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SCOPE OF WORK FOR POLYCRETE TURNKEY STRUCTURAL SHELL

Preconstruction

Included in Proposal

Planning, scheduling, ordering and delivery of material and project management for the installation of the structural shell is included in the price. Attendance at preconstruction meeting, either live or via conference call will be necessary upon acknowledgement of award. Organization of additional sub-contractors meeting to advise HVAC, plumbing, electrical, drywall and any other relevant trades on ICF installation and how it impacts their work.

After the initial payment is received, the Polycrete team will begin the prefabrication process.

- Step 1: We take your plans and mark them up to show concrete thickness, wall height and any other specific characteristics. It is from this that the 3D plans are created.
- Step 2: We'll send you, for approval, a 3-dimensional digital replica of your building showing all window and door cut outs. The size, shape and location of each custom form will be easily identified on the plans.
- Step 3: To simplify the contractor's work onsite, we also supply another layout with all the diagonal dimensions. Close attention to these dimensions assures that there will be no gaps in the Big Block walls and that all corners will have correct angles.
- Step 4: To ensure accuracy, we produce separate sheets for each floor with all concrete-to-concrete and foam-to-foam dimensions.
- Step 5: Each course of Polycrete ICFs includes a block-by-block installation plan to ensure each form is placed in the correct position.
- Step 6: Each form is labeled with a row letter and an identifying number. If the form was customized with a full or partial cut it will be noted on the label.

The 3-dimensional replica requires your approval before fabrication and customization to begin. Once approved, any changes to the plan will need to be completed on site. [See Sample Installation Package](#)

Required by others

A complete and approved full set of building plans including architectural plans with center of window/door dimensions, structural, general notes, door and window schedules and specification sections, available or delivered to the Polycrete Team office before fabrication process begins.

All engineering and architectural approvals and fees are not included in the Scope of Work

Site excavation to be performed by others

Site Preparation:

Site must be excavated and/or pad ready

If footing by others they must be within ¼ inch of square and level

Slab on Grade Installation

Included in Proposal

All materials including concrete, and reinforcement as specified in the plans. Labor to include installation of crushed stone, leveling of stone, placement of wire mesh, rebar, and grade stakes. Concrete will be delivered, placed, and finished with a brush or trowel according to spec.

Required by Others

- ❖ Final approved plans for drainage, access or rampways will be delivered to the Polycrete team.
- ❖ All plumbing, access pipes and slab breaches will be provided and installed by others prior to the placement of concrete
- ❖ Any land grading or paving stones will be provided by others
- ❖ Drainage provided by others
- ❖ Waterproofing provided by others
- ❖ Footing locations will be pinned by others
- ❖ Concrete additives per site conditions and clients' requirements to be provided by others
- ❖ Verification of access holes and drainage will be completed by others

Polycrete Wall Construction:

Included in Proposal

All labor and materials needed to install the Polycrete ICF system are included in the proposal price. This includes the Polycrete precut ICF forms, steel double starting base, reinforcing steel, installation accessories and concrete. Window and door bucks will be installed to architects' specification. ICF bracing will be installed and calibrated to ensure the walls are straight during the concrete pour.

Installation of Polycrete Precut ICF to be in compliance with Polycrete's Installation Manual which can be downloaded off of the website or for additional videos please visit our YouTube Channel for tutorials.

The Installation Contractor will ensure Polycrete procedures for the following work are employed on site (as outlined in the Installation Manual):

- Starter Base Installation
- First and Second Course Placement
- Horizontal Steel Reinforcement Placement
- Successive Course Placement
- Door and Window Opening Construction
- Complete Service Penetrations as required
- Installation of Rim Joist Flange Bolts or Strong Tie as required

- Form Alignment and Scaffolding Installation
- Vertical Steel Reinforcement Placement
- Pre-Concrete Placement Inspection
- Concrete Placement
- Alignment Assembly Removal
- Site Clean Up

Prior to the first course of ICF, the steel starter base is installed. The diagonal measurements are checked against the 3-dimensional plans to ensure a straight wall.

The first course of forms IS placed on the starter base and connected end to end with joint hooks. The horizontal rebar is installed as specified. If Helix is to be used it will be added to the concrete before the pour (Helix is a steel fiber substitute for traditional rebar).

Integrated wall bracing/scaffolding is installed after the first few courses are in place to support and align the formwork. Subsequent courses are installed until the height of the first floor is reached.

As the formwork is going up, the window and door bucking systems will be installed to plan specification. Client can choose from pressure treated lumber, reinforced EPS foam insulation, or custom pre-engineered manufactured steel. The frame/bucks also provide for subsequent anchorage of doors and windows within the wall assembly.

Service penetrations (e.g. - electrical service conduits, water service pipes, air supply and exhaust ducts etc.) are installed at the required locations as indicated *by the appropriate trade*.

The day before the first pour, all measurements, dimension, leveling and access cut throughs are verified to match the plans. Concrete is pumped into the wall forms and vibrated to eliminate air pockets. Typical concrete used in Polycrete ICF walls is 3500 psi and calls for ordinary 3/8 to 1/2 inch aggregate.

Required by Others

- ❖ Penetrations needed by other trades provided by others before the concrete is placed.
- ❖ Any additional exterior building wrap and taping of joints.
- ❖ All embedded items to be provided by others
- ❖ All non-load bearing walls, soffits, furring and hat channels, post wraps, beam wraps, and cornice details.
- ❖ Drywall shaft wall liners and board
- ❖ All Drywall Board for Shear Walls and pre-rock conditions

Stairwell & Elevator Shafts

Included in Proposal

According to the plans, either a one-sided ICF with a concrete finish or a two-sided ICF will be installed. Installation will be pursuant to the Polycrete Installation manual and completed at the same time as the exterior walls.

Required by Others

Stairs, railings, and landings will be provided and installed by others
Temporary stairs and railings

Floor Construction

Included in Proposal

ComSlab, Insul-Deck or other flooring system installed in accordance with their installation manual which will be provided upon request.

Erect composite metal deck on each floor included in plans. Temporary bracing and shoring will be supplied and erected prior to concrete placement. Concrete, rebar, and wire mesh will be supplied and installed by the Polycrete Team. Removal and cleanup are included.

Client is responsible for purchasing the floor systems direct from vendor. Polycrete team will coordinate and facilitate the design of the flooring system with the vendor to ensure the proper integration with the ICF walls.

Required by Others

- ❖ Purchasing of flooring system
- ❖ Hoisting equipment
- ❖ Flameblock or non-com OSB sheathing if needed
- ❖ All soffits, bulkheads, overhangs, and dropped down drywall ceilings.
- ❖ Tapered insulation, crickets or any built up framing required for proper water drainage
- ❖ Exterior decks
- ❖ Drop ceiling and/or drywall coverings if needed

Flat Roof Installation

Included in Proposal

ComSlab or Insul-Deck or other roofing system installed in compliance with their installation manual which will be provided upon request.

Erect composite metal roof as included in plans. Temporary bracing and shoring will be supplied and erected prior to concrete placement. Concrete, rebar, and wire mesh will be supplied and installed by the Polycrete Team. Removal and cleanup are included.

Client is responsible for purchasing the roof systems direct from vendor. Polycrete team will coordinate and facilitate the purchase of the roof system from the vendor to ensure the proper integration with the ICF walls.

Required by Others

- ❖ Purchasing of roofing system
- ❖ All labor and materials associated with the roof finish, such as additional insulation, foam sculpting, flashing, waterproof membranes, etc.
- ❖ Hoisting equipment
- ❖ Tapered insulation, crickets or any built up framing required for proper water drainage
- ❖ Exterior decks

Timeline Considerations

- ❖ From initial payment we anticipate 2-4 weeks to supply fabrication drawings ready for approval.
- ❖ First delivery can be expected 8-10 weeks after approval.
- ❖ Depending on the size and complexity of the building, the project may be split into logical phases to assist with your construction timeline.
- ❖ An experienced crew can install 5,000 wall square foot of pre-cut ICF in 2 weeks.
- ❖ Approximately 5,120 square feet of ICF can be loaded on a truck
- ❖ Concrete for the walls and flooring can be poured at the same time under most conditions

Standard Exclusions

- Polycrete team is not the Engineer of Record for this project.
- Field surveying and layout work (Benchmarks and control lines by others)
- Any costs related to changes in material, labor, or design services made after the submittal drawings are approved.
- Site insurance for stored materials.
- OSHA required temporary railings other than the perimeter and floor openings as described in the General Notes.
- All miscellaneous steel (beams, columns, and channels) required for balconies, elevators, stairs, signage, car ports, equipment screens, and any other structural steel work that is not specifically included in the Scope of Work herein.
- Any vapor barriers, CFS furring, and the taping of seams/joints.
- Any furring channel for block or concrete walls.
- Any wood blocking material for handrails, headboards, cabinets, etc.
- Provisions for temporary power.
- Permits
- Payment and Performance Bonds
- As-Built Drawings.
- Any labor and/or material required to install all finishes for roofing other than the metal deck or concrete as specified above.
- Any materials, labor, and equipment required to install the following:
 - Acoustical ceiling grid.
 - Balcony handrails.
 - Shaft walls including framing, liners, and connections to structure.
 - Gypsum board and pre-rock conditions.
 - Fall arrest hardware/davits.
 - Doors welded or knockdown frames, and windows.
 - Fire safing and fire caulking.
- Any additional materials and/or labor required for weather conditions or extension of project schedule.
- Any item of work that is not specifically included in the Polycrete Scope of Work.
- Repair of any cut outs from MEP trades after initial installation.
- Temporary Stairs