

DESCRIPTION OF WORK

GENERAL SCOPE OF WORK

A. APPLICATION

This "General Scope of Work" division of the Specifications is applicable to all work contemplated.

B. RESPONSIBILITIES OF CONTRACTORS

1. Except as otherwise specifically stated in the contracts, the Contractor shall provide and pay for all materials, labor, tools, equipment, transportation, superintendence, temporary construction, hauling, trucking, dumping, taxes legally collectable because of the work, and all other services and facilities of every type, whatsoever necessary, to execute the work to be done under their contract and deliver same complete and ready use.
2. The Contractor shall provide (and pay all charges and costs in connection with) temporary light (if needed) for use during the life of the project.
3. The Owner shall provide restroom facilities, power, and water on-site, as needed by the Contractor to provide the work as prescribed.
4. The Contractor shall carry and maintain, and provide proof of to Owner, all applicable insurance coverages prescribed by Owner, including a minimum of One Million Dollars (\$1,000,000.00) of liability and comprehensive public insurance, along with full Workman's Compensation coverage on all employees/agents brought on site by Contractor.
5. The Contractor is **STRONGLY ENCOURAGED** to visit the work site before submission of a bid, and this site visit will be significantly weighted in the selection of a successful bidder. Site visits can be arranged during normal working business weekdays, between the hours of 8:00am and 1:30pm, by contacting one of the following persons:
Jim Farris, 724-333-3380 (call or msg), jfarris@lccap.org
Brett Stroia, 724-674-3946 (call or msg), bstroia@lccap.org

C. REMOVAL OF DEBRIS, CLEANING, ETC.

1. Each contractor shall, periodically, or as directed during the progress of the work, remove and properly dispose of the resultant dirt and debris from the work under the Contract. Upon completion of the work, the Contractor shall remove all construction facilities, and unused materials provided for the work. Trash and combustible materials shall not be allowed to accumulate

on the premises. Trash burning or disposal on the site will not be permitted. Disposal shall be performed in a legal and acceptable manner. All removed materials shall be hauled off-site by the contractor, and disposed of at an approved landfill, or other approved dump site.

2. The General Contractor, in addition to the above requirements shall keep the premises reasonably clean. Upon completion of the work, they shall put the premises in a neat and clean condition.

D. BASE BID

Each item will be bid on a unit price or lump sum basis. The Contractor shall submit a price for the demolition and hauling work as described herein, in whatever form or manner that the Contractor shall choose. The total price bid by the contractor shall include all costs for all works. It is suggested that the Contractor provide a narrative with their proposal and proposed costs, describing the methods intended to be employed to produce this work, along with a schedule of the work, and any other details as needed to describe the entire plan for execution of this work, along with their total proposed bid price.

Bids shall be delivered no later than Tuesday, May 13, 2025, at 2:30pm, at 241 W. Grant Street, New Castle, PA 16101, clearly marked and identified as "FMC2 Demo Project Proposal". In lieu of personal delivery, bids may also be emailed (no later than the same deadline) to Jim Farris at jfarris@lccap.org.

Owner will base its selection of a successful proposer primarily on qualifications of the Contractor, comprehensiveness of the Contractor's work plan, and proposed price. The Owner may choose to further negotiate with any Contractor submitting a proposal, and the Owner intends to award this project to the successful proposer as quickly as possible, but the Owner reserves the right to award or not to award this project in any form or manner, at Owner's discretion.

Any questions regarding this project may be directed to Jim Farris by phone or messaging at 724-333-3380 or emailed to jfarris@lccap.org.

LCCAP Frew Mill Campus
Suite 2
1745 Frew Mill Road
New Castle, PA 16101



Imagery ©2025 Airbus, Maxar Techn

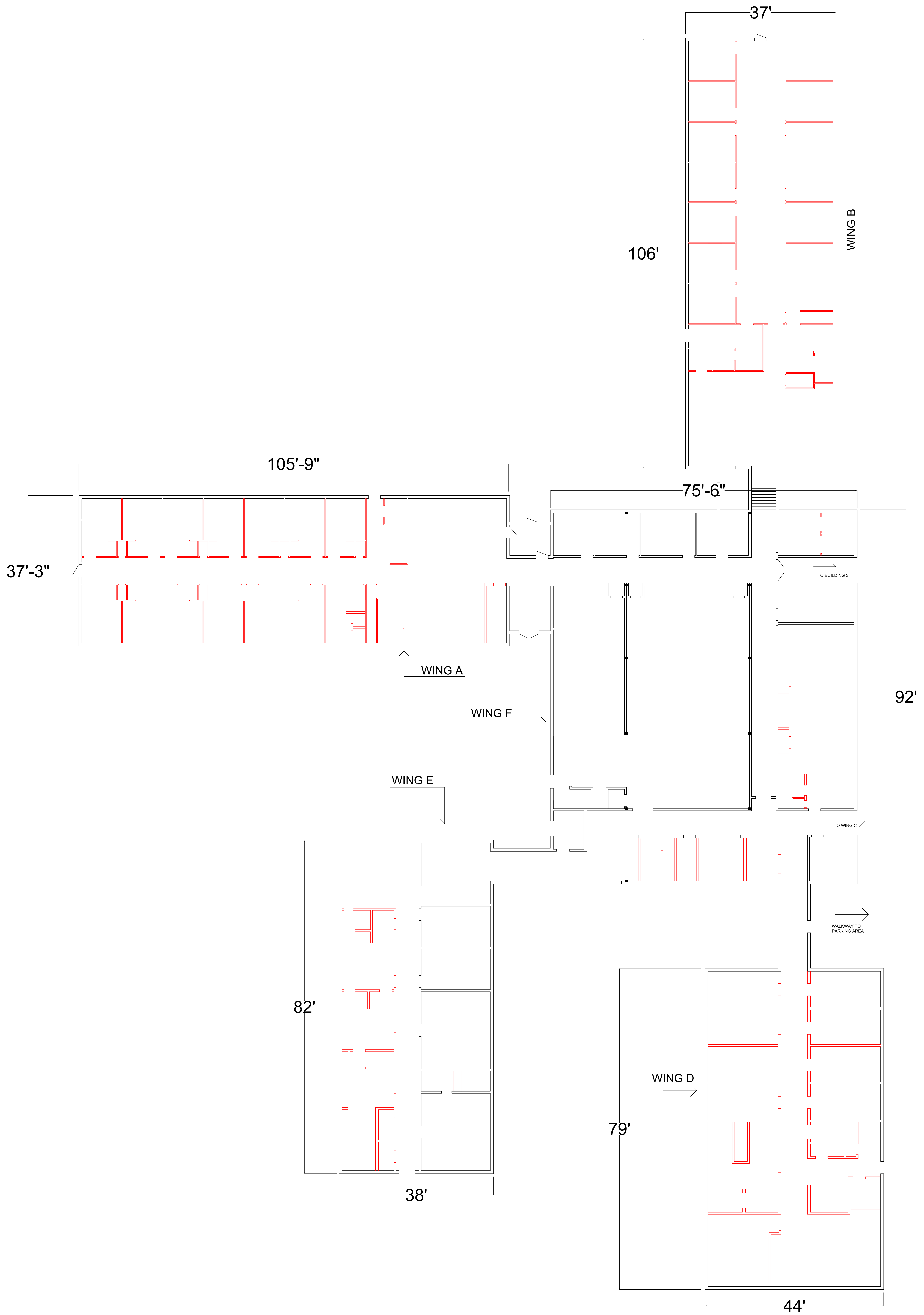
E. WORK LIMITS AND MEASUREMENTS

Approximate location, as per attached sketch, for generalization purposes only. Exact location and extents are marked on-site, and can be determined by property inspection.

This work to be performed at LCCAP Frew Mill Campus, 1745 Frew Mill Road, Suite 2, New Castle, PA 16101, in Wing A, Wing B, Wing D, Wing E, and Wing F. All markings on attached drawings are approximate, and may not include every detail, such as wall ducts, accessories, etc. But, these drawings are to serve as a guide that describes the areas and items to be demolished and removed. **Walls marked in RED on these sketches denote walls to be removed.** Walls marked in Black on these sketches are to remain, and be undamaged. Original blueprints for these buildings are also included in this package, to obtain exact measurements. All necessary interpretations of these specifications will be decided solely by Owner, and its representative.

F. DETAILS AND DESCRIPTIONS

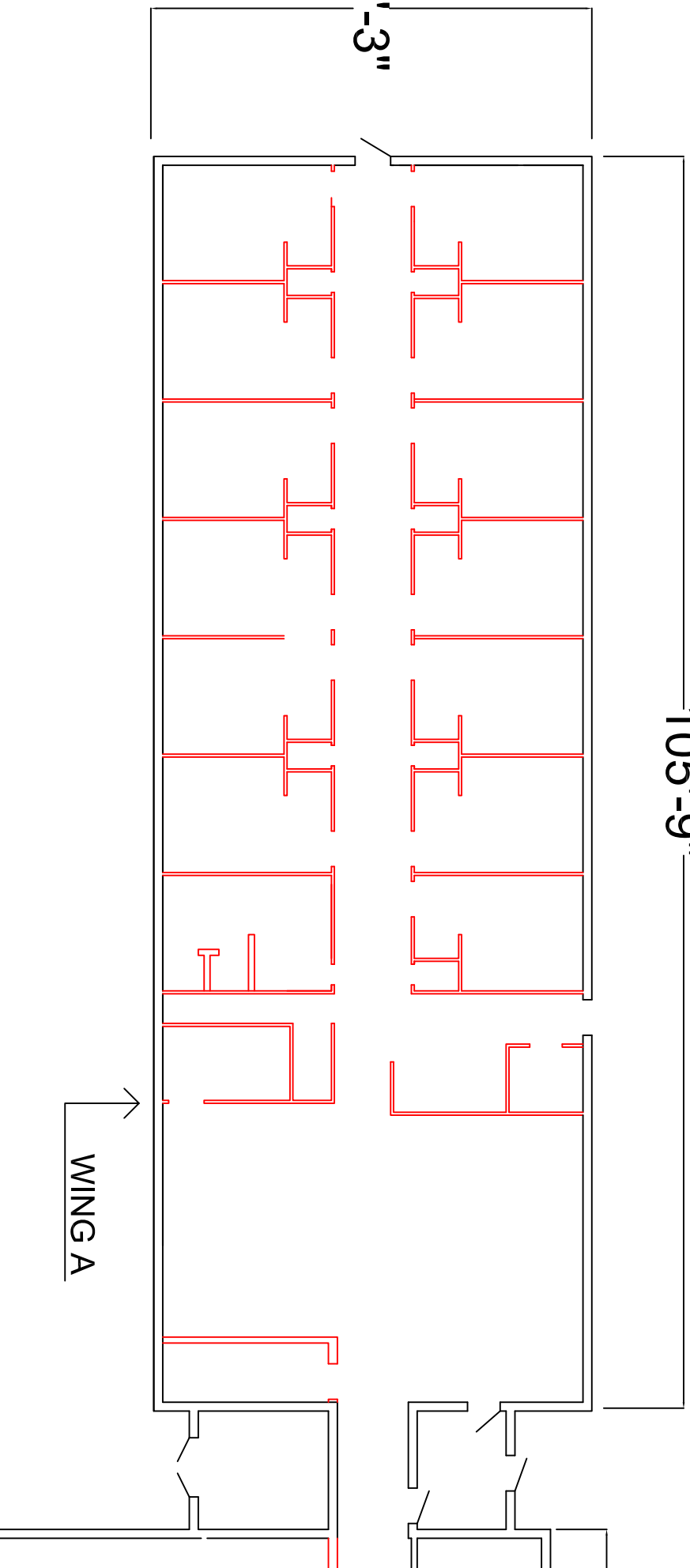
1. **Remove all walls denoted in RED on attached sketches.** Also include any materials associated with these walls, such as door jambs, protrusions, air ducts, mechanicals, embedded plumbing and mechanicals, electrical wiring and electrical fixtures, restroom fixtures, hardware, and any other materials embedded on, in, or in between these walls. Electric supply to these areas will be disconnected by Owner, in cooperation with Contractor.
NOTE: This structure was previously used as a high security detention facility. As such, in some wall structures, there may exist steel structures within the walls that extend downward into the concrete flooring or upward into the ceiling/roof space. Care must be taken not to damage floor or roof structures when removing these walls. Steel shall be cut off at floor elevation or ceiling stud elevation, as required. Also note that in Wing D, a partial basement exists under much of the concrete flooring. Care must be taken not to damage the supported floor structure, or any of the supporting structure underneath the floor.
2. **Remove all ceiling surfaces, from all ceilings in all five wings.** There may be some small areas where Owner may direct Contractor to disregard removal of small sections of ceiling, but these areas are inconsequential to the overall scope of this entire project. Contractor shall assume that all ceiling surfaces are to be removed. All ceiling surfaces (such as plaster, drywall, ceiling panels, lath, backer board, etc.) are to be removed, along with all thermal insulation materials that are adjacent to ceiling surfaces. Lighting fixtures, electrical wiring, mechanical and duct fixtures attached to ceilings, are also to be removed. All joists, bearers, and beams shall remain, and shall not be damaged. Electric supply to these areas will be disconnected by Owner, in cooperation with Contractor.
NOTE: All Fire Sprinkler components, sprinkler plumbing, Fire/Security Alarm sensors, and associated fixtures, wiring, and controls shall be retained in the structure, and shall not be damaged during demolition. Where necessary due to ceiling removal, Contractor shall work alongside Owner to physically support any retained components where needed, as a result of ceiling removal.
3. **Access to Structure:** If requested by Contractor, Owner may (at Owner's discretion and prior arrangement with Contractor) allow strategic openings in exterior walls sufficient to facilitate equipment entry. If such openings are requested by Contractor, then it will be Contractor's responsibility to return these penetrations to the prior condition and finish of these areas, at the Contractor's expense.
4. **Hauling and Disposal of removed demolished materials:** It shall be the responsibility of the Contractor to methodically haul all removed materials to an approved off-site location, such as an approved landfill, or other area as approved. A Hauling Plan and Route Plan may be requested by the Owner, at any time prior to, during, or after the conclusion of this project.



105'-9"

37'-3"

WING A

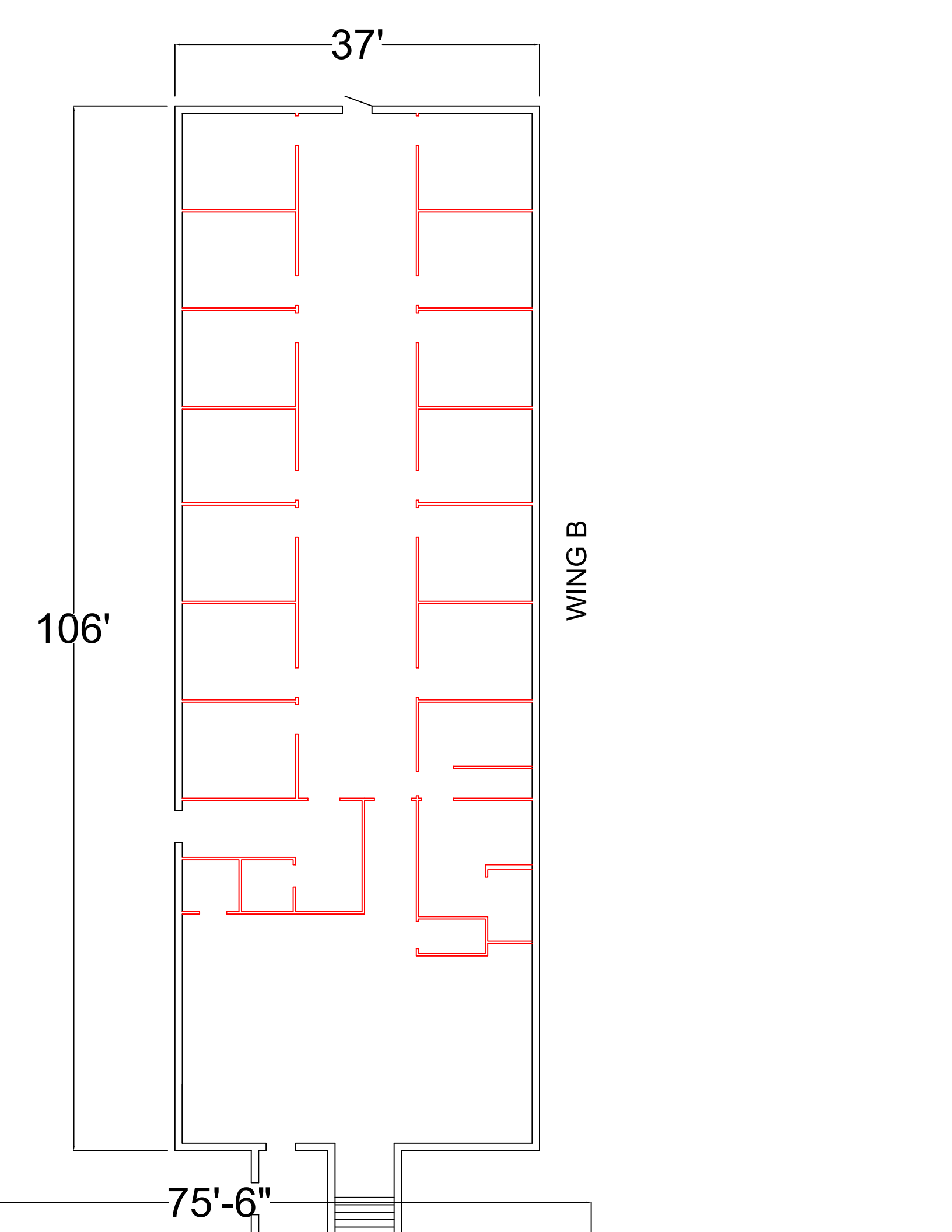


37'

106'

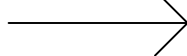
WING B

75'-6"

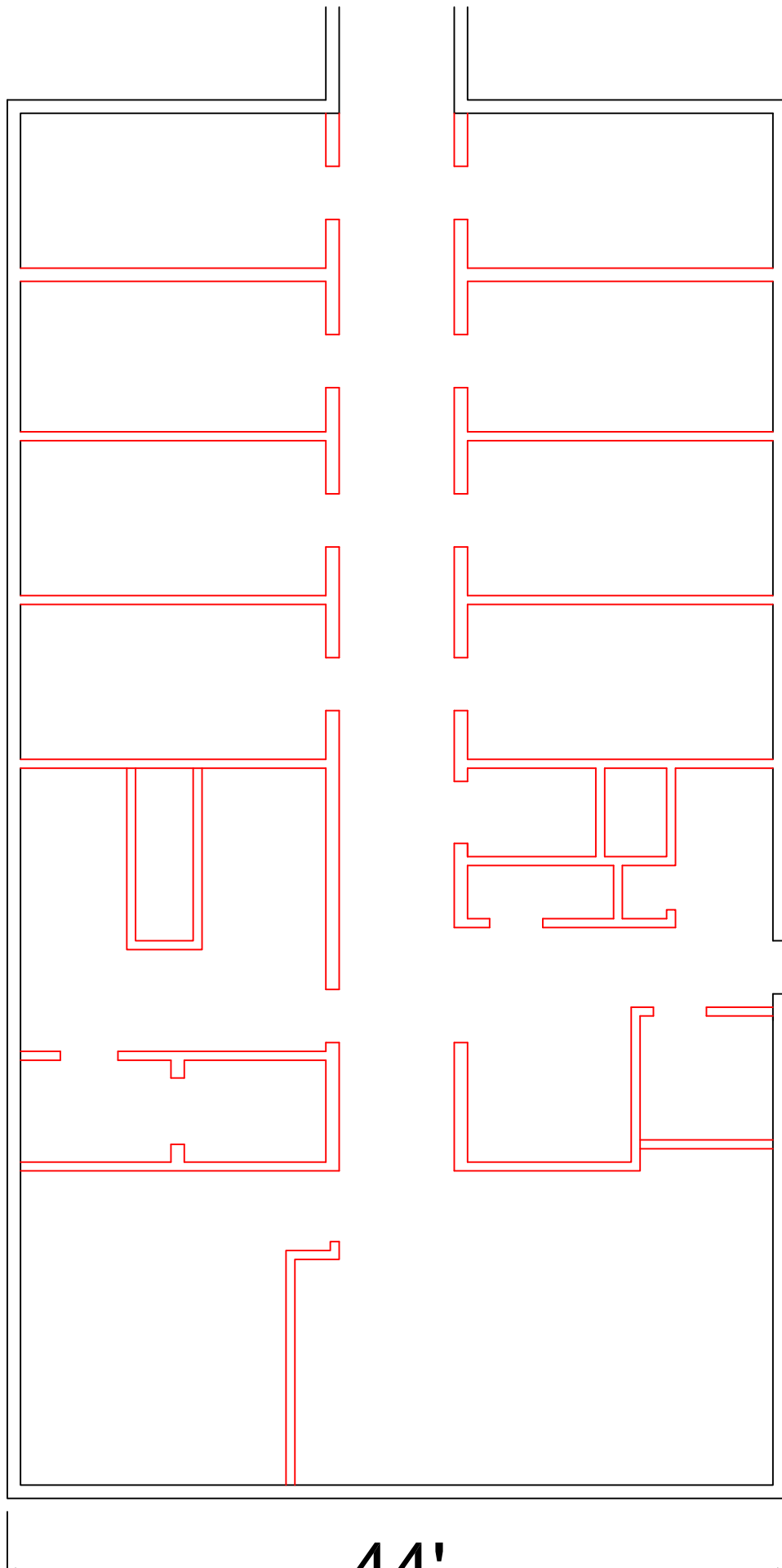


79'

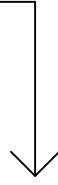
WING D



44'

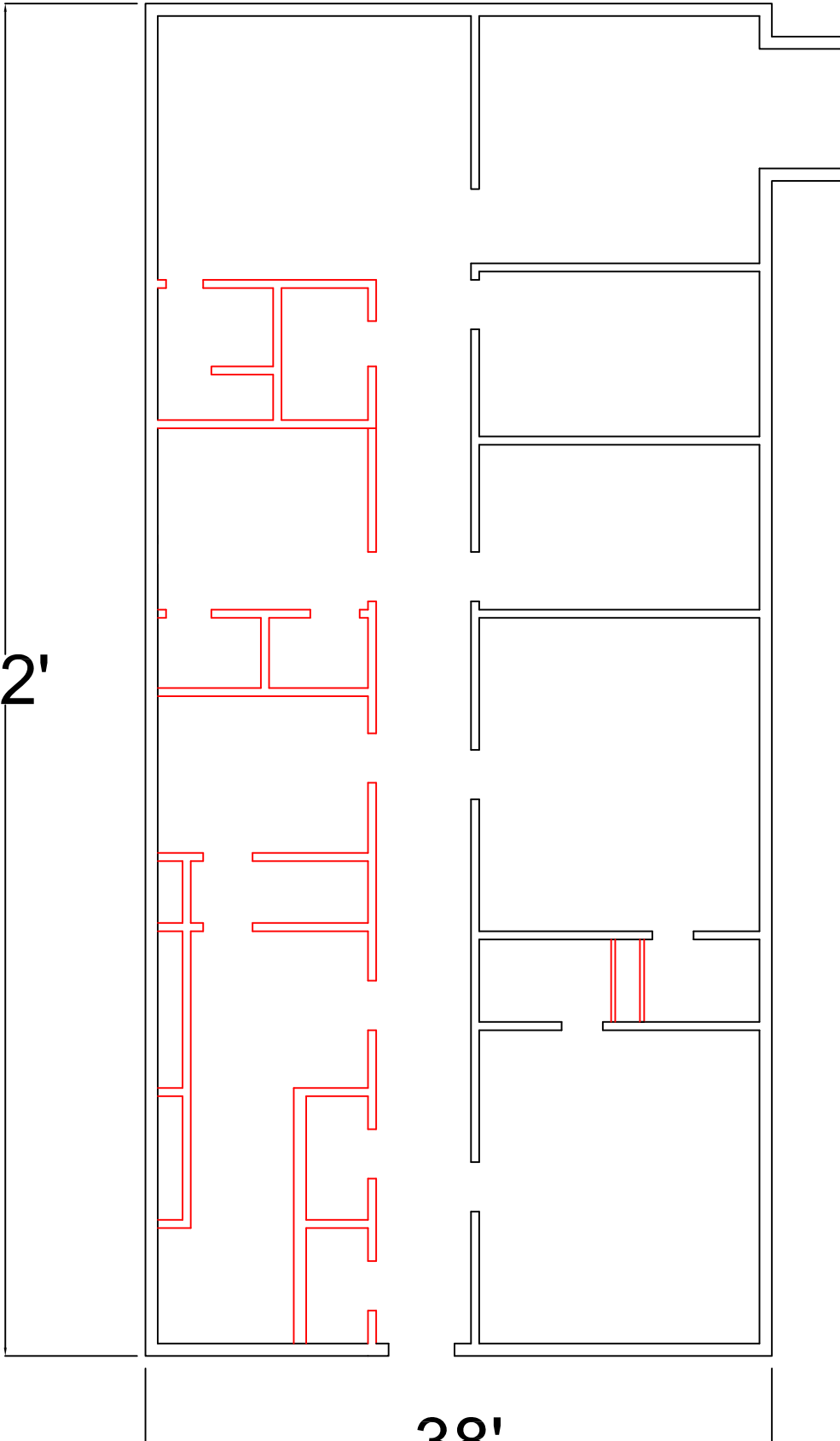


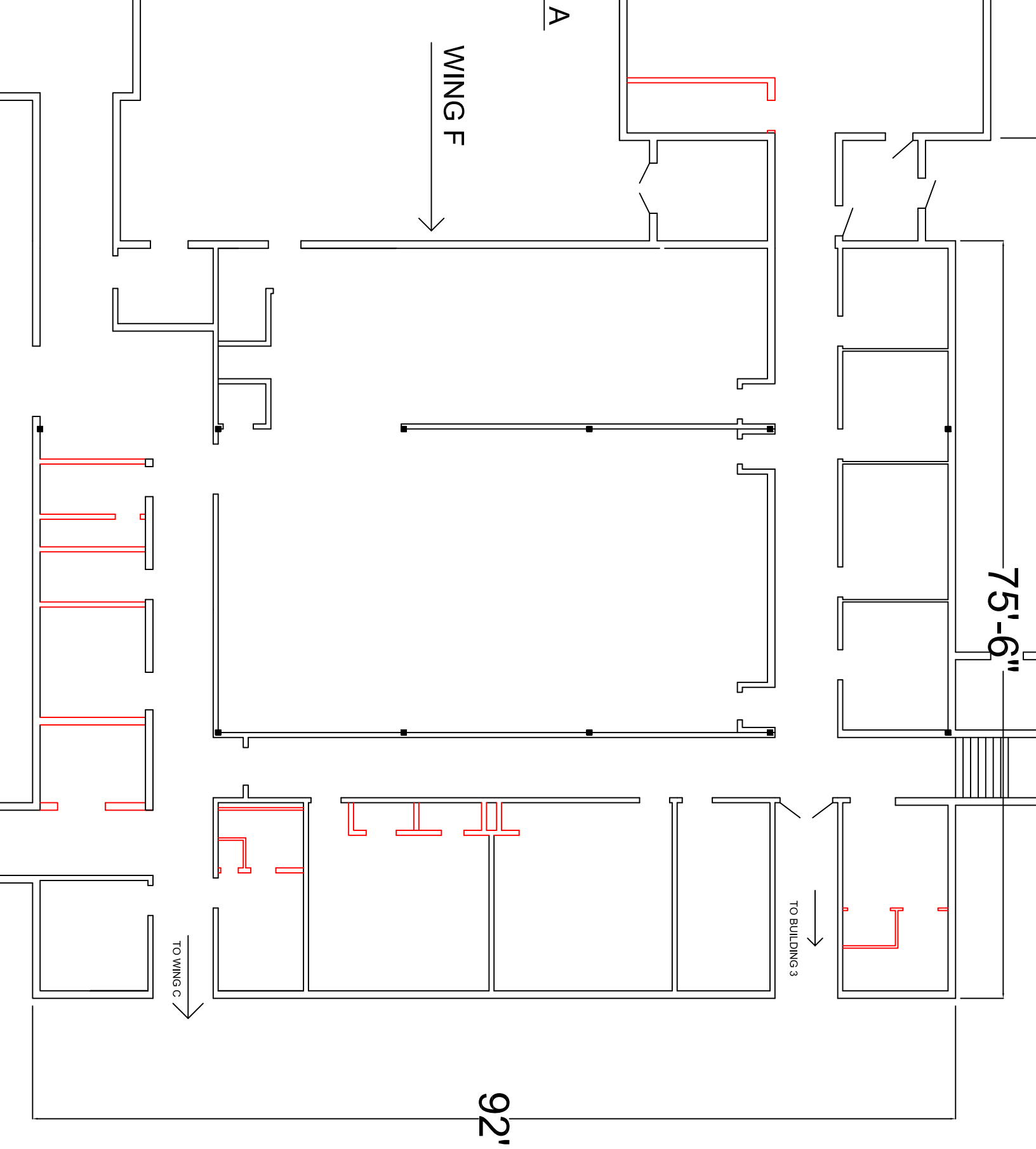
WING E

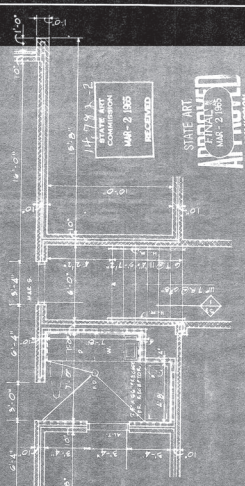


82'

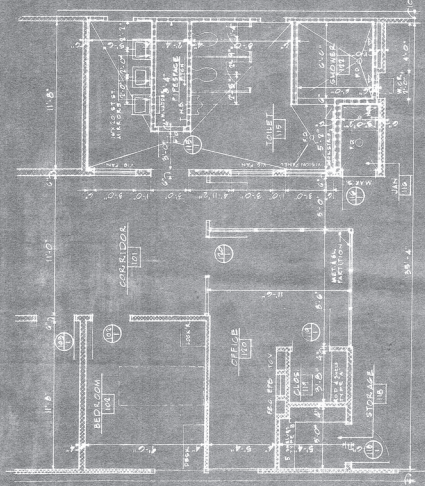
38'



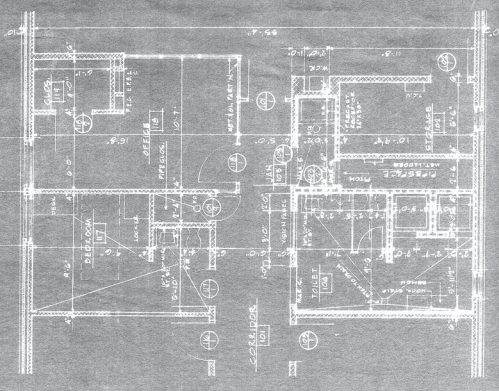




2 TYPICAL MUD ROOM PLAN
SCALE 1/8" = 1'-0"

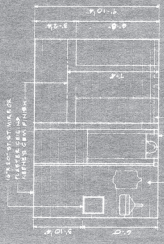


3 OFFICE & TOILET ROOM PLAN - WING E
SCALE 1/8" = 1'-0"

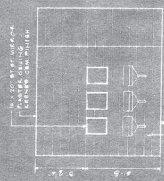


4 OFFICE & TOILET ROOM PLAN - WING A
SCALE 1/8" = 1'-0"

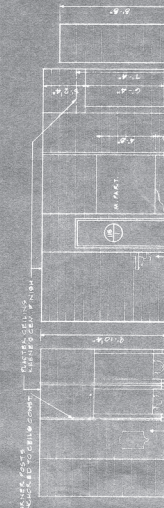
NOTE: INSTALL PARTITIONS SWIMMER TO MATCHING SET SWIMMER TO



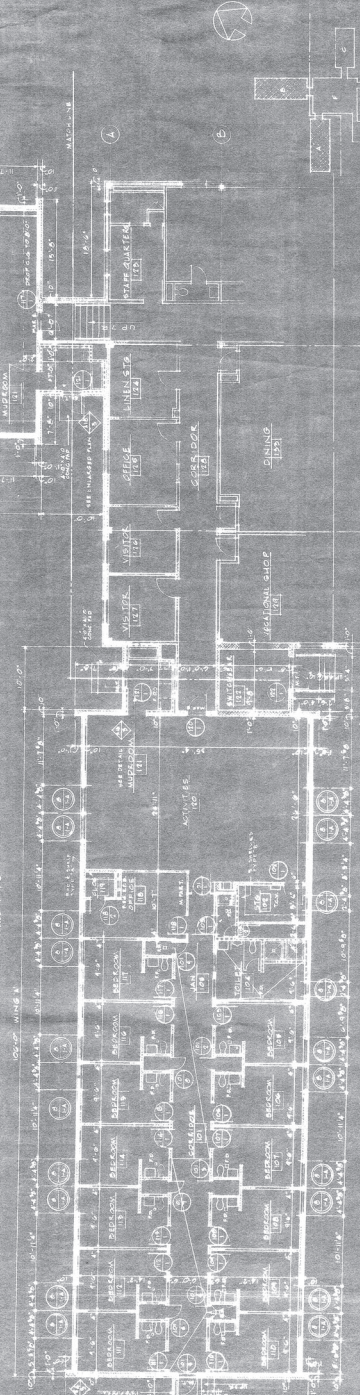
ELEVATION - TOILET H04
SCALE 1/8" = 1'-0"



ELEVATION - TOILET H15
SCALE 1/8" = 1'-0"



ELEVATIONS - TOILET H15
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN - PART A
SCALE 1/8" = 1'-0"



CONSTRUCTION SHALL BE CHECKED BY CONTRACTOR AT THE SITE



DATE	10/1/85
PROJECT	YOUTH DEVELOPMENT CENTER
LOCATION	W. 7th St. & 1st St.
CHECKED BY	J. J. B. B. B.
DATE	10/1/85
PROJECT NO.	589.1
PROJECT NAME	YOUTH DEVELOPMENT CENTER
PROJECT LOCATION	W. 7th St. & 1st St.
PROJECT OWNER	W. 7th St. & 1st St. Assoc.
PROJECT ARCHITECT	W. 7th St. & 1st St. Assoc.
PROJECT ENGINEER	W. 7th St. & 1st St. Assoc.
PROJECT CONTRACTOR	W. 7th St. & 1st St. Assoc.
PROJECT SUBMITTER	W. 7th St. & 1st St. Assoc.
PROJECT REVIEWER	W. 7th St. & 1st St. Assoc.
PROJECT APPROVER	W. 7th St. & 1st St. Assoc.
PROJECT SIGNATURE	W. 7th St. & 1st St. Assoc.
PROJECT DATE	10/1/85
PROJECT SCALE	1/8" = 1'-0"
PROJECT SHEET NO.	18
PROJECT SHEET TOTAL	18

