

ATTACHMENT C – TECHNICAL SPECIFICATIONS

IFB #2026-FE01 – Front Entry Enhancement Project

New Heights Charter School of Brockton

1690 Main Street
Brockton, MA 02301

1. GENERAL

The Contractor shall furnish all labor, supervision, materials, equipment, tools, transportation, permits, inspections, testing, temporary facilities, and services necessary to complete the Front Entry Enhancement Project in accordance with the Contract Documents.

All Work shall comply with:

- Massachusetts General Laws
- Massachusetts State Building Code
- Massachusetts Architectural Access Board (521 CMR), where applicable
- OSHA Standards
- Massachusetts Prevailing Wage Law
- Massachusetts Dig Safe Law
- Applicable City of Brockton permitting requirements
- Manufacturer recommendations
- Recognized industry standards and best practices

All materials shall be new, first quality, free from defects, and installed in accordance with the manufacturer's published recommendations.

2. PROJECT DESCRIPTION

The Project consists of constructing a new front entrance that enhances the appearance, accessibility, functionality, and safety of the School's primary entrance. The Work includes construction of decorative masonry entrance features, hardscape improvements, landscaping, irrigation, decorative fencing, low-voltage landscape lighting, Peace Pole installation, and all related site improvements shown within the Contract Documents. **The Contractor shall provide a complete turnkey project.**

3. SCOPE OF WORK

The Contractor shall provide all Work necessary to complete the Project including, but not limited to:

A. Mobilization

- Mobilization of personnel and equipment
- Construction layout
- Temporary fencing and barricades
- Site protection
- Temporary facilities

B. Demolition

Remove and lawfully dispose of:

- Existing asphalt
- Existing sidewalks
- Existing curbing
- Existing turf
- Existing landscape materials
- Miscellaneous improvements designated for removal

Protect all improvements designated to remain.

C. Earthwork

Provide:

- Excavation
- Grading
- Backfill
- Fill placement
- Soil compaction
- Fine grading
- Subgrade preparation

D. Concrete Construction

Construct:

- Footings
- Foundations
- Sidewalks
- Curbing
- Concrete pads
- Reinforced concrete work shown on the drawings

E. Masonry Construction

Construct decorative entrance features including:

- Concrete masonry units (CMU)
- Brick veneer
- Granite caps
- Reinforcing steel
- Flashing
- Waterproofing
- Expansion joints

F. Hardscape Improvements

Install:

- Concrete unit pavers
- Entrance plaza
- Decorative walkways
- Accessible pedestrian pathways
- Edge restraints
- Transition areas

G. Decorative Fencing

Provide and install decorative fencing and gates complete with posts, hardware, and anchorage.

H. Irrigation System

Provide a complete automatic irrigation system including:

- Controller
- Valves
- Mainline and lateral piping
- Sprinkler heads
- Testing
- Startup
- Adjustments

I. Landscape Installation

Provide and install all landscape materials shown on the plans including:

- Trees

- Shrubs
- Ornamental grasses
- Perennials
- Groundcover
- Topsoil
- Mulch
- Sod

Landscape quantities shall conform to the Landscape Plant Schedule included as Attachment I.

J. Landscape Lighting

Install low-voltage landscape lighting, wiring, transformers, fixtures, and controls as indicated on the Contract Documents.

K. Peace Pole Installation

Install the Owner-furnished Peace Pole, including excavation, concrete foundation, anchorage, alignment, and final grading.

L. Project Closeout

Provide:

- Final inspections
- Testing
- Manufacturer warranties
- Contractor warranty
- As-built drawings
- Maintenance manuals
- Irrigation operating instructions
- Landscape maintenance recommendations
- Final cleanup
- Punch list completion

4. CONTRACTOR RESPONSIBILITIES

The Contractor shall:

- Verify all existing field dimensions and elevations.
- Verify all underground and above-ground utility locations prior to commencing Work.
- Comply with all Massachusetts Dig Safe notification requirements.
- Obtain and maintain all permits, inspections, and approvals required to complete the Work.
- Coordinate all construction activities with the Procurement Officer.
- Maintain safe pedestrian access throughout construction.

- Protect existing buildings, sidewalks, pavement, utilities, landscaping, and improvements designated to remain.
- Restore all disturbed areas to equal or better condition.
- Maintain a clean and orderly Project site throughout construction.
- Remove construction debris daily.
- Provide adequate supervision by a qualified Project Manager throughout the duration of the Project.

5. PERMITS AND INSPECTIONS

Unless otherwise stated, the Contractor shall obtain and pay for all permits, licenses, inspections, and approvals required to complete the Work.

These may include, but are not limited to:

- Building Permit
- Excavation Permit
- Concrete inspections
- Final Building Inspection
- Utility coordination
- Massachusetts Dig Safe notification
- Any other permits required by the City of Brockton or other Authorities Having Jurisdiction (AHJ)

Copies of all permits and inspection approvals shall be provided to the Awarding Authority.

6. SUBMITTALS

Prior to construction, the Contractor shall submit:

- Construction Schedule
- Schedule of Values
- Shop Drawings
- Product Data
- Material Samples (if requested)
- Certificates of Insurance
- Performance Bond
- Payment Bond
- Permit Documentation
- Safety Plan

No Work shall commence until required submittals have been reviewed by the Awarding Authority.

7. QUALITY CONTROL

All Work shall be performed in a first-class, workmanlike manner by qualified personnel. No substitutions shall be made without the prior written approval of the Awarding Authority. The Contractor shall coordinate inspections throughout construction and promptly correct any deficient or non-conforming Work at no additional cost to the Awarding Authority.

8. SAFETY AND SITE PROTECTION

The Contractor shall:

- Comply with all OSHA regulations.
- Maintain secure construction fencing and barricades.
- Protect students, staff, visitors, contractors, and School property.
- Maintain safe access to occupied portions of the campus.
- Protect completed Work from weather and construction damage.
- Immediately report accidents, utility damage, or hazardous conditions to the Procurement Officer.

9. WARRANTY

The Contractor shall provide a minimum **one (1) year warranty** on all labor and workmanship commencing upon Final Acceptance. Manufacturer warranties shall be assigned to the Awarding Authority. The Contractor shall promptly correct any defects identified during the warranty period at no additional cost.

10. CLOSEOUT REQUIREMENTS

Prior to Final Acceptance, the Contractor shall provide:

- Manufacturer Warranties
- Contractor Warranty
- As-Built Drawings
- Operation and Maintenance Manuals
- Irrigation Documentation
- Landscape Maintenance Instructions
- Final Inspection Reports
- Final Certified Payroll Reports
- Final Cleanup
- Completion of all Punch List Items

Final Acceptance shall not occur until all required closeout documentation has been received and approved by the Awarding Authority.

11. EXCLUSIONS

The following items are **not included** under this Contract:

- Digital Marquee Sign
- Digital Marquee Procurement
- Digital Marquee Installation
- Electrical service from the building to the Digital Marquee
- Digital Display Programming and Commissioning

The Contractor shall coordinate site improvements with the future installation of the Digital Marquee where applicable.