SCOPE OF WORK WILMERDING COMMUNITY CENTER REHABILITATION

PHASE 1 - November 20, 2025

1. LOCATION OF THE WORK

All work under this Contract will be performed at the existing Community Center Pool located at Memorial Fields 1 within the Borough of Wilmerding, Allegheny County, Pennsylvania. The Borough is located in east-central Allegheny County approximately fourteen miles east of the downtown area of the City of Pittsburgh.

2. DRAWINGS

The following drawings are included herein and made an integral part of the Contract Documents:

- Plan Sheet AR-1
- Plan Sheet AR-2

3. GENERAL DESCRIPTION OF PROJECT

The work under this project includes the furnishing of all labor, materials, and equipment required for the performance of all rehabilitation as indicated in the Contract Documents. The work essentially includes, but not limited to, the following:

A. POOL STRUCTURAL INTEGRITY INVESTIGATION

(1) Removal of existing Pool Deck Tile
(2) Basement Pool Ceiling sandblasting and cleaning
(3) Basement Pool walls sandblasting and cleaning
(4) Existing gutter system leak testing

4. OWNER/ENGINEER/ARCHITECT

The Owner referred to in these Contract Documents shall be the Borough of Wilmerding. The Engineer shall be defined as Glenn Engineering & Associates, Ltd.

5. SCHEDULE OF WORK AND LIQUIDATED DAMAGES

The Contractor shall notify the Borough of Wilmerding and Glenn Engineering at least seven (7) calendar days before construction is to start. This project shall be completed not more than forty-five (45) consecutive calendar days following the issuance of the Notice to Proceed. Failure to adhere to this requirement will result in the liquidated damages as stated below.

The liquidated damages shall be Three Hundred Fifty Dollars ($350.00) per consecutive calendar days as a measure of liquidated damages the Owner will sustain for failure of the Contractor to promptly complete the work.

6. PROJECT DELAYS

If inclement weather or conditions beyond the control of the Contractor and the Owner inhibit the performance of this Contract, such delays will be at no additional cost to the Owner.

7. RESPONSIBILITY FOR BIDDING DOCUMENTS

Plans and specifications in the possession of any prospective Bidder are not transferable to another Bidder. If a planholder wishes to give his set of bidding documents to another potential Bidder, he must first secure the permission of the Engineer.

8. VISITING THE PREMISES

Before submitting any proposal, the Contractor shall visit the site and examine, thoroughly familiarize himself with the existing conditions and the work to be performed under this Contract. Should any Contractor accept the work, it shall be construed as an acceptance by him of all responsibility and as a guarantee to perform all work required, whether or not distinctly shown on the Drawings or specified.

9. CLEANUP

The Contractor shall be responsible for regular cleaning up of the premises. All refuse, dirt, rubbish, and trash of any kind shall be removed regardless of who may have left same. All such dirt and debris shall be removed from the Owner's property. All removed materials and equipment, which may have salvageable value, will remain the property of the Owner, unless otherwise advised by the Owner.

10. FIELD MEASUREMENTS AND DIMENSIONS

Before ordering any material or performing any work, the Contractor shall verify all measurements and conditions at the site and shall be responsible for the correctness of the measurements. Any differences, which may be found, shall be submitted to the Engineer in writing for consideration before proceeding with the work.

No extra compensation will be allowed on account of difference between dimensions and measurements and those indicated on the Drawings. The Drawings are generally diagrammatical and indicative of the work to be installed. The Contractor shall investigate all conditions affecting his work.

11. CONFLICTS IN WORDING

Wherever conflict occurs between sections of the Contract Documents, if the conflict is one of degree, the stricter shall apply. If the conflict is one of intent, Bidders have the responsibility to contact the Owner for resolution of the conflict. In all cases where the Scope of Work in this Division differs from other Divisions of the Contract Documents in their content, the wording of this Scope of Work will apply.

12. MAINTENANCE BOND

In addition to any other Warranties or Guarantees specified elsewhere in these Contract Documents, the Contractor shall after all Contract Work is completed, approved and accepted, the Contractor present and eighteen (18) month Maintenance Bond in the name of the Borough of Wilmerding in an equal to one hundred percent (100%) of the final contract payment price.

13. UTILITIES

The Contractor shall determine the exact location of all utilities affected by this work and shall protect the utilities during the course of the work. The Contractor shall, at the discretion of the utility involved, repair or have repaired all damage to the utilities resulting due to the work at no cost to the Owner. These utilities may interfere with the installation of the new lines or appurtenances and the Contractor must allow for such interference in his bid. The Contractor will be required to comply with all provisions of Act 121 of the Commonwealth of Pennsylvania, of 2008, which requires notification of all utility companies of the impending excavation work.

14. ARBITRATION

No arbitration will be considered for this project.

15 PERMITS

The Contractor prior to any work shall secure all necessary permits including any permit required by the Borough of Wilmerding. Further, the Contractor shall pay any required taxes or fees specified by the Borough of Wilmerding at no additional cost to the Borough. It is anticipated that a Building Permit will be required but is expected to be issued at no cost to the Contractor. The Contractor shall be fully responsible for obtaining all Permits required by the Allegheny County Department of Plumbing, PA Department of Environmental Protection, and any other regulating agency. This shall include, but not be limited to preparation and submittal of any and all required plans, details and any other such items, paying the appropriate fees and arranging for any required inspections. All such items shall be included in the Contractor's Bid Items for Plumbing Work.

16. MATERIALS AND EQUIPMENT SUBSTITUTIONS

Specific equipment and/or materials of particular manufacturers are specified herein in these Contract Documents. Should the Contractor desire to substitute equipment or materials of other manufacturers, the Contractor must first submit all specification data to the Engineer for review and consideration not less than ten (10) calendar days prior to the scheduled date for the receipt of bids. The decision of the Engineer shall be considered final. Requests for consideration not received within the specified time shall not be considered.

17. CONCRETE PATCHING

All concrete to be used on this project shall be 4,000 psi air-entrained Class "AA" High/Early strength Concrete, unless otherwise specifically noted elsewhere herein.

18. CONCRETE CURING AND SEALING COMPOUND (If applicable)

Not less than fifteen (15) days after completion of said concrete work, two coats of Boiled Linseed Oil and Mineral Spirits is to be applied to ALL new finished concrete surfaces as follows:
First Application - 50 percent Boiled Linseed Oil and 50 percent Mineral Spirits, one gallon not to exceed forty square yards, spray application only.

Second Application - Not less than 24 hours after the first application - 80 percent Boiled Linseed Oil and 20 percent Mineral Spirits, one gallon not to exceed sixty-seven square yards, spray application only.

19. PROTECTION OF EXISTING FACILITIES

A. PROTECTION OF EXISTING FACILITIES

Any and all structures adjacent to the sites of construction such as manholes, other castings, poles, pipes, or any such structure shall be safeguarded against damage from the construction operation. Any damage to such structures shall be immediately corrected to the satisfaction of the Owner by the Contractor at no expense to the Owner.

B. SAFETY

The Contractor shall be fully responsible for providing a safe working environment for this work. Any loss or damage to the work that may occur shall be immediately repaired by the Contractor to the satisfaction of the Owner at NO additional expense to the Owner.

20. PENNSYLVANIA PREVAILING MINIMUM WAGES

This project shall be subject to the Pennsylvania Prevailing Wage Act of August 15, 1961, P.L. 987, as amended 43 P.S. Section 165 ET. Seq. Workers shall not be paid less than the prevailing minimum wages as set forth in applicable schedule.

21. ADDITIONAL RESPONSIBILITY OF CONTRACTOR

The Contractor shall be fully responsible for examining and understanding all terms and conditions relating to the performance of the work under this project and contained on the Contract Drawings and in these Contract Documents.

Should the Contractor have any objections to ANY terms and conditions, he shall submit his objections and/or exceptions, in writing, to the Owner and Engineer prior to the execution of a Contract. The Owner reserves the right to evaluate the exceptions and objections and their right to reject the entire bid. Should there be No Objections and the Contractor executes a Contract, No Extra Compensation shall be approved for any misunderstanding regarding these Contract Documents.

22. MISCELLANEOUS RESTORATION

All restoration required as a result of this construction shall be performed by the Contractor. Restoration shall include materials and bases to match the existing adjacent surfaces and bases and shall meet the existing surface elevation, line, and grade of the existing adjacent surfaces.

23. OTHER REQUIREMENTS AND CONDITIONS

The following additional terms and conditions shall apply to this Contract. Where conflict may occur between specific conditions, the Contractor is referenced to this Scope of Work, Section, Page V2, Paragraph II – CONFLICTS IN WORDING.

a. Pennsylvania Human Relations Act #222 as amended
b. Federal Occupational Safety and Health Act of 1970 (O.S.H.A.)
c. Pennsylvania One Call Act
d. Architectural Barriers Act of 1968 and Section 504 of the Rehabilitation Act of 1973; PA Act 235 of 1965, as amended, Universal Accessibility Act and Americans with Disabilities Act (ADA) of 1990.

24. TECHNICAL QUESTIONS

Technical questions pertinent to the work to be performed under this Contract may be addressed to:

Brad Branthoover
Glenn Engineering & Associates, Ltd.
14920 Route 30
North Huntingdon, PA 15642

Phone: 412-824-5672
Fax: 412-824-9587
Email: Bradb@glennengr.com

25. CONTRACTOR QUALIFICATIONS

Division III of these Contract Documents is a Statement of Bidders Qualifications. If the Bidder has completed this form in its entirety for a similar project or has performed a similar contract through the Owner and Glenn Engineering & Associates, Ltd. within the past twelve (12) months, he need not complete the forms herein included. The Owner and Engineer, however, reserve the right to require any bidder to submit the aforesaid forms should the Contractor deems it necessary for any reason.

26. BID COMPARSION

The Owner reserves the right to compare bids individually or based upon any combination of Bid Items. The Owner reserves the right to delete ANY Bid Items, in ANY given order and to recompare the bids on the basis of the Total Adjusted Price. The award, if made, will be for one single contract for this project.

27. PROPOSAL

A. General

The Bidder shall submit ALL Lump Sum Bids, and Supplemental Unit Prices as required in the Proposal. Failure to do so shall be sufficient grounds for the rejection of the entire bid. The Borough reserves the right to delete any bid item.

B. Lump Sum Bids/Unit Price Bids

The Contractor shall submit Lump Sum Prices and/or Unit Prices for each of the Bid Items, to perform all work as specified in the Contract Documents or on the Contract Drawings, all as intended or reasonably to be inferred therefrom as necessary to complete the work, including the furnishing of materials, necessary tools and equipment, and all utility and transportation services, and including the providing of all such other work and services as required for the performance of the project.

BASE BID SCOPE OF WORK

GENERAL NOTES:

- This phase of the project is demolition work and cleaning of all debris and is intended for investigation of pool condition only.
- Contractor shall be aware that there is no water in the existing pool at this time. The pool has been drained.
- Contractor must schedule working hours with the Pool Manager.
- Contractor is responsible for ensuring a safe working environment in relation to the other operations within the building.
- Contractor must seal the supply and return lines within the pool during construction and must clean all pool wall ports after construction to remove any dust and debris.

BID ITEM 1 – POOL DECK TILE REMOVAL

The contractor shall submit a price to remove all ceramic tile, and adhesive or grout on the deck of the pool in order for the Structural Engineer (by others) to properly inspect subfloor conditions. Item includes any other removal of tile as directed by Structural Engineer. Item also includes the cost of labor and material required to haul debris away and all general cleaning to remove any dust and debris from work area, including the interior of the pool if required. All areas determined to be faulty or in need of further investigation beyond the scope of this work shall be field identified and documented.

BID ITEM 2 – BASEMENT POOL CEILING SANDBLASTING & CLEANING

The contractor shall submit a price to remove all hanging debris, chip all loose plaster, seal off all interior doors to other rooms not involved with this work, and seal all air vents/pipe openings leading to other rooms. Contractor shall provide proper ventilation in work area during construction. Contractor shall sandblast and chip all ceiling area as delineated on plans and/or as directed by Structural Engineer (by others). Item also includes the cost of labor and material required to haul debris away and perform any general cleaning required to completely remove any construction dust and debris from work area. Contractor shall use caution while sandblasting around existing piping to ensure that the pipes and hangars are not damaged. If pipe and/or hangars are damaged during construction, contractor shall report deficiencies to project representative and shall make repairs immediately at no extra cost to owner.

BID ITEM 3 – BASEMENT POOL CEILING ABRASIVE SANDBLASTING & CLEANING

The contractor shall submit a price to remove all hanging debris, chip all loose plaster, seal off all interior doors to other rooms not involved with this work, and seal all air vents/pipe openings leading to other rooms. Contractor shall provide proper ventilation in work area during construction. Contractor shall sandblast and chip all ceiling area as delineated on plans and/or as directed by Structural Engineer (by others). Item also includes the cost of labor and material required to haul debris away and perform any general cleaning required to completely remove any construction dust and debris from work area. Contractor shall use caution while sandblasting around existing piping to ensure that the pipes and hangars are not damaged. If pipe and/or hangars are damaged during construction, contractor shall report deficiencies to project representative and shall make repairs immediately at no extra cost to owner.

BID ITEM 4 – BASEMENT POOL WALLS SANDBLASTING & CLEANING

The contractor shall submit a price to remove all hanging debris, chip all loose plaster, seal off all interior doors to other rooms not involved with this work, and seal all air vents/pipe openings leading to other rooms. Contractor shall provide proper ventilation in work area during construction. Contractor shall sandblast walls of swimming pool tank as shown on plans and/or as directed by Structural Engineer (by others). Item also includes the cost of labor and material required to haul debris away, and perform any general cleaning required to completely remove any construction dust and debris from work area. Contractor shall use caution while sandblasting around existing piping to ensure that the pipes and hangars are not damaged. If pipe and/or hangars are damaged during construction, contractor shall report deficiencies to project representative and shall make repairs immediately at no extra cost to owner.

BID ITEM 5 – BASEMENT POOL WALLS ABRASIVE SANDBLASTING & CLEANING

The contractor shall submit a price to remove all hanging debris, chip all loose plaster, seal off all interior doors to other rooms not involved with this work, and seal all air vents/pipe openings leading to other rooms. Contractor shall provide proper ventilation in work area during construction. Contractor shall sandblast walls of swimming pool tank as shown on plans and/or as directed by Structural Engineer (by others). Item also includes the cost of labor and material required to haul debris away, and perform any general cleaning required to completely remove any construction dust and debris from work area. Contractor shall use caution while sandblasting around existing piping to ensure that the pipes and hangars are not damaged. If pipe and/or hangars are damaged during construction, contractor shall report deficiencies to project representative and shall make repairs immediately at no extra cost to owner.

BID ITEM 6 – POOL GUTTER LEAK TESTING

The contractor shall submit a price to leak test the gutter system around entire perimeter of pool area. Item also includes the cost of labor and materials required to temporarily seal all existing inlet and outlet fittings within pool wall during leak testing. Testing must be done with Project Representative on site, and contractor shall document all test results in accordance with specifications hereby attached, the contractor and the Project representative shall sign and date all test documents.

ALTERNATE BID SCOPE OF WORK

ALT. BID ITEM 1 – POOL DECK TILE ADDITIONAL CHIPPING & CLEANING

The contractor shall submit an alternate Bid Price for chipping and cleaning of sub-floor area not described within the Base Bid Item 1 or shown on plans. This item would be as directed by the Structural Engineer (by others) monitoring the project during Base Bid Item 1. Item also includes the cost of labor and material required to haul debris away and all general cleaning to remove any dust and debris from work area, including the interior of the pool if required.

ALT. BID ITEM 2 – BASEMENT POOL CEILING ADDITIONAL CHIPPING & DEBRIS REMOVAL

The contractor shall submit an alternate Bid Price for chipping and cleaning of all loose plaster, and/or further exposure of the steel ceiling beams not described within the Base Bid Item 2 or shown on plans. This item would be as directed by the Structural Engineer (by others) monitoring the project during Base Bid Item 2. Item also includes the cost of labor and material required to haul debris away and perform any general cleaning required to completely remove any construction dust and debris from work area. Contractor shall use caution while sandblasting around existing piping to ensure that the pipes and hangars are not damaged. If pipe and/or hangars are damaged during construction.

ALT. BID ITEM 3 – BASEMENT POOL WALL ADDITIONAL CHIPPING & DEBRIS REMOVAL

The contractor shall submit an alternate Bid Price for chipping and cleaning of all loose plaster, not described within the Base Bid Item 3 or shown on plans. This item would be as directed by the Structural Engineer (by others) monitoring the project during Base Bid Item 3. Item also includes the cost of labor and material required to haul debris away and perform any general cleaning required to completely remove any construction dust and debris from work area. Contractor shall use caution while sandblasting around existing piping to ensure that the pipes and hangars are not damaged. If pipe and/or hangars are damaged during construction.

ALT. BID ITEM 4 – REMOVAL OF CONCRETE OR GROUT ON PRECAST POOL DECK

The existing pool deck is comprised of ceramic tile over concrete or grout topping over precast concrete planks. The contractor shall submit an alternate Bid Price for chipping and cleaning of the concrete or grout topping as directed by the Structural Engineer (by others) monitoring the project during Base Bid Item 1 to expose the precast concrete planks. This item would be in areas as directed by the Structural Engineer (by others). Item also includes the cost of labor and material required to haul debris away and perform any general cleaning required to completely remove any construction dust and debris from work area.