

(APARTMENT COMMUNITY)

CONCRETE REPLACEMENT & ADDITIONS

SCOPE OF WORK – ST. LOUIS, MISSOURI

1. PROJECT INFORMATION:

Community Name: _____

Community Address: _____

Owner / Management Company: _____

On-Site Contact: _____

Phone / Email: _____

Bid Due Date: _____

Anticipated Start Date: _____

Estimated Duration: _____

2. PROJECT OVERVIEW:

Contractor shall furnish all labor, materials, equipment, supervision, permits, traffic control, and safety measures necessary to remove, replace, and/or install new concrete within an occupied apartment community. All work shall be performed with minimal disruption to residents and in compliance with:

City of St. Louis or St. Louis County codes (as applicable)

ADA Standards for Accessible Design

ACI Concrete Standards

Missouri weather and freeze-thaw best practices

3. OCCUPIED COMMUNITY REQUIREMENTS (CRITICAL):

Contractor shall acknowledge and comply with the following:

Community is fully occupied

Resident access must be maintained at all times

Emergency vehicle access may not be blocked

No full shutdowns of building access without written approval

Noise-producing work limited to approved hours

Work shall be phased by building, area, or section

Failure to adhere to these requirements may result in stop-work directives.

4. AREAS OF WORK:

Concrete replacement and/or new installations may include:

Sidewalks & walkways

ADA routes, ramps, and landings

Drive lanes & fire lanes

- Parking spaces
 - Dumpster pads
 - Curb & gutter
 - Stair landings
 - Equipment pads
 - Common area patios
 - Other: _____
- Contractor to verify quantities in field.

5. DEMOLITION & REMOVAL:

Saw-cut existing concrete to neat, straight edges.
Remove concrete to full depth.
Protect:
Building foundations
Landscaping
Asphalt
Utilities
Adjacent concrete
Haul off and legally dispose of debris.
Contractor responsible for utility locates (811).

6. SUBGRADE & BASE PREPARATION:

Excavate to proper depth.
Remove unsuitable soils.
Install minimum 4–6 inches of compacted CA-6 or MoDOT approved aggregate.
Compact to 95% Modified Proctor.
Ensure positive drainage away from buildings and sidewalks.

7. FORMS & REINFORCEMENT:

Forms installed to correct line, grade, and elevation.
Reinforcement to include (unless otherwise specified):
 #3 or #4 rebar @ ____" O.C.
 6x6 W2.9/W2.9 wire mesh
 Fiber reinforcement (approved use)
Reinforcement to be properly supported and chaired.

8. CONCRETE SPECIFICATIONS (ST. LOUIS CLIMATE):

Minimum Strength: 4,000 PSI @ 28 days
Air Entrainment: 5–7%
Slump: 4" ± 1"

Thickness:

Sidewalks / Walkways: 4" minimum

Drive lanes / Dumpster pads: 6"–8"

Finish:

Sidewalks / ADA paths: Broom finish perpendicular to travel

Pads / Drives: Light broom or specified finish

9. ADA COMPLIANCE (REQUIRED WHERE APPLICABLE)

Contractor shall ensure all accessible routes meet ADA standards including:

Proper slopes and cross-slopes

Level landings

Detectable warnings where required

Smooth transitions between new and existing surfaces

Contractor responsible for corrections at no additional cost.

10. JOINTING & EDGE DETAILS:

Control joints installed at 8'–10' intervals or per ACI.

Expansion joints at:

Building interfaces

Existing slabs

Utility structures

Edges tooled or saw-cut for clean finish.

11. PHASING & RESIDENT ACCESS:

Submit a phasing plan prior to start.

No more than ___% of community walkways or parking areas closed at one time.

Temporary walkways, ramps, and signage required.

Coordinate each phase with on-site management.

12. SAFETY, BARRICADES & SIGNAGE:

Maintain a safe site at all times.

Install:

Barricades

Cones

Caution tape

Temporary fencing as required

Protect residents, pets, staff, and visitors.

Secure site daily.

13. WEATHER & COLD-WEATHER PLACEMENT:

No pours below 40°F unless approved cold-weather plan is submitted.

Contractor responsible for freeze protection.

St. Louis seasonal conditions must be considered in schedule.

14. PERMITS & INSPECTIONS:

Contractor shall obtain all permits.

Coordinate inspections with local authorities and management.

All work subject to owner approval.

15. CLEANUP & DAILY OPERATIONS:

Daily cleanup required.

Remove excess materials and debris each day.

Do not leave trip hazards overnight.

Final cleanup upon completion of each phase.

16. WARRANTY:

Minimum 1-year workmanship warranty.

Warranty to include cracking beyond normal shrinkage, spalling, scaling, and finish defects.

17. BID SUBMITTAL REQUIREMENTS:

Bid shall include:

Lump sum and/or unit pricing (SF / LF / CY)

Project duration

Phasing approach

Crew size

Similar apartment project references

Proof of insurance

Warranty details

Clearly stated exclusions

18. EXCLUSIONS (IF ANY):

19. ACCEPTANCE:

Owner / Management Representative: _____

Contractor: _____

Date: _____