

**EXHIBIT A****SCOPE OF WORK SPECIFIC PROVISIONS**

PROJECT: Golden West College – Admin, Business and Criminal Justice Demolition

SCOPE OF WORK: ABATEMENT, DEMOLITION, EARTHWORK, UTILITIES, PAVINGS, LANDSCAPE

DATE: 4/3/2026

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This Contractor is responsible for performing ALL work shown and required by the complete set of drawings, specifications and bidding documents. The following clarifies certain inclusions and additional information on the scope of work of the Contractor for the above referenced Project, hereinafter referred to as “Contractor”. This list is not inclusive of all work required to complete the Project, is not limiting in any manner, and is being provided for additional clarification and direction. This exhibit is intended to work in conjunction with the Contract Documents by clarifying various specific inclusions and introducing some additional requirements. Should this Exhibit A conflict with other Contract Documents, the most stringent and expensive option shall take precedence and prevail, to the advantage of the Owner.

Contractor is responsible for performing all scopes of work required by the Project Documents, including all **Abatement, Site Preparation, Demolition, Earthwork, Concrete, Asphalt, Striping/Signage, Site Utilities, Electrical/Data, Fire Alarm, Landscape and Irrigation** as shown, or which can be reasonably inferred by site conditions and the Contract Documents.

**I. SCOPE OF WORK: The basic scope of work of this contract includes but is not limited to providing and installing the following items:**

- a. Site Preparation (temporary utilities & construction fence, sanitation, dumpsters, trailer, etc.)
- b. SWPPP (plan, permit, monitoring, testing, reporting, closeout, etc.)
- c. Survey
- d. Utility safe-off
- e. Fire Alarm re-route
- f. Electrical and Telecom re-route
- g. Mechanical piping re-route
- h. Irrigation system re-route
- i. Abatement
- j. Complete structural and site demolition and haul-off
- k. Tree removal, clear & grub site and dispose of organic material
- l. Excavation, import/export, fill and re-compaction as required to balance the site
- m. Rough/fine grading, compaction and certification of finished grade
- n. Concrete placement (sidewalks, curb, seat wall, post footings)
- o. Asphalt paving and striping
- p. Signage, including posts and hardware
- q. Fountain, protection, re-surfacing and start-up
- r. All Electrical work, including infrastructure, connections and startup

- s. All Telecom work, including infrastructure, connections and programming
- t. Protection in place of all systems identified
- u. Salvage and turnover to Owner of all systems, equipment identified
- v. Installation of Owner furnished equipment and furniture
- w. Irrigation system, including all infrastructure, equipment, and devices
- x. Landscape planting and maintenance
- y. Capping of all utilities, including SD, Sewer, Water, Gas
- z. Installation of new utilities
- aa. Temporary traffic control, parking signage and measures

**II. GENERAL REQUIREMENTS: The following are General Requirements that apply to all work included in this Contract:**

1. SPECIFICATIONS- Contractor includes full compliance and scope coverage with ALL Specification Sections. Contractor also includes full compliance and scope coverage of Pre-Renovation Asbestos Assessment Report by Omega Environmental.
2. SCHEDULE OF SPECIFIED SUBMITTALS- The following submittals shall be delivered to the Owner no later than the below listed dates:
  - a. Logistics & Existing Utility/Shut-off Valve Plan  
**Due: 5 working days after Notice to Proceed**
  - b. Schedule Information  
**Due: 5 working days after Notice to Proceed**
  - c. Haul routes  
**Due: 5 working days after Notice to Proceed**
  - d. OSHA and SCAQMD Notifications for Abatement and Demolition  
**Due: 1-5 working days after Notice to Proceed**
  - e. Electrical Panel & other long lead materials  
**Due: 5 Working days after Notice to Proceed**
  - f. Soil Material for import (as applicable)  
**Due: Minimum of 10 working days prior to start of import (as applicable).**
  - g. Product Data, Shop Drawings, Mix Designs, etc.  
**Due: 10 working days after Notice to Proceed**
3. SCHEDULE- Reference Exhibit B for general schedule requirements and durations. Contractor understands that the Exhibit B Bid Schedule does NOT include all activities required to coordinate and complete the Project and this Contractor is responsible for providing additional detail to define smaller duration work tasks that were omitted. Contractor to specifically include a break-out schedule/sequence at each utility infrastructure re-route located outside the limits of the general Project, as identified in blue on Exhibit D Site Logistics Plan, and obtain Owner approval for the start and finish dates at each location. The intent of this requirement is to limit the impact to pedestrian access by minimizing the work duration as much as possible at each location. Contractor to also reference District General Conditions for additional information and requirements.

4. INTENT OF DESIGN- The work to be performed pursuant to this Contract Agreement shall be in accordance with the “intent of design,” and as provided for in the Plans and the provisions of the Contract Documents for a fully complete and operational Project to the quality level conveyed by the Contract Documents. All work shown on the plans and specifications, and any work which is within the scope described in the Contract Documents **which is reasonably inferable from or is the logical extension of the Contract Documents for completion of the Project shall be considered as a part of the work**, and shall be executed by the Contractor, Sub-tier Contractors or Vendors in the same manner and with the same character of material as other portions of the work without an increase in the Contract sum. By executing this Contract Agreement, Contractor represents, warrants and agrees that (i) Contractor has extensive experience with projects of this nature, and (ii) that Contractor is generally familiar with and knowledgeable about the components that are properly and customarily included within such a project, including without limitation, manufacturers’ recommendations, building standards, and trade practices as to the types and quantities of components, items, systems, materials, and methods of construction to be included in the Project, to produce a finished product that will operate in the fashion it was intended.
5. CONTRACTOR PROPOSAL- Any language, take-offs, exclusions, qualifications, and similar provided or authored by the Contractor shall be excluded from the scope of this contract, unless specifically included in this Exhibit A.
6. SITE ACCESIBILITY- Contractor acknowledges that access to the project requires passage through the campus parking lot and that public access and use of the parking lot and adjacent streets must be maintained at all times. Contractor is required to schedule all deliveries to/from the site with the Owner at least 48 hours in advance to assure that disruptions to public access are minimized. Contractor shall ensure access to all buildings and sidewalks are not impeded by its operations and shall protect in place accessible ingress/egress routes at all times. Contractor shall be responsible to make appropriate accommodations in accordance with the requirements of authorities having jurisdiction in the event its work operations impact building accessibility. Contractor is responsible to ensure that its scope of work does not impede the basic operation and function of the College and roads outside of the work limits during the course of construction.
7. PARKING- Construction parking will NOT be provided at campus parking lots. Contractor to make accommodations for construction parking onsite or purchase and obtain a parking permit for parking daily within the student parking lot. Parking tickets will NOT be excused or voided because they are sent to State Parking Enforcement immediately upon issuance.
8. TESTING AND INSPECTIONS- It is the responsibility of this Contractor to coordinate and schedule all required testing and inspections for this Project. Owner shall be notified of all inspections and tests and the costs associated with inspection/testing will be by others, with exception of re-inspections and/or premium time costs by this Contractor. **Note: all testing of onsite and/or offsite/import soils shall be provided by this contractor.**
9. DISCREPANCIES- Contractor shall notify the Owner in writing of all inconsistencies in the Contract Documents. This includes conflicts with applicable codes and regulations, and it is this Contractor’s responsibility to install all work in compliance with all codes. Where discrepancies are discovered in the

Contract Documents, the more stringent shall apply to the advantage of Owner and the more costly solution shall be anticipated at bid time.

10. SITE REVIEW- Contractor has reviewed the site and includes all demolition work within the limits of the Project to fully clear and grub the site, whether specifically shown on the Contract Documents or not. Upon award of contract, Contractor to walk and Photo-document the site with the Owner to establish existing conditions (i.e. damaged curbs, raveling, etc.) prior to commencing work. Contractor will remedy any damage to the campus resulting from Contractor's work, including both inside and outside the limits of construction.
11. SITE WATER SERVICE- Contractor may set up a temporary water service onsite if properly coordinated with the Owner, however, Contractor is responsible for all materials (adapters, hoses, meters, etc.), labor and any related costs to implement, distribute, and maintain the service. If the water service onsite is insufficient for Contractor's operations, this Contractor shall arrange and pay for all other necessary water services including use of a fire hydrant, water buffalo or similar as required.
12. SITE POWER SERVICE- Contractor may utilize existing power equipment and services within the construction site to set up a temporary construction power service if properly coordinated and approved by the Owner. However, Contractor is responsible for all materials (equipment, wire, etc.), labor and any related costs to implement, distribute, and maintain the service. If this is insufficient for Contractor's operations, this Contractor shall arrange and pay for a temporary power system, including the use of a generator, separate service through SCE, etc. This Contractor is also responsible for any temporary lighting and any temporary internet services required to perform the work,
13. UTILITY LOCATING- Contractor to review the site, review all available as-builts, and contact Dig Alert, C-Below, or similar utility locating service prior to starting any work. This includes requesting and obtaining all information from campus M+O and existing building as-builts. This Contractor will be responsible for all repairs and consequential damage caused by striking underground utilities where reasonable diligence has not been followed.
14. NOTIFICATION REQUIREMENTS- Contractor is responsible to verify existing finished grades as shown on the contract documents. Failure to notify the Owner of any discrepancies prior to start of work will indicate Contractor concurs that site conditions match the contract documents.
15. TRAFFIC CONTROL- Provide flagman, street closures, sidewalk closures, permits, traffic control, etc. as required by the specifications, job conditions and governing agencies in order to safely and efficiently conduct all traffic into and out of the construction site and throughout the parking lots and campus.
16. INCLEMENT WEATHER- Contractor includes all provisions as required to protect its work and maintain schedule in inclement weather conditions. This includes protection of excavations, covering stockpiles with visqueen/plastic and pumping/dewatering as required.

17. SITE CLEAN-UP- Contractor is responsible for managing and cleaning up all dust, dirt and debris generated by its operations. Provide daily clean-up of the Project site and adjacent streets, sidewalks, and site walkways during work operations, including the complete path of travel between the jobsite and the public right-of-way. **Include continuous use of a street sweeper during all major hauling operations.**
18. PROTECTION OF EXISTING FINISHES- Protect all existing hardscape, trees, landscape, etc. adjacent to the site that may be damaged during work operations.
19. PAYMENT AND PERFORMANCE BONDS- Obtain and pay for Performance and Payment bonds to cover all work included in the base Contract. The cost of these bonds is included in the base contract amount and will not be reimbursed.

**III. INCLUSIONS: The following items are specifically included in the scope of this Contract:**

**GENERAL REQUIREMENTS**

1. HAUL-ROUTE- Contractor includes preparation and submission of all paperwork, haul route maps, applications, etc. as required by the local municipality, Cal Trans, or other authorities having jurisdiction. Include maintenance and/or repair of asphalt/hardscape and landscape along path of travel if disturbed or damaged by this Contractor's operations.
2. SITE LOGISTICS PLAN- Contractor to reference Exhibit D Site Logistics Plan to establish the base bid requirements for site Logistics. Within (5) days of receiving the NTP, this Contractor to schedule a coordination jobwalk with the Owner and campus M+O, and draft and submit a "Final, Approved" site logistics plan for the Project. Logistics plan to include Owner Approved exact placement of temporary construction fencing, location and quantity of gates, laydown and parking areas, dumpsters, sanitary facilities, signage, temporary bins/office (as required), and haul route through campus to freeway. Due to the size of the site and age of the buildings, it is also critical to show the locations of all shut-off valves and known existing utilities (in coordination with 3<sup>rd</sup> party utility locating service) on the Logistics Plan in the event of an unknown utility strike. Plan to be coordinated and approved by the campus prior to installation of any fencing, otherwise the plan is subject to adjustments at this Contractors cost.
3. TEMPORARY CONSTRUCTION FENCE- Furnish, install and maintain temporary construction fencing around the entire construction site throughout the duration of the Project. Fence to be minimum 6' tall, chain link fabric (rolled or panel) with top rail and driven posts (stands are not acceptable unless specifically pre-approved by the Owner). Include 'new', heavy-duty wind screen fabric at all fencing, with sewn or heat-sealed factory cut wind holes. Screen may be folded at corners to allow sight at pedestrian intersections at the Owners discretion. All posts to be driven and include all core-drilling at hardscape and concrete/asphalt repair/patching of core holes after fencing is removed. Include a min. 30' wide vehicle entry gate and (3) pedestrian gates with final locations coordinated with the Owner. All gates to be provided with a 3/8" chain and combination lock (master lock #875DLFHC or equal). All work for the Project must be separated from the public AT ALL TIMES via temporary fencing, including the noted utility work outside the general Project Limits as identified in BLUE on Exhibit D. Contractor to coordinate the

exact start and finish of all activities outside the general Project limits and provide temporary fencing at each location on a separate schedule/move-ins. Contractor shall include all maintenance and fence relocations as may be required by this Contractor's means and methods to keep construction work separated from the public at no additional cost to the Owner. Contractor may store equipment and materials onsite if approved by the Owner in advance, and at its own risk.

4. SWPPP- Contractor has full responsibility of the Project's SWPPP requirements, including preparation and submission of the SWPPP Program Plan, obtaining permits/WDID# (and any associated fees), furnishing and installation of all erosion control measures/BMP's, maintenance and replacement of BMP's, testing/inspections, monitoring and reporting, removal and closeout/Notice of Termination, etc. Contractor to hire 3<sup>rd</sup> party Q.S.P. to prepare and complete the Storm Water Pollution Prevention Plan generally shown on Sheets C2.00 thru C2.02 and supervise the agency approval, implementation, monitoring/inspections, maintenance, closeout, etc. as required for full code compliance. This implementation shall take place upon Notice to Proceed and mobilization to the jobsite by this Contractor, and shall include all necessary move-ons, inspections, testing, coordination, etc. for a complete installation of the Program Plan. Contractor to supply, install, maintain and remove (at end of Project) all required erosion control and BMP's, including catch basin protection, gravel bags, filter fabric, silt fence, fiber rolls, rattle plates at vehicle entry, and any other BMP required by this Contractors means and methods. Specifically include protection to prevent runoff around the entire perimeter of the jobsite, including where fencing is extended beyond general limits for utility work, maintain throughout the duration of the Project and provide all required testing and reporting (weekly and pre/post rain events). This Contractor is responsible for full compliance with SWPPP/erosion control requirements at all times and will be responsible for any fees or fines resulting from inadequate implementation, maintenance or reporting.
5. TEMPORARY SANITARY FACILITIES- Provide temporary sanitary facilities for the Project, located onsite at a location approved by the Owner. This Contractor is responsible for providing the proper quantity and type of facilities (toilets, handwash, etc.) as required by OSHA or authorities having jurisdiction, maintained daily and serviced bi-weekly at a minimum. Include waste bin/trash can near handwash stations. Provide female sanitary facilities if applicable to this Contractor's workforce with a separate lock.
6. WASTE MANAGEMENT- Contractor is responsible for preparing and submitting all recycling conformance reports as required by the College, the State of California, authorities having jurisdiction and Specification Section 01 74 19. Provide and implement a Waste Management Plan, submitted to the Owner, and haul waste materials to appropriate sites to recycle and/or salvage 65% of non-hazardous construction and demolition debris (unless more stringent locally). This Contractor shall provide waste tickets from haul-off to the Owner on a WEEKLY basis and a final report shall be provided with this Contractor's closeout documents indicating the overall diversion rate was met throughout the Project. This Contractor is also responsible for providing and hauling all dumpsters and trash cans as required to maintain a clean and safe site throughout the execution of the Project and is responsible for all associated permits and fees.
7. TEMPORARY FIRE & SAFETY- Contractor is responsible for providing all fire and safety materials as required by OSHA and building code, including fire extinguishers, hoses, first aid supplies and drinking water. Contractor to include any temporary barriers or barricades, temporary stairs or any other vertical

access, opening protection, safety railings & netting, and all signage as required. Contractor to keep an appropriate separation between all construction activities and the public to maintain the safety of the public (especially campus students/staff) and the construction team.

8. TEMPORARY SIGNAGE- Contractor to furnish and install all temporary signage, including the Project sign, code required safety/OSHA signage, labor compliance signage, and directional/wayfinding signage. Signage materials to be sturdy and undamaged by weather or exterior environment. Contractor to include minimum (8) wayfinding signs secured to the construction fence, laminated with custom message/arrows.
9. SEALANTS/CAULKING- Furnish and install all caulking and sealants as may be required by the Contract Documents and jobsite conditions, including expansion joints in concrete paving, conduit/sleeve penetrations, fire safing, etc.
10. FINAL CLEAN- Contractor provide final cleaning of the site, including removal and haul-off of all SWPPP BMP's and miscellaneous dirt/debris, power wash new and existing concrete paving surrounding the site at the completion of the Project. This activity to be coordinated with the Owner and occur at an approved day/time to not disrupt campus operations.
11. OFFICES- Contractor is responsible for supplying and installing any temporary jobsite offices, storage containers, tool boxes/sheds, or similar facilities that may be required for this Contractors operations and the management of the Project. Temporary facilities must be located within the general Project Limits at a location approved by the Owner. A temporary office on campus will NOT be provided by the Owner and the security of all onsite materials and conditions is this Contractor's responsibility until Owner acceptance or Certificate of Completion.

## **ABATEMENT & DEMOLITION**

12. SITE INVESTIGATION- Prior to any work being performed onsite, this Contractor to provide a site investigation to become familiar with the site, identify all sub-surface utilities/hazards, locate all shut-off valves and identify all items to be salvaged or protected in place. This Contractor to employ utility locating service to confirm location of all known utilities, identify all unknown utilities and complete its own underground utility mapping plan with shut-off valve locations. This plan to be coordinated and submitted to the Owner with notification of ANY/ALL previously unknown utilities, and kept onsite in the event of an inadvertent utility strike.
13. ABATEMENT- Contractor to provide abatement and haul-off of all hazardous materials encountered in the existing buildings as identified in the Asbestos Assessment Report by Omega Environmental. Provide and pay for all permits and notifications associated with the removal of the hazardous materials and comply with all regulatory agencies. Confirm Abatement Report is a full and comprehensive report and this Contractor to submit all notifications and obtain all permits from SCAQMD/OSHA prior to performing ANY work onsite, including site prep, soft demo and structural demo. Contractor to include all required barriers, safety procedures, demolition, haul-off and proper disposal of materials (hazardous or otherwise) generated by this scope of work and provide all required documentation, including the final report and



manifest.

14. **DEMOLITION-** Perform all clearing and demolition work required for the project as indicated or implied by the Contract Documents and as observed during the mandatory jobwalk. Contractor is responsible for demolition and haul-off of the existing building and structures/footings in its entirety, exterior and interior finishes, furniture, vaults, paving, site walls, fencing, signage, hardscape, landscape and appurtenances, all abandoned utilities/irrigation within the Project Limits, trees, vegetation, etc. Contractor includes removal and haul-off of ALL materials onsite and all dump permits and fees as required to completely clear the site. Contractor has visited the site and is familiar with the scope of work and includes all required demolition work of the building in its current condition, as observed during the jobwalk, whether specifically identified on the plans or not. NOTE: Building and site will be turned over to the Contractor in the same condition as observed during the mandatory jobwalk, and this Contractor is responsible for removal, clearing and haul-off of everything within the Project limits (including trash, electronics, furniture, items of recyclable value and no value, etc.), unless specifically noted otherwise on the Drawings, in this Exhibit (ref. Item #19) or as indicated on Exhibit F.
15. **BUILDING DEMOLITION-** Demolish, haul-off and dispose of the existing Buildings in their entirety, including all above and below grade structure, building footings, equipment, utilities, finishes, furniture, furnishings, etc. Foundations and pile caps shall be removed in their entirety, and any piles/caissons will be abandoned in place under the pile cap. Contractor to reference provided 'As-Built's and perform investigation of existing conditions during the jobwalk(s), and include demolition of all structure and finishes for a complete and safe removal of the existing building. Contractor includes demolition of the elevator and all other equipment in the existing buildings, including the removal and safe disposal of all oils and fluids contained within all equipment (including the elevator). Contractor to provide any shoring, scaffolding, vertical transportation, safety netting, and equipment required to perform the demolition and haul-off scope of work safely and in accordance with the authorities having jurisdiction. Provide demolition in a manner that protects adjacent buildings/hardscape/finishes and the public and provide all permits as required to perform this work (including SCAQMD/OSHA notifications). It is acknowledged that the Project is at the center of an occupied campus and its demolition cannot impact campus operations in any manner. NOTE: Contractor to take extreme caution demolishing existing Admin Building 2A to avoid damages to existing City Sewer below building.
16. **DEMOLITION AT 'OFFSITE' UTILITIES-** Contractor to include all demolition required to cap or install utilities outside the general Project Limits as shown on Exhibit D. Work will be performed on separate move-ons at each location in an effort to minimize impacts to pedestrian access at each location.
17. **TREE PROTECTION-** All trees noted to be Protected In Place on the Contract Documents will be identified and protected by others per Exhibit E Tree Protection. This Contractor to coordinate closely with the Owner's vendor to assist with identification and shall perform all site and building demolition without impacting or adjusting the protection set-up by others around each tree. This Contractor to include all demolition means and methods required to avoid damage to protected trees and the associated tree protection at each location. Contractor to allow Owner's vendor to access the jobsite regularly to inspect tree health and follow maintenance recommendations. This Contractor to set up and record a



Preconstruction Meeting with the Owner's tree vendor to establish tagging and protection procedures, maintenance and watering schedule (by this Contractor), weekly inspections and general coordination of the Project.

18. **SITE CLEARING-** Contractor to demolish, haul-off and dispose of all site hardscape and associated aggregate base, curbs/gutter, sidewalk, seat walls, fence & footings, pavers and associated sub-slabs, abandoned utility structures/vaults/boxes, above and below ground utilities, site features/furniture (including flag poles, benches, bike racks, lockers, etc.), signage and associated footings, light pole footings, bollards and associated footings, landscape, trees, turf, vegetation, irrigation system, etc. within the limits of the Project as indicated on the Drawings. Contractor to include saw-cutting of all hardscape areas at the project limits as required to establish clean joints from existing to new construction. All tree stumps to be grinded to -24" below finished surface and roots shall be properly removed to prevent future growth.
19. **UNDERGROUND UTILITIES DEMOLITION-** Demolish and haul from site ALL abandoned underground utilities, durbanks and structures encountered within the limits of the Project. All utilities within the site limits to be capped and completely removed, including any associated concrete encasement and structures, and a site that is free of any abandoned structures or piping above and below grade within the Project limits shall be delivered to the campus. Haul-off all garbage, demolition material and excavated debris, rocks, etc. created by the demolition, earthwork and underground utility operations.
20. **SALVAGED/PROTECTED/OWNER FURNISHED MATERIALS-** Contractor to specifically reference Exhibit F for materials to be salvaged, either by this Contractor or the Owner directly, and materials that are Owner Furnished, Contractor Installed. All materials scheduled to be salvaged by this Contractor shall be carefully removed, packaged (via forklift, flatbed or similar), relocated, and formally turned over to a location on the Golden West campus that is coordinated with the Owner. All materials shall be documented with a Transmittal signed by the Owner to prove receipt. Contractor to coordinate and allow access to the Owner's M+O staff for the removal of all equipment/items to be salvaged by the Owner directly. Contractor includes the installation of all items indicated as Owner Furnished, Contractor Installed, including receiving, off-loading, assembly and handling, and to furnish and install all footings, anchorage, utility connections, startup, programming, etc. Contractor shall also protect in place all hardscape, landscape, utilities, equipment & furnishings as specifically indicated in the drawings or replace the items at this Contractor's cost. Contractor to include salvaging for the Owner, allowing the Owner to salvage directly, protection in place, and installing Owner furnished materials as indicated and required by the Contract Documents and Exhibit F.

## **EARTHWORK, GRADING & SURVEY**

21. **SURVEY-** Contractor to provide all professional survey services as may be required to execute the work included in this Contract Agreement. Surveyor to be licensed in California. Contractor to establish (2) new permanent vertical & horizontal benchmarks, locate site limits and provide control. At start of Project, Contractor to survey existing storm drain catchbasins scheduled to be protected in place, to confirm elevations match Civil Sheets and notify Owner/Architect of any discrepancies. Provide site survey record drawing confirming finished surface elevations are in accordance with the Contract Documents.
22. **GRADING-** Perform all excavation, fill/backfill, compaction and grading work required for the project as indicated or implied by the Contract Documents, including establishment and certification of site subgrade,

cutting/grading for curb/sidewalks, and rough and fine grading and contouring of landscaped area. Contractor is responsible for completing all excavation, backfill, import/fill, grading and compaction for site turf/landscaping, including associated slope-to-drain. Unless otherwise specified, Contractor to backfill in 12" lifts with appropriate compaction on each lift. Contractor has carefully reviewed all contract documents and will perform all over-excavation, backfill and fill, and compaction as required to provide final finished grades per the Contract Documents (with appropriate undercuts as required for turf and/or paving installation). Contractor specifically includes partial removal of South berm as indicated.

23. **SOIL IMPORT / EXPORT-** Contractor is responsible for all import/export of soils to build required elevations shown on the plans in conjunction with existing elevations and the existing Building footing As-builts and will deliver certified subgrade elevation throughout the limits of the Project. Contractor includes all necessary import / export of soil as required to complete the grading work per the project schedule and contract documents. Contractor is responsible for all soil testing throughout the course of the Project as required to perform the grading scope of work and acknowledges that testing may be required multiple times. Testing of import soil is specifically included by this Contractor and geotechnical approval must be obtained prior to importing to the jobsite.
24. **MATERIAL HANDLING & EXISTING AGGREGATE BASE-** Existing onsite soil may be treated and re-used as fill but it is expected to have high moisture content. Should this Contractor elect to re-use existing onsite soils as engineered fill, this Contractor shall provide all material handling, drying or treatment measures as required to achieve optimum moisture content and ultimately, the required compaction. Contractor to include all equipment and labor to flip/dry soils encountered with high moisture content and include all pumping/de-watering as required if groundwater is discovered. Contractor to remove and haul-off any existing aggregate base encountered and avoid using as backfill within the new turf area.
25. **RAIN PROTECTION-** Contractor includes all measures required to protect earthwork operations from precipitation and includes all pumping and re-processing of soils following every rain event. Contractor to include covering excavations/materials if necessary or diverting water to existing catchbasins or other approved outlets and will continuously pump water during rain events. Contractor to keep multiple pumps and hose onsite during its operations.
26. **DUST CONTROL / STREET SWEEPER-** Contractor to provide a street sweeper at ALL times during export/import operations. This Contractor to provide a street sweeper whenever soil is being hauled to/from the site. Contractor to perform all required dust control for the entire site at all times, including covering stockpile/spoils with plastic.
27. **SLOPE STABILITY-** All cut slopes of excavation shall be sloped and in compliance with OSHA requirements and the contract documents. This Contractor includes benching of soil and any shoring (if required) to safely complete this scope of work.

## **PAVINGS**

28. **CONCRETE PAVING-** Contractor to furnish and install all concrete paving indicated throughout the Contract Documents, including all sidewalks, curbs/gutters, ramps, swales, walls, etc. Contractor includes

all aggregate base, formwork, reinforcement, concrete placement, finishes, curing, etc. for a complete installation. Contractor to furnish and install all detectable warning surfaces and accessible ramps as indicated and required by the Contract Documents. Include epoxy dowels into existing paving at all locations where new paving terminates at existing paving. Submit paving joint shop drawings and provide all required expansion/control joints and associated checkerboard pour schedule. Contractor is responsible for assuring that finished pavement surfaces are in compliance with ADA maximum slopes, including cross fall. Contractor shall survey the subgrade prior to commencing work and immediately notify Owner of any discrepancies found prior to the placement of any concrete.

29. FOOTINGS- Contractor to place all footings for the Project, including footings at all sign posts, light poles, bollards (including power pedestal per Detail 4/E-6.1), electrical panel racks, E-phones, and all similar materials, and all wall footings. Include footing excavation and placement, reinforcing, sidewalk repair to match existing, sleeves as required, setting of anchor bolts, grout, etc. for a complete installation. Specifically include excavation and placement of new footing for in-filled CMU wall at demolished elevator.
30. PAVING AT "OFFSITE" LOCATIONS- Replace all paving as required for utility work performed outside the limits of the Project to match existing, adjacent paving. Contractor includes new power/data pathways at Northeast per Sheet E-1.1, gas and Mechanical piping per Sheet MD-1, ductbank per Sheet ED-1, site lighting per Sheet E-1.2, telecom per Sheet TD-1, fire alarm per Sheet FA-1, island paving per Sheet AS-2, and any other location as required by the Contract Documents.
31. UTILITY PADS / COLLARS- Furnish and install all concrete collars around all site utilities, including valves boxes, meters, pullboxes/vaults and similar devices. Furnish and install all concrete equipment pads as required for the Project, including at backflow preventer and controller per Details C & K/LI.2.
32. PAVING REPAIRS- Contractor to grind, sack and patch all existing concrete sidewalk edges surrounding the site that get damaged by the construction of the Project. Contractor is responsible to document as-built conditions surrounding the site and shall repair all concrete cracking, gouges, breaks, raveling, etc. unless it can be shown that the damage existed prior to the start of the Project.
33. MISCELLANEOUS CONCRETE REQUIREMENTS- Contractor includes conveying and pumping of all concrete as required by accessibility and jobsite conditions and provide traffic control for pumps/trucks and associated flagman. Contractor is responsible for providing removable "roll-off" bins for use in cleanup and wash-out of its concrete conveying equipment, and remove all debris, formwork, surplus materials and concrete from the site immediately.
34. ASPHALT PAVING- Furnish and install all asphalt paving required on the Project, including all aggregate base, redwood header, weed control / fabrics, asphalt lifts, seal coat, etc. for a complete installation. Contractor includes all required asphalt grind and overlay at new accessible parking stalls per Sheet AS-2, including sandblast/blackout of existing stalls and sealing and striping of new stalls/hatched markings and wheelstops. Include permanent asphalt patching at all utility trenches through existing asphalt and at the perimeter of all new pullbox locations, and ensure ADA requirements are maintained at all times. All work outside the general Project limits to be specifically coordinated with the owner and expedited to minimize campus disruption.

**MISCELLANEOUS MATERIALS / ITEMS**

35. **PARKING LOT SIGNAGE-** Furnish and install all signage, including parking lot signage per Sheet AS-2. Contractor to include saw-cut of existing paving (to excavate footings), excavation, placement of rebar and concrete footings, repairs to adjacent paving, poles (and sleeves if required) and associated hardware for a complete installation. Contractor to provide a submittal for the signage that includes the proposed wording/message on the sign and shall obtain Owner approval prior to installation, otherwise the signs will be subject to replacement at no additional cost to the Project.
36. **FOUNTAIN-** Contractor to provide temporary protection as required to protect existing fountain and associated equipment, and all fountain infrastructure from adjacent construction operations. Contractor to re-plaster the fountain, including all required surface prep, appropriate plaster coats, finishes and final cleaning. Contractor to protect in place all existing equipment and associated utilities (or re-feed), start-up and turnover a fully functional fountain consistent with its existing operation.
37. **CMU INFILL-** Furnish and install CMU block to infill existing CMU wall at demolished elevator. Contractor to match existing block and mortar finishes and install a fully grouted infilled wall with dowels to existing walls/footing on all sides.
38. **FURNITURE-** Site Furnishings (seats, tables, trash cans) will be furnished by the Owner and delivered directly to the Project for this Contractors installation. Include receiving and verifying the material, offloading (with forklift as required), handling, assembly, and installation of all materials. All materials to be surface mounted to hardscape and all drilling, anchorage, and attachment is the responsibility of this Contractor.

**UTILITY & ELECTRICAL**

39. **CAP & SAFE-OFF-** Contractor to cut, cap and make all existing utilities safe for demolition within the limits of the Project, including sewer, storm drain, domestic water, reclaimed water, hydronic water supply/return, gas, power/electrical, data/low voltage, fire alarm, etc. Coordinate all required utility interruptions with the Owner at least (1) week in advance of any shutdowns. **Any utility shutdowns that affect campus operations shall be performed during “off-hours” BEFORE the start of the 2026 fall semester on August 24th.** Off-hours are defined between 11pm and 6am.
40. **STORM DRAIN SYSTEM-** Per the Civil Drawings, Contractor to cap storm drain system where indicated, protect existing storm drain system and structures in place and keep in service throughout the Project where indicated, and furnish and install new storm drain system where indicated, including new catchbasins, grates, piping and associated connections to existing system. Investigate and confirm the existing system has fall and is in good working condition. Contractor to repair or replace any damage to the storm drain system that is scheduled to remain at no additional cost to the Project.
41. **SEWER SYSTEM-** Include all sanitary sewer work indicated and required on the Project, including the permanent capping of all sewer system piping exiting the buildings as shown on the Civil Sheets and remove all cleanouts as indicated. Protect in place all sewer systems that are not specifically scheduled to be removed, or must remain in service for campus use.

42. DOMESTIC WATER- Contractor to cut and permanently cap all domestic water lines indicated on Civil Plans and install new shut-off valves where required. Contractor to install new valve box at finished grade for all new valves. Protect in place all domestic water piping that extends through the construction limits and services other areas of the campus.
43. GAS- Contractor to cut and permanently cap existing gas line below grade as shown on Sheet MD-I. Provide new valve as indicated. All work outside the general Project limits to be specifically coordinated with the owner and expedited to minimize campus disruption.
44. HYDRONIC PIPING- Contractor to safe-off and demolish all hot and chilled hydronic water supply/return lines as indicated on Sheets M-0 & MD-I. Contractor to specifically coordinate the start and finish of this activity with the Owner and expedite the work to minimize downtime and the impact to campus access in both locations. Include all saw-cutting, excavation/trenching, piping, valves, backfill/compaction, valve boxes, etc. for a complete installation. Include all sterilization of materials and/or water treatment or certification as required by this scope of work.
45. ELECTRICAL INFRASTRUCTURE- Include all electrical infrastructure indicated on the Contract Documents. Contractor to disconnect, cut and cap main electrical feeds into the Project site and disconnect/make safe all fixtures, devices and equipment prior to demolition. Contractor to include safe-off of feeders and removal of existing load centers and transformer (per disposal methods in accordance with authorities having jurisdiction). Contractor to provide all excavation/trenching required to locate existing conduits and install new pathways, de-energize, disconnect and pull all cables off the site, install new conduit & intercept pullboxes, wire, etc. to refeed and re-energize existing systems as required per Sheet E-I.I. Provide red slurry encasement at all required locations. Contractor to specifically coordinate the start and finish of this activity with the Owner and expedite the work to minimize downtime and the impact to campus access. Contractor to include all excavation, bedding, backfill, compaction and spoil haul-off and provide pull strings, plugs/caps, and markers, etc.
46. TELECOM INFRASTRUCTURE- Include all telecom infrastructure indicated on the Contract Documents. Contractor to disconnect, cut and cap telecom feeds into the Project site and disconnect/make safe all fixtures, devices and equipment prior to demolition. Contractor to provide all excavation/trenching required to locate existing conduits and install new pathways, de-energize, disconnect and pull all cables off the site, install new conduit & intercept pullboxes, cables, etc. to refeed and re-connect existing systems as required per Sheet TD-I. Provide encasement of conduits at all required locations. Contractor to specifically coordinate the start and finish of this activity with the Owner and expedite the work to minimize downtime and the impact to campus access. Contractor to include all excavation, bedding, backfill, compaction and spoil haul-off and provide pull strings, plugs/caps, and markers, etc.
47. GENERAL ELECTRICAL SCOPE- Contractor to furnish and install power to all fixtures, equipment and devices per the Contract Documents, including Panel 2PI (and rack system), light poles, receptacles, all conduits (including capping of existing), all wire/cables, grounding/bonding, pullboxes/handholes, terminations/connections, all labeling and identification for a complete electrical system. Provide submittals for electrical panel and light poles and order immediately to avoid schedule impacts. Provide all required testing, certification and warranties, including title 24 testing. NOTE: Power pedestals per Detail 3/E-6.I will be furnished by the Owner and installed by this Contractor, including all power connections and startup.

48. GENERAL TELECOM SCOPE- Contractor to furnish and install data to all fixtures, equipment and devices per the Contract Documents, including bollards, emergency phones (with camera/speaker), wireless access points, etc. and all conduits (including capping of existing), all cable, grounding/bonding, pullboxes/handholes, terminations/connections, all labeling and identification for a complete Communications system. Include color coded data cable. Provide all final connections, testing, certifications (including Panduit certification) and warranties. NOTE: Wireless access point and emergency phones to be furnished by the Owner and installed by this Contractor, including all cable connections and programming.
49. FIRE ALARM- Furnish and install all fire alarm work identified on the Contract Documents, including color coded conduit, wire, pullboxes, and other infrastructure, new FACP, disconnection and reconnection of all existing systems to new control panel and central monitoring station, and all associated programming as required to achieve a fully function system re-routed outside the limits of demolition. Furnish and install all required in-wall backing, repair of finishes, fire-stopping for all infrastructure, and all required testing, certification and warranties, including title 24 testing, for a complete system. Contractor to setup preconstruction meeting to coordinate directly with campus monitoring company to schedule all FA work without disruptions to the campus. Contractor to provide FACP submittal 5 days after NTP to avoid schedule impact. Contractor to specifically coordinate the start and finish of this activity with the Owner and expedite the work to minimize downtime. However, Contractor is responsible to provide fire watch if required due to sequencing of switchover.
50. UTILITY SWITCHOVERS- Contractor to avoid any impacts to normal campus operations throughout the Project. At ALL utility re-routes and switchovers, Contractor to ensure all new pathways and infrastructure are in place, tested and ready for connection prior to the disconnection of any existing services. Any interruptions to utility services on the campus, as a result of this Project, to be carefully scheduled and approved by the Owner at least (1) week in advance and can only occur during “off-hours” (between 11pm and 6am). All utility interruptions shall be completed before the start of the Fall semester on August 24<sup>th</sup>, 2026. Contractor includes hiring an appropriate subcontractor that is proficient with the various piping, voltage, etc. for each utility system on the Project and must submit each subcontractors qualifications that demonstrate the proper experience and certifications required to perform the work.
51. SYSTEM STARTUP, TESTING & FLUSH- Contractor to provide start-up and testing of all equipment and systems on the Project, including any Owner furnished items. At a time coordinated with the Owner near the conclusion of the Project, Contractor to clean all dirt and debris from all drainage boxes and devices, and flush/jet all storm drain and sewer piping located within, or extending through the general Project limits. Provide all required chlorination and/or sterilization of water systems, all associated certifications, and third-party testing if required. Contractor to demonstrate proper flow and function on all systems included on the Project and remedy any blockages.
52. SUPPORTS- Furnish and install supports and anchorage of all materials provided on the Project, including all hangers, seismic restraints, expansion anchors, anchor bolts/templates, fasteners and all other attachment materials required for a complete installation. Include grout at all baseplates as required for support and appearance.
53. EXISTING VAULTS/BOXES- Contractor to remove and haul-off all electrical and telecom/data vaults, boxes, handholes, etc. and all associated infrastructure within the Project limits that are abandoned and no longer in service. All vaults/boxes to remain in service shall be adjusted to new elevation by this Contractor.

**LANDSCAPE AND IRRIGATION**

54. **IRRIGATION POC AND MAINLINE-** Contractor to furnish and install temporary irrigation water and control system to maintain irrigation system operation during construction of the Project. Contractor to furnish and install new backflow, irrigation piping and control wires as required to maintain existing system and as required for new system. Contractor to furnish and install new mainline from downstream end of existing backflow device, lateral line piping, control wires, controllers, valves, ect. for a complete irrigation system during and after construction. Contractor to include all required excavation, bedding, backfill, compaction, thrust blocks, etc. for a complete connection and installation.
55. **IRRIGATION SYSTEM-** Furnish and install complete and functional irrigation systems, including all sleeves/piping, valves, boxes, sprinklers, root watering systems, rain sensors, control wires and connections, controller, etc., and connection to controller. Contractor to specifically furnish and install stainless steel enclosures at backflow preventer and controllers, copper ground rod, power and data connections to controllers, and all other materials indicated on Sheet L1.2. Include all irrigation infrastructure and relocation of existing irrigation system and equipment to maintain existing irrigation outside the Project limits during construction, and provide all re-connections required to tie system together at the completion of the Project. Contractor includes all wiring/connections (including grounding), and programming at new and existing controllers to deliver a fully functional system. Identify and label all materials/boxes and provide irrigation audit report, valve/zone plan and as-built drawings at time of final inspection.
56. **PLANT MAINTENANCE-** All trees/plants scheduled to be protected in place will be identified and protected by others per Exhibit E. This Contractor to avoid disturbing protected areas and perform all watering of trees through the course of the Project (by hand as required). Tree's to be periodically inspected by others and this Contractor to follow watering/maintenance direction provided by others. Contractor shall also include repair/replacement of any planting outside the limits of the Project established in Exhibit D that is damaged as a direct result of this Contractors operations. Adjacent planting to be returned to existing conditions.
57. **PLANTING-** Furnish and install all topsoil, mulch and planting, including all trees, shrubs, grasses and turf hydroseed planting per Sheet L2.1. Contractor is responsible for performing all specified testing for the landscape scope of work, including soils, water pressure, sprinkler coverage, etc. Soil testing shall be performed by an independent agronomic soil testing laboratory and all required reports shall be submitted to the Owner. Contractor to provide all fine grading as required to achieve fall to drainage receptacles and furnish and install all soil preparation, top-soil, and amendments required by the Specifications and onsite soil conditions. Provide specified maintenance period, starting on final inspection, for at least 90 days unless specified otherwise.

**ALLOWANCES**

58. **REPAIRS ALLOWANCE-** Damage to existing asphalt at the South site entrance to the Project is anticipated. Contractor to include in its base bid to demolish, haul-off and replace approx. 1,000 square feet of asphalt paving. Contractor to include demolition and haul-off of paving material, minor grading and aggregate base prep/compaction, and placing new asphalt/concrete. This allowance item is separate and



exclusive of all other work shown on the Contract Documents and included in this scope of work, and a credit will be owed for any square foot amount that is not provided.

59. ALLOWANCE- Contractor includes \$250,000 to remove existing unforeseen utilities, structures or abatement that may be encountered during the Project. Work to be performed only upon the express written direction of the Owner. Field tickets must be signed on a daily basis by the Owner's Project Manager to account for the time and materials used. This Allowance value will be added to the Contractors bid and INCLUDED in the base bid amount, and unexpended funds will be returned to the District at the completion of the Contract.

**ALLOWANCE NOTE:** Allowance values may be indicated or duplicated elsewhere in the Contract Documents. The repair allowance and the \$250,00 allowance required by this section of Exhibit A shall supersede as the ONLY owner-controlled allowances for this Project, and any other references to owner-controlled allowances may be disregarded.

**IV. EXCLUSIONS: The following items are specifically excluded from the scope of this Contract.**

- I. NONE. Contractor to furnish, install and complete all work shown on the Contract Documents and as indicated in this Exhibit A.