

**SECTION 15 10 00**  
**SUMMARY OF WORK**  
**(VOLUMES C AND D)****PART 1 - GENERAL****1.01 WORK DESCRIPTION.**

- A. This Contract shall include furnishing labor and materials for the complete construction of structural areaway modifications. The COUNCIL is requesting as part of the Central Corridor Light Rail Transit 4th Street Advanced Utility Construction Contract that particular modifications to the existing areaways be made to accommodate attachment of utility structures and grade changes. Utility structures will include ornamental light poles, traffic signal poles, overhead contact system (OCS) poles and control boxes.

1st National Bank Building (As issued in Volume C plans):

Areaway demolition modifications at this facility will include removal of street signs, lighting utilities and concrete sidewalk as noted on "Surface Removal Plans" and "Existing Lighting Plans". The property owner shall remove or relocate existing utilities which are located in the direct vicinity of new utility structures to be installed and in the area of the temporary areaway access way prior to commencement of work. A new 60 mil. waterproofing membrane shall be installed between the existing areaway roof and the new sidewalk slab. Structural modifications to the areaway shall be provided for installation of ornamental light poles, traffic signal poles and overhead contact system (OCS) pole foundations. The actual installation of the OCS poles will be completed in a future contract. Installation of the new sidewalk slab shall be as shown on "Urban Design Plans."

The CONTRACTOR shall provide a monitoring program and maintain a weathertight and secure system to ensure the continuous protection of the areaway space for the property owner and the public.

Pioneer Building (As issued in Volume C plans):

Areaway demolition modifications at this facility shall include removal of street signs, lighting utilities and concrete sidewalk as noted on "Surface Removal Plans" and "Existing Lighting Plans." Note that the sidewalk and areaway roof slab are one in the same. The property owner will remove or relocate existing utilities which are located in the direct vicinity of new utility structures to be installed prior to commencement of work. The property owner will provide temporary support of all existing utilities in the areaway that will remain prior to the CONTRACTOR removing the areaway roof slab. New structural steel and concrete deck with steel form deck shall be installed as shown on contract documents. A new 60 mil. waterproofing membrane shall be installed between the new areaway roof and the new sidewalk slab. Structural modifications to the areaway shall be provided for installation of ornamental light poles and traffic signal poles. Installation of the new sidewalk slab shall be as shown on "Urban Design Plans." After the new areaway roof is constructed the property owner will provide new pipe and electrical conduit hangers to support existing utilities from the roof structure above. After the completion of work, all temporary supports will be removed from the facility in a timely manner by the property owner.

The CONTRACTOR shall provide a monitoring program and maintain a weathertight and secure system to ensure the continuous protection of the areaway space for the property owner and the public. The CONTRACTOR shall submit the monitoring program documentation to the COUNCIL prior to work commencing at the areaways. The monitoring program shall include how the CONTRACTOR is to provide a secure and weathertight facility. Monitoring submittals shall be forwarded to the CAR on a daily basis.

180 East 5th Street Building (As issued in Volume D plans):

Areaway demolition modifications at this facility shall include removal of street signs, lighting utilities and concrete sidewalk as noted on “Surface Removal Plans” and “Existing Lighting Plans.” Note that the sidewalk and areaway roof slab are two separate slabs. The property owner will remove or relocate existing utilities which are located in the direct vicinity of new utility structures to be installed prior to commencement of work. The property owner will provide temporary support of all existing utilities in the areaway that will remain prior to the CONTRACTOR removing the areaway roof slab. New structural steel and concrete deck with steel form deck shall be installed as shown on contract documents. A new 60 mil. waterproofing membrane shall be installed between the new areaway roof and the new sidewalk slab. Structural modifications to the areaway shall be provided for installation of ornamental light poles, traffic signal poles and overhead contact system (OCS) pole foundations. The actual installation of the OCS poles will be completed in a future contract. Installation of the new sidewalk slab shall be as shown on “Urban Design Plans.” After the new areaway roof is constructed the property owner will provide new pipe and electrical conduit hangers to support existing utilities from the roof structure above. After the completion of work, all temporary supports will be removed from the facility in a timely manner by the property owner.

The CONTRACTOR shall provide a monitoring program and maintain a weathertight and secure system to ensure the continuous protection of the areaway space for the property owner and the public. The CONTRACTOR shall submit the monitoring program documentation to the COUNCIL prior to work commencing at the areaways. The monitoring program shall include how the CONTRACTOR is to provide a secure and weathertight facility. Monitoring submittals shall be forwarded to the CAR on a daily basis.

Sibley Square Ramp (As issued in Volume D plans):

Areaway demolition modifications at this facility shall include removal of street signs, lighting utilities and concrete sidewalk as noted on “Surface Removal Plans” and “Existing Lighting Plans.” Note that the sidewalk and areaway roof slab are one in the same. The property owner will remove or relocate existing utilities which are located in the direct vicinity of new utility structures to be installed prior to commencement of work. The property owner will provide temporary support of all existing utilities in the areaway that will remain prior to the CONTRACTOR removing the areaway roof slab. New structural steel and concrete deck with steel form deck shall be installed as shown on contract documents. A new 60 mil. waterproofing membrane shall be installed between the new areaway roof and the new sidewalk slab. Structural modifications to the areaway shall be provided for installation of ornamental light poles, traffic signal poles and overhead contact system (OCS) pole foundations. The actual installation of the OCS poles will be completed in a future contract. Installation of the new sidewalk slab shall be as shown on “Urban Design Plans.” After the new areaway roof is constructed the property owner will provide new pipe and electrical conduit hangers to support existing utilities from the roof structure above. After the completion of work, all temporary supports will be removed from the facility in a timely manner by the property owner.

The CONTRACTOR shall provide a monitoring program and maintain a weathertight and secure system to ensure the continuous protection of the areaway space for the property owner and the public. The CONTRACTOR shall submit the monitoring program documentation to the COUNCIL prior to work commencing at the areaways. The monitoring program shall include how the CONTRACTOR is to provide a secure and weathertight facility. Monitoring submittals shall be forwarded to the CAR on a daily basis.

## 1.02 LOCATION

- A. The Work shall be located along 4th Street in the locations as identified. All Work shall be executed at building areaways within existing public right of way (R.O.W.) beneath existing 4th Street sidewalks.

**1.03 REFERENCES**

- A. Coordinate with Central Corridor Light Rail Transit 4th Street Advanced Utility Construction Contract Documents for sidewalk placement, grade elevations and utilities which may enter the areaway space.

**1.04 DOCUMENTS**

- A. Drawings listed in this Article will be the Drawings for this Contract. Details shown as existing are based on field measurement Drawings as available, and are believed to be reasonably correct. The accuracy of existing Work is not guaranteed. The List of Drawings is as follows:

- 1. TITLE SHEET (VOLUME C)
- 2. TYPICAL DETAILS & STRUCTURAL NOTES
- 3. AREAWAY ROOF PLAN – FIRST NATIONAL BANK BUILDING
- 4. SECTIONS AND DETAILS – FIRST NATIONAL BANK BUILDING
- 5. REMOVAL PLAN – PIONEER BUILDING AREAWAY
- 6. AREAWAY ROOF PLAN - PIONEER BUILDING AREAWAY
- 7. SECTIONS AND DETAILS - PIONEER BUILDING AREAWAY
- 8. SECTIONS AND DETAILS - PIONEER BUILDING AREAWAY
  
- 1. TITLE SHEET (VOLUME D)
- 2. TYPICAL DETAILS & STRUCTURAL NOTES
- 3. PLAN SHEET LAYOUT INDEX - 180 E. 5TH STREET BUILDING AREAWAY PLAN
- 4. REMOVAL PLAN - 180 E. 5TH STREET BUILDING AREAWAY PLAN
- 5. REMOVAL PLAN - 180 E. 5TH STREET BUILDING AREAWAY PLAN
- 6. REMOVAL PLAN - 180 E. 5TH STREET BUILDING AREAWAY PLAN
- 7. AREAWAY ROOF PLAN - 180 E. 5TH STREET BUILDING AREAWAY PLAN
- 8. AREAWAY ROOF PLAN - 180 E. 5TH STREET BUILDING AREAWAY PLAN
- 9. AREAWAY ROOF PLAN - 180 E. 5TH STREET BUILDING AREAWAY PLAN
- 10. REMOVAL PLAN - SIBLEY SQUARE RAMP AREAWAY
- 11. AREAWAY ROOF PLAN - SIBLEY SQUARE RAMP AREAWAY
- 12. SECTIONS AND DETAILS - 180 E. 5TH STREET AREAWAY
- 13. SECTIONS AND DETAILS - 180 E. 5TH STREET AREAWAY
- 14. SECTIONS AND DETAILS - 180 E. 5TH STREET AREAWAY
- 15. SECTIONS AND DETAILS - 180 E. 5TH STREET AREAWAY
- 16. SECTIONS AND DETAILS - SIBLEY SQUARE RAMP AREAWAY
- 17. SECTIONS AND DETAILS - SIBLEY SQUARE RAMP AREAWAY
- 18. SECTIONS AND DETAILS - SIBLEY SQUARE RAMP AREAWAY

- B. Specifications describing areaway modification Work and other related 4th Street utility modification Work shall consist of those listed in the Table of Contents of the 4th Street Advanced Utility Construction Contract.

- C. Contract/s for the Work as defined by these Documents (Volume C and D) shall be completed along with the 4th Street Advanced Utility Construction Work. The Contract shall be the COUNCILS Standard Form.

#### **1.05 CONDITIONS OF THE SITE**

- A. General. The CONTACTOR shall accept the Site in the conditions in which it is found.
- B. Contours, elevations, and details, which are shown on the Drawings as existing, are the results of surveys or design Drawings for Work by others and are believed to be reasonably correct. The accuracy of the survey Work and other design Drawings is not guaranteed and each bidder shall determine the amount of Work required in connection therewith.

#### **1.06 PROTECTION**

Suitable precautions shall be taken to prevent injury to persons and property.

- A. Existing Facilities. The existing building shall, insofar as it is affected by the new Work, be maintained weathertight, safe from trespass and stable throughout. The Work shall be done in such manner and by such means as to cause no damage to the existing structures. The CONTRACTOR shall protect the grounds, walks, curbs, pavements, buildings, and all else from injury on account of his Work and shall leave these, at the completion of his Work in as good condition as existed at the commencement of his Work, except as otherwise specified.
- B. Property Owner's Use. The Work shall be done in such manner as not to interfere with the property owner's use of the premises beyond that necessary. The CONTRACTOR shall coordinate Work to maintain property owner's access to and normal operation of existing facilities.
- C. Areaway Security. The CONTRACTOR shall provide security, safe from trespass for all areaway spaces for the duration of each areaway modification project. Security may be provided by employing a security service, providing a lockable structure or by other means of protecting the property owner's facility.
- D. Utilities, such as waste water, sewer, rain water leaders, water, and electric lines encountered in the Work shall be protected from damage. Notify the CAR in case of discovery of utility lines not indicated. See Paragraph 1.01 – Work Description for temporary support of utilities.

#### **1.07 CUTTING, PATCHING, AND FILLING OUT**

- A. Cutting and patching shall be done as required by the Drawings and as necessary for the proper execution of the Work shown and/or specified. Where old Work is removed or altered, all Work affected shall be properly filled out to match old or new Work as the case may require.

#### **1.08 SEQUENCE**

- A. The Work shall be accomplished in a sequence established by the CONTRACTOR and approved by the COUNCIL, and within the time set in the Contract. See Section 01 32 16 – Construction Schedules and Reports in the General Conditions regarding the submission of a Progress Schedule.

#### **1.09 USE OF SITE AND ACCESS**

1st National Bank Building:

The Contractor shall coordinate access to the facility with both the Property Owner and the Councils Authorized Representative (CAR).

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**Property Owners Contact Information:**

Company Name: Cushman & Wakefield, Inc.

Name: Richard F. Rossi – Senior Property Manager Asset Service

Phone #: 651/ 225-3666

Email: [rrossi@fnbbuilding.com](mailto:rrossi@fnbbuilding.com)

**Councils Authorized Representative (CAR) contact information:**

Agency Name: Metropolitan Council

Name: As shown in COUNCIL'S letter of Authority.

Phone #: As shown in COUNCIL'S letter of Authority.

Work shall be conducted within the time of day and weekly schedule as outlined in the 4th Street Advanced Utility Construction Contract specifications.

Work in the areaway space shall be completed within the existing right of way (ROW) limits. Access to the areaway space shall be through the temporary access way located in the roof at the west end of the facility.

**Pioneer Building:**

The Contractor shall coordinate access to the facility with both the Property Owner and the Councils Authorized Representative (CAR).

**Owners Contact Information:**

Company Name: Cushman & Wakefield, Inc.

Name: Richard F. Rossi – Senior Property Manager Asset Service

Phone #: 651/ 225-3666

Email: [rrossi@fnbbuilding.com](mailto:rrossi@fnbbuilding.com)

**Councils Authorized Representative (CAR) contact information:**

Agency Name: Metropolitan Council

Name: As shown in COUNCIL'S letter of Authority.

Phone #: As shown in COUNCIL'S letter of Authority.

Work shall be conducted within the time of day and weekly schedule as outlined in the 4th Street Advanced Utility Construction Contract specifications.

Work in the areaway space shall be completed within the existing right of way (ROW) limits. Access to the areaway space shall be gained by the planned removal of the structural roof/sidewalk slab.

**180 East 5th Street Building:**

The Contractor shall coordinate access to the facility with both the Property Owner and the Councils Authorized Representative (CAR).

Owners Contact Information:

Company Name: Jackson I, LLC

Name: Gary Buckley – Director of Operations

Phone #: 651/ 291-3575

Email: [gary@jacksononellc.com](mailto:gary@jacksononellc.com)

Councils Authorized Representative (CAR) contact information:

Agency Name: Metropolitan Council

Name: As shown in COUNCIL'S letter of Authority.

Phone #: As shown in COUNCIL'S letter of Authority.

Work shall be conducted within the time of day and weekly schedule as outlined in the 4th Street Advanced Utility Construction Contract specifications.

Work in the areaway space shall be completed within the existing right of way (ROW) limits. Access to the areaway space shall be gained by the planned removal of the structural roof/sidewalk slab.

Sibley Square Ramp:

The Contractor shall coordinate access to the facility with both the Property Owner and the Councils Authorized Representative (CAR).

Owners Contact Information:

Company Name: Transwestern, Inc.

Name: Chas Simcox – Property Manager

Phone #: 612/ 359-1625

Email: [chas.simcox@transwestern.net](mailto:chas.simcox@transwestern.net)

Councils Authorized Representative (CAR) contact information:

Agency Name: Metropolitan Council

Name: As shown in COUNCIL'S letter of Authority.

Phone #: As shown in COUNCIL'S letter of Authority.

Work shall be conducted within the time of day and weekly schedule as outlined in the 4th Street Advanced Utility Construction Contract specifications.

Work in the areaway space shall be completed within the existing right of way (ROW) limits. Access to the areaway space shall be gained by the planned removal of the structural roof/sidewalk slab.

**1.10 PROPERTY OWNER FURNISHED EQUIPMENT/WORK**

1st National Bank Building: The property owner of the 1st National Bank Building shall remove or relocate all existing building utilities located in the direct vicinity to accommodate a clear space installation of new access way, utility structures and/or grade changes as required by new street elevations.

**Pioneer Building:** The property owner at the Pioneer Building shall remove or relocate all existing building utilities located in the direct vicinity to accommodate a clear space installation of new utility structures and/or grade changes as required by new street elevations. The majority of existing utilities will remain and will be required to be temporarily supported by the property owner during the removal and construction of the new areaway roof slab.

**180 E. 5th Street Building:** The property owner at the 180 E. 5th Street Building shall remove or relocate all existing building utilities located in the direct vicinity to accommodate a clear space installation of new utility structures and/or grade changes as required by new street elevations. The majority of existing utilities will remain and will be required to be temporarily supported by the property owner during the removal and construction of the new areaway roof slab.

**Sibley Square Ramp:** The property owner at the Sibley Square Ramp shall remove or relocate all existing building utilities located in the direct vicinity to accommodate a clear space installation of new utility structures and/or grade changes as required by new street elevations. The majority of existing utilities will remain and will be required to be temporarily supported by the property owner during the removal and construction of the new areaway roof slab.

## **PART 2 - PRODUCTS – NOT USED**

## **PART 3 - EXECUTION – NOT USED**

## **PART 4 - COMPENSATION**

### **4.01 MEASUREMENT AND PAYMENT**

- A. All areaway Work including attachment of utility structures, removal and installation of areaway roof slab and all utility penetrations into the areaway for the 1st National Bank Building, Pioneer Building and Sibley Square Ramp shall be a paid as a separate lump sum for each facility and shall be all inclusive but are not limited to, material, labor, overhead, profit and escalations. Payment for sidewalk, pedestrian ramps, brick pavers, curb, light, OCS and signal poles (where those poles are included in the contract) shall be paid in accordance with the established unit prices as identified elsewhere in the contract. Measurement and Payment for the 180 East 5th Street Building areaway shall be as set forth in Section 012100 – Allowances, Allowance #3 – Areaway Improvement Allowance.

**END OF SECTION 15 10 00**

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