United States Department of Agriculture
Agriculture Research Service (ARS)

Statement of Work

Demolition of Building 4 and Conversion to Asphalt Parking Lot at NCAUR, Peoria, IL

1815 N. University St, Peoria, IL 61604

05/08/2026

1.0 Project:

Project Title: Demolition of Building 4 and Conversion to Asphalt Parking Lot at NCAUR, Peoria, IL 61604

Project Background: This SOW outlines the requirements for the demolition of Building 4 at the National Center for Agricultural Utilization Research in Peoria, Illinois, and the subsequent conversion of the site into an asphalt parking lot. Building 4 is an 842 square foot brick structure with a wooden floor that was built in 1943 and has been used for property storage.

2.0 Project Contacts
ADMINISTRATIVE OFFICER (AO):

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CONTRACTING OFFICER REPRESENTATIVE (COR):

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3.0 Scope of Services

1. The contractor shall provide all professional services necessary for the accomplishment of the contract project and such required services shall be in accordance with requirements as described herein.
2. The scope includes the following:
    - Demolish Building 4, including removal of the brick walls, wooden floor, and any other structural components, remove and dispose of all contents within building.
    - Remove asbestos containing materials (ACM) following all Federal and State Laws. Properly haul and dispose of ACM in accordance with all Federal and State Laws at an approved landfill for asbestos.
    - Demolish the foundation and footers to a depth of 2 feet below grade.
    - Cap or disconnect all utilities, including electrical, water, gas, and sewer connections, in accordance with local regulations and utility company requirements.
    - Remove all debris and dispose of materials in accordance with all applicable regulations.
    - Prepare the site for parking lot construction, including:
        - Grading the site to ensure it is level and compact.

    - Installing Aggregate Base Course Type A that meets Illinois Department of Transportation (IDOT) standards Base course rock shall be used for all/any fill that is needed.
    - A minimum of 8” thick of base course must be used across the entire site. Compacting the base rock to the required density of 95% Maximum Dry Density.
    - Final grading to ensure proper drainage.
- Apply a prime coat or tack coat to the prepared base rock surface.
- Install a minimum of 4” of hot mix asphalt (HMA), HMA needs to be an IDOT approved N50 mix design for full depth pavement and compacted using standard compaction equipment such as asphalt rollers.
- Grade and restore area on east side of project with select fill and seeding where disturbed by demolition.

4.0 Project Requirements

The Contractor shall furnish a technical and cost proposal to provide services for the items in section 3.0 at NCAUR, as described below:

a. The Contractor must work with site personnel to ensure project is accomplished in a timely manner.
b. The Contractor’s work shall adhere to the criteria stated within these project requirements and specifications.
c. Davis Bacon Wage Rates apply to all construction contracts more than $2,000.00. Employee payroll logs for the project will be required to verify wage rates are being adhered to.
e. See 01 01 00 specifications for bidder site visits.

4.1 Bid Schedule:

a. This project is to demolish building 4 at NCAUR in its entirety. All utilities shall be capped. All associated debris will be demolished and removed, and properly disposed. Proper base and asphalt shall be placed where building 4 was demolished.
b. Note: The facility shall be vacated when demolition starts. Utilities will be active, and the contractor is responsible for turning utilities off, disconnecting from facilities and properly capping the utilities at ground level.
c. Note: Drawings for building 4 are available during the site visit. All dimensions/utilities require field verification.

4.2 Description of Work

The project is to demolish building 4 in its entirety as indicated below:

a. Demolition and removal of building 4, slabs, foundations, footings, and utilities in their entirety, along with restoration of the impacted areas. The area within the footprint of Building 4 shall be restored using appropriate base rock. Base rock shall be compacted at or above a standard for parking lot construction. The final grade shall be 4" of compacted hot mix asphalt to create a parking lot. If the grassed area west of building 4 is disturbed during the demolition, it shall be restored with select fill and seeding. The seed shall be sun/shade mix containing bluegrass/fescue for northern zones. The contractor is responsible for seed watering and maintenance until the seed has rooted and grass is established. The contractor can use the water from on-site. All demolition shall be field verified prior to bidding.
    - Building 4 – 842 Square Feet
b. During demolition, provide safeguards, including warning signs, barricades, temporary fences, warning lights, and other similar items that are required for protection of all personnel during demolition and removal operations. Maintain fences, barricades, lights, and other similar items around exposed excavations until such excavations have been completely filled.
c. Contractor shall inspect the site and buildings to complete an assessment for demolition before the demolition starts. Contractor shall determine where debris will be disposed of and what containers and methods will be used for demolition debris.
d. Contractor is responsible for removing all ACM and disposing at an approved landfill. All Federal and State Laws must be adhered to when removing, hauling, and disposing ACM.
e. Contractor is responsible to coordinate with the NCAUR On-Site Administrative Officer for various utility demolition, use of streets and roadways, and the like.
f. Trees that are damaged by the Contractor shall be repaired and treated accordingly. All broken limbs shall be sawed off evenly and cut faces painted with an appropriate compound. All repairs and treatments shall be done in accordance with the forestry regulations of the authority having jurisdiction and at Contractor's expense. On completion of work, leave site in clean condition.
g. All furniture, equipment, material, and debris shall be removed and disposed of by the Contractor.
h. Contractor shall perform a metal sweep of the restored demolition site and the roads used to haul the demolished material offsite prior to Final Completion.

4.2.1 Existing Utilities

a. Contractor shall remove, cap, and not damage existing utilities to remail for use. Utilities below grade shall be removed also. No deleterious materials of any kind shall be left in demolished foundation areas to be backfilled.

4.3 Pre-Construction Phase Services

a. Pre-Construction Submittals

Prior to Construction Notice to Proceed (NTP) the following submittals must be submitted to the Contracting Officer (CO) for approval:

1. Work Hours, per Section H.30 entitled, MAXIMUM WORKWEEK – CONSTRUCTION SCHEDULE. The work hours will include the daily starting and stopping time, and days of the week the Contractor proposes to carry out the work.

2. Scheduling.
3. Quality Control Plan.
4. Environmental Protection Plan.
5. Accident Prevention Plan/Safety Plan.
6. The Contractor shall provide to the CO a list of contract personnel of the general and subcontractors, who will be emergency contacts, including address, and telephone numbers for use in an emergency. As changes occur and additional information becomes available, the Contractor shall update the list.
7. Contractor is responsible for damage to adjacent items or property damaged during demolition. The Contractor is responsible for making repairs to meet or exceed conditions prior to damage.
8. The Contractor is responsible for visiting the site prior to submitting a bid to observe existing conditions. No additional compensation will be provided for conditions that would be visible during an on-site visit.

4.4 Government Furnished Equipment/Services

a. The government will furnish a reasonable amount of electricity and water to assist the contractor with their demolition and paving operations.

5.0 General Requirements

5.1 Permits: Where governing regulations and imposed codes and standards require notices, permits, licenses, inspections, tests, and similar items or actions in order to lawfully proceed with the required work, the Contractor shall obtain items and take those actions in accordance with the regulations of the governing authority. The costs of such permits, licenses, inspections, etc., are the obligation of the Contractor. Submit copies of demolition, hauling, and debris disposal permits and notices for record purposes. Include description of proposed haul routes.

5.2 Demolition Plan: Submit a comprehensive demolition plan, describing the proposed sequence, proposed fenced-in area, methods, and equipment for demolition, removal, and disposal of the building. A Pre-Demolition Meeting shall occur at the job site prior to commencement of demolition. Contractor shall provide detailed meeting minutes to the CO of what was discussed, questions raised, answers provided, and other topics of discussion. The demolition plan shall include a sketch of the fencing, gates, etc.

5.3 Quality Control: Selected contractor shall field verify all existing conditions that may impact the work and alert the CO immediately if conditions are discovered that differ from the SOW. Contractor shall point out discrepancies between work identified in this SOW and actual field-verified conditions--if they exist, prior to performing work. Items not identified in SOW may be treated as unforeseen conditions and priced in accordance with standard FAR contract clauses. Contractor shall provide (to CO and COR) daily pictures that correspond with each daily field report of the Work underway. The daily pictures and Field Reports shall be submitted daily and are recommended to be included in one document.

5.4 Period of Performance: Period of performance shall be: 150 calendar days after award. All submittals shall be distributed to and reviewed by the Govt. prior to commencing work at the site. Purchase of materials prior to submittal approvals are at the Contractor's risk.

5.5 Protection of Work and Property/Safety Requirements:

a. The Contractor shall protect the work, the site, and all existing property and structures within the limits of the construction activities or that may be affected thereby until acceptance of the work. Damage to property (USDA) shall be repaired at the Contractor's expense, to pre-damaged condition to the satisfaction of the CO.
b. Safety and health requirements, as they relate to the work, are the exclusive responsibility of the Contractor. The Contractor shall furnish, erect, and maintain barricades, warning lights, signs, guards, or take other precautions as may be required by law or local authorities of the protection and security.
c. Open depressions and excavations occurring as part of this work shall be barricaded and posted with warning lights when accessible through adjacent property or through public access. Operate warning lights during hours from dusk to dawn each day.
d. Provide continuous noise and dust abatement as required to prevent disturbance and nuisance to the public and workers and to the occupants of adjacent premises and surrounding areas. Dampen or cover areas affected by demolition operations as necessary to prevent dust nuisance.
e. The Contract documents may not represent all conditions at the site and adjoining areas. The known conditions are as indicated and shall be compared with actual conditions before commencement of work and the cost shall be included in the Contractor's proposal.
f. The Contractor shall furnish all labor, materials, equipment, supplies, transportation, utilities, supervision, *safety equipment, and incidentals for all elements of the work

in accordance with this SOW to provide an installation that is complete and usable in every respect, and ready for use by Final Completion date. * Note: Contractor is solely responsible for safety measures and conformance to applicable requirements in accordance with FAR clauses referenced in Solicitation package, as well as State and other Federal requirements.

g. Temporary Construction Fence: Contactor shall provide a new self-supporting, 6-feet high chain-link fence system with vision screening. Temporary Construction Fence shall be installed in the locations of outdoor work. Gates shall be provided as needed to facilitate entrance and demolition work. The Contractor shall be responsible for maintaining and repairing the fence to be in good condition throughout the duration of construction.
   1. Discontinue vision screening at and near gates as appropriate for clear, safe vision.
   2. Barb wire shall not be used on any part of the fence.
   3. Provide “no trespassing” signs to meet OSHA requirements
   4. Fence Gates: except during working hours, gates shall be kept always locked and shall be protected by a temporary portable wireless security system.
   5. Maintain fencing throughout duration of contract and repair or replace at no expense to the Government.

Haul Route:

SECTION 01 01 00 GENERAL REQUIREMENTS

1.1 GENERAL REQUIREMENTS

A. Contractor shall completely prepare the site for building operations, including demolition and removal of existing structures, and furnish labor and materials and perform work as required by the contract documents.

B. Please refer to site visit attachment for details.

C. All employees of general contractor and subcontractors shall comply with ARS security management program, obtain permission of the ARS A-O, and must be identified by project and employer by wearing ARS-issued identification badges at all times on ARS property, and restricted from unauthorized access.

D. Prior to commencing work, the general contractor shall provide proof that an OSHA certified “competent person” (CP) (29 CFR 1926.20(b)(2) will maintain a presence at the work site whenever the general or subcontractors are present.

E. Training:

1. All employees of the general contractor or subcontractors shall have the 10-hour OSHA certified Construction Safety course and /or other relevant competency training. Supervisors shall have completed the 30-hour OSHA training.
2. Submit training records of all such employees to the Contracting Officer for approval before the start of work.

1.2 STATEMENT OF BID ITEM(S)

A. GENERAL CONSTRUCTION: Work includes removal of existing structures and certain other items.

1.3 PROJECT COORDINATION

A. Construction Project Schedule:

1. The Contractor will submit a project schedule to the Contracting Officer for approval within 5 days after receiving the Notice to Proceed. The Contractor will not begin actual work until the project schedule has been approved by the Contracting Officer.
2. The Contractor shall submit one electronic copy and one paper copy of the project schedule.

B. Contract Inspector’s Daily Report: Contractor shall submit to the Contracting Officer a daily report listing the names of all those present on the job site each day, along with their Job Classification, hours of work and a brief description of the work performed by each on that day.

C. Contractor’s Contact Log (Form SF-1413): The contractor shall provide the Contracting Officer a list of all subcontractors in a table format listing at least the following (which apply): Company Name, Company Address, Name of Contact person(s), Telephone Numbers, Fax Numbers, and E-mail address.

D. Formal Meetings: Any meeting (deemed formal by the contractor, the COR, or the Contracting Officer) will have the minutes of said meeting prepared by the contractor (and a copy provided to the Contracting Officer).

E. Contractor shall provide submittals in accordance with this specification, the statement of work, and any other specifications associated with this contract.

1.4 SAFETY SUBMITTALS

A. Contractor shall submit a "site specific" Safety Plan to the Contracting Officer.

B. The Contractor shall inspect the entire construction site daily.

C. Contractor and sub-contractors shall notify in writing the Contracting Officer at least one week prior to executing high risk work.

1.5 CONSTRUCTION SECURITY REQUIREMENTS

A. Contractor Personnel: Each employee shall be furnished with a badge by the Government for access to construction site.

B. Security Procedures:

1. Contractor's employees shall not enter the project site without appropriate badges.
2. For working outside the "regular hours" as defined in the contract, The Contractor shall give ten (10) day notice to the Contracting Officer.
3. No photography of ARS premises other than the project site is allowed without written permission of the Contracting Officer.
4. ARS reserves the right to close or shut down the project site and order the Contractor's employees off the premises in the event of a national emergency or Government shutdown.

1.6 FIRE SAFETY

A. Applicable Publications: Publications listed below form part of this Article.

1. American Society for Testing and Materials (ASTM): E84-2007.
2. National Fire Protection Association (NFPA): 10-2006, 30-2003, 51B-2003, 70-2005.
3. Occupational Safety and Health Administration (OSHA): 29 CFR 1926.

B. Fire Extinguishers: Provide and maintain extinguishers in construction areas and temporary storage areas.

C. Perform other construction, alteration, and demolition operations in accordance with 29 CFR 1926.

1.7 OPERATIONS AND STORAGE AREAS

A. The Contractor shall confine all operations on Government premises to areas authorized or approved by the Contracting Officer.

B. Temporary buildings (e.g., storage sheds, shops, offices) and utilities may be erected by the Contractor only with the approval of the Contracting Officer.

C. Working space and space available for storing materials shall be as determined by the Contracting Officer.

D. Whenever it is required that a connection/disconnection fee be paid to a public utility provider for the service to the construction project, for such items as water, sewer, electricity, gas or steam, payment of such fee shall be the responsibility of the Government and not the Contractor.

1.8 DISPOSAL AND RETENTION

All items demolished shall become property of the Contractor and shall be removed by Contractor from ARS property.

1.9 PROTECTION OF EXISTING VEGETATION, STRUCTURES, EQUIPMENT, UTILITIES, AND IMPROVEMENTS – FAR 52.236-9

A. The Contractor shall preserve and protect all structures, equipment, and vegetation (such as trees, shrubs, and grass) on or adjacent to the work site.

B. The Contractor shall protect from damage all existing improvements and utilities at or near the work site.

1.10 USE OF ROADWAYS

A. For hauling, use only established public roads and identified haul route on ARS property. Minimize heavy truck traffic to parking lot to reduce damage.

1.11 TEMPORARY TOILETS

A. Provide for use of all Contractors' workers ample temporary sanitary toilet accommodations.

1.12 AVAILABILITY AND USE OF UTILITY SERVICES

A. The Government shall make all reasonably required amounts of utilities available to the Contractor.

B. The Contractor shall install and maintain all necessary temporary connections and distribution lines.

1.13 TESTS

A. Conduct final tests required in presence of an authorized representative of the Contracting Officer.

1.14 HISTORIC PRESERVATION

Where the Contractor or any of the Contractor's employees, prior to, or during the construction work, are advised of, or discover any possible archeological, historical and/or cultural resources, the Contractor shall immediately notify the Contracting Officer.

1.15 CONSTRUCTION WASTE MANAGEMENT

A. Procedures: Of waste that is generated, as many of the waste materials as economically feasible shall be reused, salvaged, or recycled.

B. Description of Work: Includes Waste Management Plan development and implementation.

C. Definitions: Class III Landfill, Clean, Construction and Demolition Waste, etc.

D. Submittals: Waste Management Plan.

DAILY INSPECTION FORM

DAILY INSPECTION FORM

INSTRUCTIONS: This form is to be utilized when hazards are posed by NFPA 101 deficiencies or construction activities are in progress. Remediation must be implemented upon project start and continuously enforced through project completion to provide a level of life safety comparable to that described in the Life Safety Code. Submit completed forms to the Contracting Officer.

Project Name:	Project Number:
Construction & Impact Description:	Construction Location: Affected Areas:
Project COR:	Project Start Date:
Project Competent Person (CP):	Estimated Duration:
	Completion Date:
Contractor:	
GC Supervisor:	Telephone:
Contractor CP:	

Inspection Period: Responses:	SUN	MON	TUE	WED	THR	FRI	SAT
1. Are exits readily accessible and provide unobstructed egress?							
2. Have alternate exits been established if required due to inaccessibility of existing exits?							
3. If alternate exits have been established, are personnel in the area informed and aware of their relocation?							
4. Are the existing and relocated exits clearly marked and able to be seen in the event of a fire or emergency?							
5. Are evacuation routes posted with follow-up inspections required by construction impact changes in escape routes?							
6. Are written procedures and guidelines posted in the immediate and adjacent areas for what to do and who to call in the event of a fire or emergency?							
7. Are personnel in immediate/adjacent areas aware and informed in procedures and guidelines to follow in the event of fire or emergency?							
8. Is there free and unobstructed access to services for emergency personnel (eg, fire, medical, security)?							
9. Are fire alarm (eg, pull station), detection (eg, smoke/heat), suppression (eg, sprinkler, extinguisher) systems in working order, protected and unobstructed with locations							

identified?						
10. If the fire alarm, detection, suppression systems are impaired or temporarily non-functional, has a fire watch for the area, as required or necessary, been trained and established?						
11. If the fire alarm, detection, suppression systems are impaired, have measures been taken to provide temporary equivalent equipment and/or systems for adequate protection? Note date for equivalent measures.						
12. If the fire alarm, detection, suppression systems are impaired, are equivalent equipment/systems inspected and tested at least monthly?						
13. If temporary fire alarm, detection, suppression systems are installed, are personnel in the area aware and trained on how to operate or utilize them in the event of fire or emergency?						
14. Has the "No Smoking" policy been posted, implemented and enforced in the construction area?						
15. Are temporary partitions built to be fire/smoke tight with fire retardant noncombustible material and inspected daily for integrity?						
16. Is construction site access restricted to authorized personnel only including warning signs and secured at the end of each day?						

Inspection Period: Responses:	SUN	MON	TUE	WED	THR	FRI	SAT
17. Is construction area hazard surveillance conducted daily?							
18. Is construction area storage, waste, debris and excess materials being daily managed properly to reduce fire or safety hazards?							
19. Are construction activities and materials prosecuted, handled, stored, and secured in an orderly and safe manner?							
20. Is the generation, spread and exposure of construction dust, fumes, noise, odor, smoke controlled with appropriate fume, odor, vapor ventilation provided to control noxious, infectious, toxic exposure and store/protect flammable/combustible products?							
21. Has a GC Safety Manager been designated with routine site safety meetings conducted to ensure awareness of Life Safety Code?							
22. Is personnel protective equipment (e.g., safety glasses, ear plugs, hard hats) required and being used?							

23. If there are hand/safety rails, scaffolding or ladders required, are they in place, in good condition and being used in a safe manner?							
24. Are the construction site (buildings and exterior grounds) hazards (e.g., fall/trip) guarded and free of potential safety violations?							
25. Do electrical panels, temporary wiring, extension cords (3 wire grounded type), tools, and equipment appear to be installed, utilized, and functioning in a safe manner?							
26. If there are temporary electrical outlets provided, do they have ground fault protection at the receptacle/panel?							
27. If hazardous equipment/systems need to be de-energized, are applicable "Lockout/Tagout" procedures being followed?							
28. Are utility services (e.g., electrical, steam, water, waste, gas) properly secured at the end of each day?							
29. If there is any hot work (welding, soldering, cutting) being performed within the construction site, have additional fire safety precautions been taken and necessary equipment provided?							
30. If there is any hot work (welding, soldering, cutting) being performed on the construction site, has Contracting Officer been notified? Has the Hot Work Permit been approved? B							

31. If hazardous products are present, are they limited to the amount needed and used daily?							
32. Are hazardous products disposed according to EPA requirements?							
33. Are all hazardous products present or being used (e.g., flammable, combustible, corrosive, noxious) labeled with MSDS information readily available?							
34. If infection control is required, are the appropriate policies and procedures known and being followed?							
35. Are all safety incidents documented and reported to the Contracting Officer?							
Contractor CP Initials Performing Daily Inspections:							

Inspection Comments/Findings: (PROVIDE DETAILED EXPLAINATION OF EXCEPTIONS/DEFICIENTIES)

Signature/Date:

Project CP

GC Safety Manager

END OF 01 01 00

END OF SECTION 01 01 00

SECTION 02 41 16 STRUCTURE DEMOLITION

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Structure Demolition: Demolition of designated building structures, site improvements, and utilities.

1.2 SUBMITTALS

A. Schedule: Submit for approval demolition schedule.

B. Site drawing indicating the lines of demarcation and methods for capping utilities.

1.3 QUALITY ASSURANCE

A. Codes and Regulations: Comply with all current Local, State, and Federal governing codes and regulations.

1.4 PRE-INSTALLATION MEETINGS

A. Convene minimum two weeks prior to starting work of this section.

1.5 SEQUENCING

A. Immediate areas of work will not be occupied during demolition.

PART 2 PRODUCTS

2.1 GRASS SEED and AMENDMENTS

A. Grass seed shall be sun/shade mix containing bluegrass/fescue for northern zones.

PART 3 EXECUTION

3.1 STRUCTURE DEMOLITION

A. Demolition Operations: Do not damage building elements and improvements indicated to remain.

B. Utilities: The Contractor is responsible to make sure all utilities are disconnected from the building prior to the start of any demolition.

C. Shoring and Bracing: Provide and maintain interior and exterior shoring and bracing as required.

D. Occupied Spaces: Do not close or obstruct streets, walks, drives or other occupied or used spaces or facilities without the written permission of the Owner and the authorities having jurisdiction.

E. Operations: Cease operations if public safety or remaining structures are endangered.

F. Security: Provide adequate protection against accidental trespassing.

G. Contractor to backfill all excavations with inorganic clean soils compacted in maximum 8” loose lifts to minimum 90% maximum dry density per ASTM D-698.

H. Site to be filled, leveled, graded, fine graded and seeded. The top 3” of soil shall have an organic content capable of supporting good turf growth. Contractor shall establish the turf as part of this Contract; meaning grass must be established prior to Final Completion and Final Payment.

I.Base Rock must be compacted to the required density of 95% Maximum Dry Density

J. All asphalt concrete pavement layers shall be compacted to achieve a minimum in-place density of 95%.

3.2 SCHEDULE

A. Items for Protection During Demolition:

1. Designated site improvements, trees, and plantings.
2. Adjacent construction.
3. Campus streets, roadways, sidewalks, and all roadway assets.

4. Mud build-up on streets must be promptly cleaned by the Contractor, or, in the alternative, the Contractor may clean mud from tires prior to using the streets. Means and methods, as well as execution must comply with campus requirements.

B. Items to be Salvaged for Reinstallation:

1. N/A.

C. Items to be Salvaged for Delivery to Owner:

1. N/A.

D. Utilities Requiring Interruption, Capping, or Removal:

1. Electric.
2. Water.
3. Gas.
4. Sewerage.
5. Steam.

Pictures

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