page. You can reach Austin Civil Group, Inc. at the following address:

Scott Sorensen
Austin Civil Group, Inc.
123 North 7th Street, Suite 300
Grand Junction, Colorado 81501
970-242-7540 phone
970-270-6748 cell
970-255-1212 fax
scotts@austincivilgroup.com

SC-3 PRE-BID MEETING:

A mandatory pre-bid meeting is required for all PRIME contractors wanting to submit a bid for the project. The pre-bid meeting will be held on August 11th at 1:30 PM at the project site.

SC-4 TIME OF COMPLETION:

The scheduled time of completion for the project is **62 CALANDER DAYS** (sixty-two days) from the start date of construction.

Completion is achieved when the site clean-up and all punch list items (resulting from the final inspection) have been completed. Completion shall have the meaning set forth in Contract Agreement.

The anticipated schedule for the Project is as follows:

Bid Packages Available	August 5, 2020
Pre-Bid Meeting	August 11, 2020
Last Day For Questions	August 14, 2020
Bids Due	August 19, 2020
Notice Of Intent to Award	August 19, 2020
Award Bid	August 21, 2020
Pre-Construction Meeting	August 25, 2020
Construction Begins	August 25, 2020
Substantial Completion	October 16, 2020
Final Completion	October 26, 2020

SC-5 WORKING HOURS:

The existing parking lot is utilized by residents of Garden Village Apartments. Working hours shall be limited to 7:30AM to 4:30PM Monday thru Friday. No work will be allowed on Saturday, Sunday or any Holiday. Parking for residents during construction will be provided within the existing parking lot north of Belford Avenue. Foot traffic from this parking lot and the apartments shall be maintained at all times.

SC-6 PERMITS:

The Contractor is responsible for obtaining all permits needed to complete the project:

- A City of Grand Junction work within the Right-of-Way permit may be required for the project. The Contractor shall be responsible to obtain this and any other permits that may be required for the completion of the project.

The project disturbance limits are less than 1.0 acre in size therefore a CDPHE or Mesa County Construction Stormwater permit is not required. Contractor shall though keep a clean and maintained site that follows best management practices.

SC-7 INSURANCE LIMITS:

The minimum insurance limits for the Project are as stated in the Contract Conditions.

SC-8 PROJECT COORDINATION MEETINGS:

The Contractor shall conduct weekly construction meetings with the OWNER & Project Engineer at the project site. Contractor shall update OWNER and Project Engineer on schedule and any other coordination support necessary for the project.

SC-9 PROJECT SIGN:

A project sign will not be required for this project.

SC-10 URANIUM MILL TAILINGS:

No uranium mill tailings are expected with this project

SC-11 FUGITIVE PETROLEUM OR OTHER CONTAMINATION:

No fugitive petroleum or other contamination areas are expected with this project.

SC-12 TRAFFIC CONTROL:

The Contractor shall provide and maintain traffic control in accordance with a Traffic Control Plan and the *Manual of Uniform Traffic Control Devices*.

SC-13 STOCKPILING MATERIALS AND EQUIPMENT:

The OWNER's property may be utilized for storing of material and equipment at the location(s) identified by the Owner.

SC-14 EXCESS MATERIALS

All topsoil, organic material shall be stripped and any excess subgrade material that is not useable with the project shall be hauled off the site and included in the base bid cost.

SC-15 EXISTING UTILITIES AND STRUCTURES:

Utilities were not potholed during design of this project. The location of utilities and structures depicted on the plans are approximate only. It is the responsibility of the Contractor to pothole/locate and protect all structures and utilities in accordance with the General Contract Conditions Section 3.7.

Contractor shall comply with Article 1.5 of Title 9, Colorado Revised Statutes, 1986 Repl. Vol., as amended by Senate Bill 93-155 (Excavation Requirements") when excavation or grading is planned in the area of underground utility facilities. The Contractor shall notify all affected utilities at least two (2) business days, (NOT INCLUDING THE DAY OF NOTICE OR THE DAY OF EXCAVATION) prior to commencing such operations. Contact the Utility Notification Center of Colorado (UNCC 1-800-922-1987) to have locations of UNCC registered lines marked by member companies.

SC-16 PROJECT SUBMITTALS:

The contractor shall, at a minimum, provide submittals for the following items:

1. Construction Schedule
2. Stormwater Erosion Control Products
3. Asphalt Mix Design
4. Base Course Material gradation and Proctor Curve
5. Geotextile Products
6. Concrete Mix Design
7. Storm Sewer Product

SC-17 INCIDENTAL ITEMS:

Any item of work not specifically identified or paid for directly, but is necessary for the satisfactory completion of any paid items of work, will be considered as incidental to those items and shall be included in the cost of those items.

Any damage to existing irrigation system as a result of improvements shall be the responsibility of the Contractor to repair and maintain its operation prior to construction.

SC-18 RETAINAGE:

The amount to be retained from partial payments shall be five (5%) percent of the total value of the work completed as determined from the cumulative request for payment for the entire project.

SC-19 CONSTRUCTION SURVEYING AND AS-BUILTS:

The CONTRACTOR shall provide all survey staking required for the project. Construction staking shall be provided to allow the Owners inspector the ability to check on the work at logical intervals and locations. Construction surveying work shall be completed by a Professional Land Surveyor licensed in the State of Colorado.

The Contractor shall provide the OWNER with a drawing stamped by a licensed Land Surveyor that indicates the horizontal and vertical locations of all storm sewer, sanitary sewer and water line improvements a MINIMUM OF 5 DAYS PRIOR TO ANY CONCRETE CURB AND GUTTER PLACEMENT.

The Contractor shall provide the OWNER with a drawing stamped by a licensed Land Surveyor that indicates the horizontal and vertical locations of all Concrete CURB AND GUTTER, FILLETS, in all areas a MINIMUM OF 5 DAYS PRIOR TO ANY ASPHALT PAVEMENT WORK.

SC-20 COMPACTION AND MATERIALS TESTING:

The CONTRACTOR shall be required to provide all quality control and quality assurance testing required for completion of the project.

All testing items and frequencies for the project shall be as specified in the Mesa County Standard Specifications for Road and Bridge Construction.

SC-21 COORDINATING WITH UTILITY COMPANIES AND OTHER CONTRACTORS:

Other utility providers, Xcel Energy, Century Link & Spectrum, may need to coordinate their work and support with this project. The CONTRACTOR shall be responsible for coordinating this work effort with the various utility providers. All costs incurred coordinating with various utility companies will not be paid for separately but shall be included in the work.

SC-22 BID SCHEDULES:

The project has a bid schedule which includes summaries of approximate quantities. The bid schedule includes a mixture of lump sum and unit rate pay items. Unit rate pay items will be paid for based on completed, in place quantities unless otherwise noted.

SC-23 MANHOLE LIDS AND VALVE BOX ADJUSTMENTS

Cast iron manhole and valve box extension ring may be used to adjust the elevation of a manhole/valve box ring and cover only when the cross slope of the pavement surface does not change. Only one cast iron extension ring will be allowed on each manhole. The extension ring shall be one piece and shall be the same height as the overlay thickness. The extension ring shall be attached with three stainless steel set screws evenly spaced.

SC-24 SUBGRADE PREPARATION

During subgrade excavation and grading if the Contractor discovers that the existing subgrade is satisfactory in regards to compaction, the Contractor shall perform a proof roll compaction test. If a passing test is determined than subgrade reconditioning and recompaction shall not be performed and billed.

SC-25 SUBGRADE STABILIZATION

The bid schedule item titled "Subgrade Stabilization" and "Geotextile – Tensar BX1200 or Equal" is provided to address failed subgrade areas under the asphalt/concrete pavement. The specific locations and repairs shall be directed by the Project Engineer. This pay item shall include the removal and disposal of 2-ft of unsuitable material and replacement with 2-ft of Pit Run or approved equal as determined by geotechnical engineer's investigation report. In addition, it may be necessary to include a layer of geotextile under the Pit Run or a combination of the two. The item will be paid for on a square yard basis.

In order to receive compensation for this pay item, the Contractor shall meet with the Engineer and or his representative to verify and quantify the unstable area PRIOR TO ANY FURTHER STABILIZATION WORK BY THE CONTRACTOR. If the Contractor proceeds without the Engineer's verification, compensation will not be authorized for the unverified work.

SC-26 TRENCH STABILIZATION

This pay item shall include the removal and disposal of 2-ft of unsuitable material and replacement with 2-ft of 1-1/2" Rock. The item will be paid for on a square yard basis.

In order to receive compensation for this pay item, the Contractor shall meet with the Engineer and or his representative to verify and quantify the unstable area PRIOR TO ANY FURTHER STABILIZATION WORK BY THE CONTRACTOR. If the Contractor proceeds without the Engineer's verification, compensation will not be authorized for the unverified work.

SC-27 UNDERGROUND UTILITY CONDUITS PAY ITEM

The unit rate pay rate items for underground utility conduits, including the water lines, sanitary sewer lines, storm sewer lines, conduits, etc. for the various sizes of lines depicted on the Bid sheet, shall include all costs for a complete in place installation, including excavation, bedding, pipe, miscellaneous fittings, elbows, Tee's, restraining glands, bolts, thrust blocks, tracer wire, warning tape, backfill compaction and compaction

SC-28 MANHOLE AND STORM INLETS PAY ITEM:

The unit rate item for manholes and storm inlets is per each basis, regardless of the height or depth of the required manhole/inlet. The unit rate shall be complete in place and shall include excavation, complete base, pipe connection, grouting, eccentric cone, barrel section, lid slab, ring and cover, backfill, compaction and adjustment to final grade.

SC-29 MEASUREMENT AND PAYMENT:

The Contract Price constitutes the total compensation (subject to authorized adjustments) payable to Contractor for performing the Work. All duties, responsibilities and obligations assigned to or undertaken by Contractor shall be at his expense without change in the Contract Price.

Bidders are cautioned that the estimated quantities on the Bid Schedules are approximate only and are prepared for the comparison of bids. The basis of payment will be actual quantities of work performed and accepted.