

Project: **SEI Mississippi Apartments**

Contractor : **Walsh Construction Co./OR**

Architect: **MWA Architects, Inc.**

Specifications Dated: **3/11/26**

Plans Dated: **3/11/26**

Scope of Work:

- 1 Includes, but is not limited to, all:
 - A Earthwork
 - B Site Utilities
 - C Site Demolition
- 1 Includes all permits and fees. Includes Authority Having Jurisdiction (AHJ) permits for work in the Right-of-Way.
- 2 All work to conform to geotechnical report, applicable codes, and governing agencies.
- 3 Includes traffic control, barricades, lighting and other safety precautions as needed to deliver materials to the site and perform the Work. Includes Authority Having Jurisdiction (AHJ) permits and/or approved traffic control plans where necessary.
- 4 Includes dust control, clean-up and removal of all debris generated by this work; includes participation in overall project waste management process.
- 5 Maintain streets on and around site in a clean condition, removing spillage and tracking arising from performance of the Work in such areas. Includes street sweeping and watering as required to minimize accumulation of debris and dust upon such areas.
- 6 Includes potholing to physically locate all existing utilities. Note requirement in **Exhibit B** to use vacuum or suction excavator for this work.
- 7 Includes all layout, horizontal and vertical control required.
- 8 Includes all grade checking for this scope of work.
- 9 Includes an excavation plan describing methods and sequence.
- 10 Includes all transport and disposal of excavated material.
- 11 Includes additional excavation, backfill, and compaction resulting from failed backfill compaction tests or other failures in backfill material performance.
- 12 Includes removing additional native material due to poor subgrade as directed by the Geotechnical special inspection or Contractor. Submit the material volume removed to Contractor on a daily basis for future change order based on mutually agreed unit cost.

EROSION CONTROL

- 13 Includes erosion control measures per Civil drawings and Authority Having Jurisdiction (AHJ) standards. Includes concrete washout(s) and construction entrance(s). Includes catch basin protection at all storm inlets shown and all those not shown but within 100 feet of the project site.
- 14 Includes maintenance of erosion control measures during Subcontractor's scope of work. Includes removal of all erosion control measures at the close of the project.
- 15 Protect materials stockpiled onsite to provide dust mitigation and prevent migration of contaminants through the air or into ground water. Includes dust and contaminant control during scope of work.
- 16 Protect any layback slope cuts with reinforced plastic membrane held down with sand bags to prevent erosion or other Authority Having Jurisdiction (AHJ) or Geotechnical report approved BMP.
- 17 Includes removal of erosion control measures after completed sitework or end of project.

SITE CLEARING & DEMOLITION

- 18 Strip existing vegetation from site and off-haul all organic material.
- 19 Demolish and off-haul all existing site improvements requiring demolition including, but not limited to:
 - A All scope within the project property lines. Includes all existing concrete walls, footings, planters, sidewalks, asphalt paving, sitework, catch basins, light poles, trees, plantings, and associated soil.
 - B All scope in the right-of-way. Includes all existing concrete sitework, asphalt, planters, existing site improvements designated for demolition, and associated sawcutting.

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- 20** Includes coordination with AHJ for existing signage removal and reinstallation.
- 21** Include saw cutting to ensure a clean separation between existing sitework to remain and sitework to be demolished.
- 22** Curb and asphalt in roadway and associated storm catch basins will be retained as long as possible where not impacting construction progress. These improvements should be demolished immediately before new sitework installation.
- 23** Includes fall protection barriers to meet OSHA requirements as required.

OFFSITE SITE CLEARING & DEMOLITION

- 24** Deconstruction of existing structure and basement located at 751 N Prescott St.
- 25** Fill any voids created during foundation removal with imported structural backfill and compact.
- 26** Strip existing vegetation from offsite location 4510 N Albina and off-haul all organic material.
- 27** Install 12" of rock on top of fabric at 4510 N Albina and 751 N Prescott St.

UTILITY DEMOLITION

- 28** Includes disconnection, capping, sealing or removing existing site utilities shown and discovered during excavation. Includes associated permits and inspections. Includes sanitary sewer, storm sewer, gas and water services.
- 29** Cut & cap utilities at the property line unless otherwise noted in conformance with applicable codes.
- 30** Coordinate any water meter removal and return with the public water utility.
- 31** Cut and cap at each catch basin existing storm lines connected to on-site catch basins designed to be retained and protected.

SITE UTILITIES - GENERAL

- 32** Includes all excavation, pipe bedding, warning tapes and wires, and backfill.
- 33** Includes bends, joints, and temporary plugs as appropriate.
- 34** Install all utility structures such that the lids/covers/grates have the proper horizontal alignment and are flush with the finish grade unless otherwise noted. Structures whose lids are exposed shall be installed below grade to allow them to be adjusted to finish grade once surrounding surfaces have been finish graded and/or placed. Includes shims, blocks and risers as required.
- 35** Assume MEP Subcontractors will connect to wet utilities five feet (5 ft) beyond building perimeter unless indicated otherwise. All dry utility connections will occur at the building perimeter.
- 36** Includes waterproofing at all utilities penetrating exterior building walls.
- 37** Includes saw cutting and removal of existing asphalt and concrete sitework as required for utility excavations.
- 38** Includes risers to allow raising of utility structures without exceeding maximum riser heights as included in the Authority Having Jurisdiction (AHJ) standards.
- 39** Includes asphalt patching and paving for all utility excavations to meet Authority Having Jurisdiction (AHJ) standards, including any requirements related to street moratorium.

SITE UTILITIES - GENERAL SEWER

- 40** Includes sewer utility structures to the depths indicated. Includes all connections of inlets, outlets, and through piping with appropriate bedding and backfill. Includes all concrete collars and reinforcing as needed. Includes final grouting, dry packing, and/or sack and finish as required.
- 41** Includes service laterals to structures including connection to main lines, bends and plugs for future connection.
- 42** Stake all service laterals provided for future connection denoting type, size, and invert depth.

SITE UTILITIES - SANITARY SEWER

- 43** Includes all sanitary sewer. Includes tie-in to existing lines.

SITE UTILITIES - STORM SEWER

- 44** Includes all storm water and drywells. Includes tie-in to drywells.

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- 45 Includes storm water quality catch basin and associated filters.
- 46 Includes all storm drain piping, area drains, and catch basins.

SITE UTILITIES - FOUNDATION DRAINS

- 47 Includes all footing drains. Includes filter fabric and drain rock.
- 48 Includes backflow valve assemblies as required.
- 49 Includes footing drain connections to storm system.

SITE UTILITIES - WATER

- 50 Includes all fire and domestic water lines. Include service laterals connecting to main lines, bends and meter boxes.
- 51 Includes connection for fire water service from end of public utility lateral installation to building.
- 52 Includes connection for domestic water service from public utility meter location to building.
- 53 Includes double check/backflow valves in line with piping as required.
- 54 Includes vaults for water service, double check/backflow valves and meters. Includes heated enclosures where required.
- 55 Includes all tees, bends, thrust blocks valves and reducers as required.
- 56 Includes pressure testing and disinfection of mains and services.

SITE UTILITIES - FRANCHISE

- 57 Includes connections to existing infrastructure as required.
- 58 Includes trenching and backfill for natural gas piping to site from point of service to gas meter location. Coordinate activities with gas franchise utility.
- 59 Includes trenching and backfill for line voltage electrical and telecommunications conduit to site from point of service. Includes excavation and backfill for any vaults and pads. Coordinate activities with electrical and telecommunications franchise utilities.
- 60 Includes approvals and insurance required by utilities for which work is performed.

FOUNDATIONS

- 61 Excavate all footings and mat slab for building and sitework foundations, including all steps for changes in footing elevation.
- 62 Allow three feet (3 ft) minimum at each side of footing for concrete forming.
- 63 Place and compact 12 inches (12 in) minimum of engineered fill for working base at all footings per Geotech.
- 64 Includes drainage course (capillary break rock) where required below slab-on-grade. Adjust grades for sub-slab insulation if applicable.
- 65 Includes vapor permeable (radon) rock at slab. Confirm material with subcontractor providing subgrade Gas Mitigation scope.
- 66 Includes all rigid insulation under slab-on-grade and at exterior face of footings where indicated.
- 67 Place and compact approved backfill material at all building and sitework foundations once concrete is poured, forms are stripped, and waterproofing is applied where required.

STRUCTURAL BACKFILL

- 68 Coordinate installation of structural backfill at all locations with concrete casting, waterproofing, plumbing, and footing drain activities.
- 69 Coordinate top of fill elevation with Contractor for envelope & cladding access equipment and scaffold installation.
- 70 Prior to placing backfill against vertical walls, verify they are adequately braced either through connected elevated slab pours or by temporary bracing.
- 71 Verify backfill material placed against waterproofing materials are allowed by waterproofing manufacturer.

SITWORK PREP

- 72 Excavate and grade the subgrade for shoring equipment.

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- 73 After Shoring is complete, excavate and grade the subgrade for all new sidewalks, curbs and driveways.
- 74 Place, compact, and fine grade approved backfill material under all new sidewalks, curbs, and driveways.
- 75 Place, compact, and fine grade approved backfill material under all site wall footings and behind all site walls. Coordinate placement with sitework contractor planter wall construction.
- 76 Includes saw cutting and removal of asphalt in the right-of-way as required for sitework excavation. Coordinate sawcutting with Asphalt Subcontractor's work to ensure the cut asphalt edge does not lose integrity before asphalt patching is complete.
- 77 Place, compact, and fine grade approved backfill material under all areas requiring asphalt
- 78 Excavate and remove subgrade for tree wells.
- 79 Expose all shoring and lagging per plan.
- 80 Coordinate piling cut off with Shoring Subcontractor and waterproofing restoration with Foundation Waterproofing Subcontractor. Includes backfill after waterproof membrane is restored.

LANDSCAPING PREP

- 81 Excavate and fine grade the subgrade for all landscaping areas.
- 82 Coordinate top of subgrade elevation with Contractor and Landscaping Subcontractor. Top of subgrade elevation must take into account material added with landscaping amendments and finish landscape topping materials.
- 83 Includes all storm piping in landscaping areas on grade. See Site Utilities - Storm Sewer above.
- 84 Includes all subgrade at landscaping areas to be left eighteen inches (18") below finished grade to allow for anticipated imported topsoil and amendments.

TEMPORARY ACCESS STRUCTURES

- 85 Includes installation and removal of temporary ramps for equipment access into bottom of excavation. Includes access ramps for use by Piling Subcontractor. Assume two ramps required at project perimeter in addition to ramps between grade changes within building footprint.
- 87 Includes additional granular working mat for shoring activities as needed. Includes gradual, low slope transitions between all elevation changes.
- 89 Regrade or remove working mats as needed to coordinate with building subgrade.
- 90 Includes access roads and working pads per Contractor logistics plan.
- 91 Remove access roads and working pads at end of construction as directed by Contractor onsite personnel.

TEMPORARY UTILITIES

- 98 Includes temporary electrical services and lighting for this scope of work. The site will be disconnected from overhead utilities, including power, before work begins. Includes grounded temporary power sources per OSHA guidelines. This is contrary to and supersedes the provision in **Exhibit B** of the subcontract.
- 99 Includes temporary water for the Work. City fire hydrants are available on the same block as the project for temporary water supply.
- 100 Includes hoses, meters, valves, etc required to transport water. Includes protection of hoses if placed across public streets and/or sidewalks.
- 101 Includes hydrant meter and usage fees.
- 102 If hydrants are not used, provide a mobile water source.

MOBILIZATIONS

- 103 Includes multiple mobilizations as needed to perform this work scope. Sequence as needed.
- 104 Sitework will occur sporadically over a period of several weeks. Include adequate mobilizations to accommodate sitework schedule.
- 105 Includes separate mobilization to remove erosion control measures that must remain in place while Subcontractor is off-site.

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MATERIAL HANDLING & HOISTING

106 Includes material handling and all freight to and from the jobsite for all work in this scope. All deliveries are to be coordinated with Contractor's onsite supervision.

INSPECTIONS

107 Includes scheduling and executing all inspections required.

108 Includes inspections both previous to and after excavation & backfill activities.

RECYCLING and DISPOSAL

109 Includes all recycling and disposal costs. Comply with all local ordinances related to material recycling and recovery.

110 Submit for review a haul route to all disposal destinations anticipated at the pre-construction meeting.

111 Includes export of all excavated spoils and imported backfill material not used.

OTHER REQUIREMENTS

112 Where fine grade tolerances are not provided, grade to +/- one-tenth of a foot (0.10 ft).

113 Includes lids and covers for all vaults included in scope. Includes traffic rated lids where required.

Item 4 Excluded Items

- 1** Survey by licensed professional surveyor to include:
 - A** Temporary benchmark placed on a permanent object within line-of-sight of the project.
 - B** Property corners.
 - C** Additional staking deemed necessary will be the responsibility of the Subcontractor.
 - D** A minimum of 72 hours is required for requests for extra surveying and/or staking.
- 2** Connections to domestic and fire water at building stub outs are by others.
- 3** Landscape piping sleeves.