

Section 01110

SUMMARY OF WORK

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Summary of the Work including work by OWNER, OWNER furnished products, Work sequence, future Work, Contractor use of Premises, and OWNER occupancy.

1.2 BASE BID AND ALTERNATE BID NO. 1 WORK COVERED BY THE CONTRACT DOCUMENTS

- A. The scope of the Base Bid Work shall entail the following:

In general, perform demolition and reconstruction of 7,250 SF of balcony reinforced concrete slabs and ledges, and demolition and reconstruction of 2,760 LF wood cedar railings around the majority of the condominium (condo) building perimeter measuring about 81 feet by 176 feet for floor levels two through eight having an overall building height of 89 feet.

All work shall include installing wood sheathing along each facing of the exterior window glazing; providing temporary vertical support of the existing glazed window partitions during construction; removing existing deteriorated concrete slab and steel deck forms for the limits shown on the plans; installing new steel deck forms; drilling into existing slabs, inserting steel dowels, and epoxy in place; surface prepping and painting of steel elements with rust inhibiting coating systems for the limits shown on the plans; installing reinforcing steel and pouring concrete for the balcony slabs and ledges; surface prepping and applying an epoxy paint coating sealing system on all exposed concrete surfaces; applying joint sealant along the existing and new slab interface; installing a new wood cedar railing modular units along with said railing aluminum top brackets and base plates; and making furrout and stucco repairs to the exterior walls that are adjoining the balcony railing, slabs, and ledges that are to be replaced.

Other work will require installing and removing temporary scaffolding and shoring; installing and removing temporary barricades and safety measures for protection of property and people; cutting, patching, and restoring areas that were damaged in the course of performing the proposed work; providing temporary restroom facility for Contractor's workers; daily cleaning of the work site from construction debris; and legal hauling and disposal of trash and construction debris.

The final lump sum base bid shall include all labor, material, supervision, equipment, tools, services and all incidentals required to perform and complete the work.

B. The scope of the Alternate Bid No. 1 work shall entail the following:

Perform demolition of existing stucco wall covering and reconstructing with EIFS two exterior wall furrouts located at the building’s east elevation. Said furrouts were constructed to resemble columns, total to about 2,570 SF of surface covering, and extend the full eight-story height of the subject building.

All work shall include removing existing deteriorated exterior wall stucco, substrate, and metal studs; installing new studs and sheathing; installing reinforcing mesh, wall control joints, beads, and moldings; installing a high impact resistant EIFS wall finish system; and painting the exterior wall surfaces.

Other work will require installing and removing temporary scaffolding and shoring; installing and removing temporary barricades and safety measures for protection of property and people; cutting, patching, and restoring areas that were damaged in the course of performing the proposed work; providing temporary restroom facility for Contractor’s workers; daily cleaning of the work site from construction debris; and legal hauling and disposal of trash and construction debris.

The alternate bid additive price to the base bid shall include all labor, material, supervision, equipment, tools, services and all incidentals required to perform and complete the work.

C. In terms of a list of work activities and estimated quantities, Table “A” is provided below based on the following understanding that (1) the Project is to be bid as a Stipulated Base Bid Price (Lump Sum); (2) the Base Bid Items shown are provided for Bidder/Contractor’s information only and said Bidder/Contractor shall refer to the Contract Documents for limits of work and other information; (3) Contractor/Bidder acknowledges that other related work items not listed below are incidental to the Project for completing the Work in place; and (3) Bidder/Contractor shall verify conditions and quantities as deemed necessary for bidding and determining quantity of materials and estimating labor, equipment, and other related resources to complete the Work in place.

TABLE “A”
LIST OF BASE BID WORK ITEMS

Description		Units	Quantity
GENERAL REQUIREMENTS (BASE BID ITEMS)			
A1	Mobilization & Setup Staging Area	LS	1
A2	Install Temporary Barricades, safety measures	LS	1
A3a	Temp scaffolding, bldg ext face, labor to erect & dismantle	CSF	355
A3b	Temp scaffolding for soffit ceiling	LS	1
A4	Cleaning, trash hauling, trash bin rental, restore site	LS	1

**BALCONY/LEDGES DEMOLITION & SURFACE PREPARATION WORK ITEMS
(BASE BID)**

A5	Remove existing cedar trim along glazed wall	LF	9,478
A6	Install temp 3/8" plywood, ea face of glazed wall	SF	36,060
A7	Install temp dbl 2x12's supports for glazed wall	LF	3,554
A8	Breakout concrete for pipe support assemblies, 1'x1' areas	EA	224
A9	Install temp steel pipe assemblies to support fixed windows	EA	224
A10	Remove/Salvage exist door, brace door frame to remain	EA	49
A11	Remove inside floor covering	SF	224
A12	Remove existing balcony railing	LF	2,730
A13	Saw-cut existing balcony slab	LF	2,926
A14	Remove existing balcony concrete slab & metal deck	SF	7,174
A15	Remove existing metal studs, tracks & stucco @ furr-out walls	SF	661
A16	Remove rust from main structural steel members	SF	4,958
A17	Remove rust from floor steel channels at north/south condos	SF	2,428
A18	Remove rust from floor steel bar joists at east/west condos	SF	327

BALCONY/LEDGES RECONSTRUCTION WORK ITEMS (BASE BID)

A19	Paint main structural steel members (Primer & Topcoat)	SF	4,958
A20	Paint steel channel floor joists, north/south condos (Primer & Topcoat)	SF	2,428
A21	Paint steel bar joists in soffit area, east/west condos, (Primer & Topcoat)	SF	327
A27	Paint metal deck form prior to install (Primer & Topcoat)	SF	7,174
A28	Splice new 2x4 x16 ga metal studs w/ top & bott studs; Repair w/ Portland Cement Stucco at Furrout Wall	SF	661
A29	Install new metal deck for concrete slab	SF	7,174
A30	Pour reinforced concrete deck, 3 inches & curbs	SF	7,174
A31	Remove temporary shoring along fixed windows	LF	2,730
A32	Repair holes in new slab due to temp pipe supports	EA	224
A33	Apply joint sealant at interface between new & old concrete	LF	2,730
A34	Paint concrete slab top surface (Texture, Topcoat, Sealer)	SF	7,174
A35	Install rail post connections to concrete slab, aluminum	EA	546
A36	Install new balcony wood cedar railing	LF	2,730
A37	Install new cedar trim to glazed wall framing	LF	9,478
A38	Restore floor covering (Avg for wood, tile, & carpet)	SF	224
A39	Repair/patch damaged interior wall areas	LS	1
A40	Repair/patch damaged exterior wall areas	LS	1
A41	Provide flashing, moist protection at bolt of fixed windows	LF	2,731
A42	Re-install balcony doors, repair door frame	LS	1
A43	Repair existing soffit at the new concrete slab interface	LF	2,730
A44	Repair stucco at furrout due to removal of railing	SF	392

**EAST EXTERIOR WALL RECONSTRUCTION (ALTERNATIVE BID No.1
ITEMS)**

A45	Temp scaffolding, bldg ext face, labor to erect & dismantle	CSF	26
A46	Demo Existing Stucco Columns & Metal Studs	SF	2,120
A47	Surface Prep Structural Steel & Beams	SF	1,198
A48	Paint Existing Steel Columns & Beams	SF	1,198
A49	Install New 16 ga 2x4 Metal Studs @ 16"	SF	2,566
A50	Install Exterior Gypsum Board and Moisture Protect Joints	SF	2,120
A51	Install EIFS System with Corner Beads	SF	2,120
A52	Control Joints incl caulking & backer rod	LF	587
A53	Paint EIFS Covering	SF	2,120

See Sections 00405 and 00407 for Unit Price Bid and Alternate Bid Work, respectively.

1.3 CASH ALLOWANCES

- A. Include the following specific Cash Allowances in the Contract Price under provision of General Conditions Paragraph 3.9:

NOT APPLICABLE

1.4 OWNER FURNISHED PRODUCTS

- A. Items Furnished by OWNER for Installation and Final Connection by Contractor:

NONE

- B. Contractor's Responsibilities:

1. Arrange and pay for product delivery to site.
2. Receive and unload products at site; jointly with City, inspect for completeness or damage.
3. Handle, store, install, and finish products.
4. Repair or replace damaged items.

1.5 WORK SEQUENCE

- A. Contractor to provide work schedule showing sequence of work.
- B. If accepted, Alternate No.1 Work shall start after completion of Base Bid Work.

1.6 CONTRACTOR USE OF PREMISES

- A. See existing site plan for project location and staging area. Contractor will be permitted to work between the hours of 7:45 am to 5:45 pm, Monday through Fridays, except holidays. See section on temporary facilities for additional information.
- B. Utility Outages and Shutdown: Provide notification to the OWNER and private utility companies (when applicable) a minimum of 48 hours, excluding weekends and holidays, in advance of required utility shutdown. Coordinate all work as required.

1.7 WARRANTY

- A. Comply with warranty requirements in accordance with Document 00700 - General Conditions. A minimum of a one-year warranty shall be provided by the Contractor .

PART 2 PRODUCTS - NOT APPLICABLE

PART 3 EXECUTION - NOT APPLICABLE

END OF SECTION

Section 01025

SCHEDULE OF VALUES

GENERAL

1.1 SUMMARY

- A. Unless otherwise stated in the Agreement, provide a detailed breakdown of the Contract Sum as a Schedule of Values that are allocated to each part of the work.
- B. Before submitting the first application for payment, submit a proposed Schedule of Values to the Owner.
- C. Provide copies of subcontracts and other data acceptable to the Owner to substantiate the sums described.

END OF SECTION

Section 01045

CUTTING AND PATCHING

PART 1 GENERAL

1.1 SUMMARY

- A. Cut and patch as required to complete the work for visual quality as directed by the Engineer.
- B. Cut and patch with care to avoid damage to work, safety hazards, violation of warranty requirements, building code violations, or maintenance problems.

PART 2 MATERIALS AND PRODUCTS

2.1 MATERIALS

- A. Match existing materials with new materials so that patching work is undetectable.

PART 3 EXECUTION

3.1 INSTALLATION

- A. Inspect field conditions to identify all work required.
- B. Notify Engineer of work that might disrupt building operations.
- C. Perform work with workmen skilled in the trades involved. Prepare sample area of each type of work for approval. Protect adjacent work from damage and dirt.
- D. Use proper cutting tools, not chopping tools. Make neat holes. Minimize damage to adjacent work. Check for concealed utilities and structure before cutting.
- E. Make patches, seams, and joints durable and inconspicuous. Tolerances for patching shall be the same as for new work.
- F. Clean work areas and area affected by cutting and patching operations as described in Section 01800 on CLEANING AND MAINTENANCE.

END OF SECTION

Section 01100

CONSTRUCTION PROCEDURES

PART 1 GENERAL

1.1 SUMMARY

- A. Provide administrative coordination of all work, including trained, qualified employees and subcontractors, and supervisory personnel.
- B. Arrange and conduct preconstruction and construction meetings with design principals, consultants, and construction trades when require by the Engineer.
- C. Submit progress schedule, bar-chart type, updated monthly. Provide submittal schedule, coordinated with progress schedule. Submit schedule of required tests including payment and responsibility.
- D. Submit schedule of values.
- E. Submit payment request procedures.
- F. Provide to the Engineer and post at the construction site, a phone and address list of individuals to be contacted in case of emergency.
- G. Maintain and update record drawings and specifications as work progresses. Submit a complete, updated set of record documents upon conclusion of the work.
- H. Keep all work clean and well protected from dirt, weather, theft, and damage.

END OF SECTION

Section 01153

CHANGE ORDER PROCEDURES

PART 1 GENERAL

1.1 SUMMARY

- A. Changes in the work may be required which will be authorized by a Change Order.
- B. Change Orders, signed by the Owner and Engineer, to authorize changes in the work will include equivalent changes in the Contract Sum and/or Time of Completion.
- C. Change Orders will be numbered in sequence and dated.
- D. A request for estimates for possible changes is not a Change Order or a Direction to proceed with the proposed changes. That can only be authorized through a signed Change Order.

END OF SECTION

Section 01300

SUBMITTALS

PART 1 GENERAL

1.1 SUMMARY

- A. Provide all submittals as specified. Provide seven (7) copies where multiple copies are specified but the number is not stated.
- B. Provide re-submittals when submittals are rejected.
- C. Samples and shop drawings shall be prepared specifically for this project. Shop drawings shall include dimensions and details, including adjacent construction and related work. Note special coordination required. Note any deviations from requirements of the Contract Documents.
- D. Provide warranties as specified. Warranties shall be signed by supplier or installer responsible for performance. Warranties shall not limit liability for negligence or non-compliance with documents.
- E. Submit the following catalogue/samples within 10 calendar days after receiving the Notice to Proceed.
 - 1. Submit list of materials to be provided for this work.
 - 2. Submit manufacturer's specifications required to prove compliance with these specifications.
 - 3. Submit Shop Drawings as required with complete details and assembly instructions.
 - 4. Submit Shop Drawings showing relationship and interface with adjacent or related work.
 - 5. Submit samples of proposed exposed finishes and hardware for approval by the Engineer.
 - 6. As a minimum, submit manufacturer's data and samples of the following items
 - a. Metal Studs
 - b. Paint Color Chart
 - c. Exterior Insulation and Finish System
 - d. Sheathing
 - e. Building Insulation

END OF SECTION

Section 01500

TEMPORARY FACILITIES

PART 1 GENERAL

1.1 REQUIREMENTS

- A. Provide temporary services and utilities, including utility costs, for all services required for construction.
- B. Provide construction facilities, including protected storage for building materials.
- C. Provide construction access road and walkways as required. (NOT APPLICABLE)
- D. Provide security and protection requirements including fire extinguishers as required by the local Fire Marshal, site enclosure fence, barricades, warning signs, security lighting, building enclosure, locking, security procedures, and pest control.
- E. Provide personnel support facilities including field office if required by the Engineer, sanitary facilities, and drinking water. (FIELD OFFICE NOT REQUIRED)
- F. Install and maintain project identification sign as designed and provided by Engineer. (NOT APPLICABLE)

END OF SECTION

Section 01600

PRODUCTS AND SUBSTITUTION

PART 1 GENERAL

1.1 REQUIREMENTS

- A. Provide products from one manufacturer for each type or kind as applicable. Provide secondary materials as recommended by manufacturers of primary materials.
- B. Provide products selected or approved equal. Products submitted for substitution shall be submitted with acceptable documentation, and include costs of substitution including related work.
- C. Conditions for substitution include:
 - 1. An 'or equal' phrase in the specifications.
 - 2. Specified material cannot be coordinated with other work.
 - 3. Specified material is not acceptable to authorities having jurisdiction.
 - 4. Substantial advantage is offered to Owner in terms of cost, time, or other valuable consideration.
- D. Substitutions shall be submitted prior to award of contract, unless otherwise acceptable. Approval of shop drawings, product data, or samples is not a substitution approval unless clearly presented as a substitution at the time of submittal.

END OF SECTION

Section 01700

CONTRACT CLOSEOUT

GENERAL

1.1 SUMMARY

- A. The following are prerequisites to substantial complete. Provide the following:
 - 1. Completed punch list and supporting documentation.
 - 2. Deliver signed warranties.
 - 3. Deliver certification as specified.
 - 4. Occupancy permit from governing agencies and utility companies as required.
 - 5. Testing and start up of building systems.
 - 6. Change and transfer of locks and keys as specified.

- B. Provide the following prior to final acceptance:
 - 1. Final payment request with supporting affidavits.
 - 2. Completed punch list and supporting documentation.

- C. Provide the following closeout procedures:
 - 1. Submit record documents and marked changes.
 - 2. Submit maintenance manuals.
 - 3. Deliver documents in a three-ring binder with dividers and table of contents.

END OF SECTION

Section 01800

CLEANING AND MAINTENANCE

GENERAL

1.1 SUMMARY

- A. Keep the buildings and site well-organized and clean throughout the construction period.
- B. Provide general clean up daily and complete weekly pickup and removal of all scrap and debris from the site. Exception: Reusable scrap shall be stored in a neatly maintained, designated storage area.
- C. Weekly pickup shall include a thorough broom-clean sweep of all interior spaces. Also, each week,, sweep paved areas on the site and public paved areas adjacent to the site. Completely remove swept dirt and debris. Daily and weekly cleanings will not replace required clean up after the work of specific trade such as specified herein.
- D. At completion of the Work remove from the job site all tools and equipment, surplus materials, equipment, scrap and debris.
- E. Exterior of building: Inspect exterior surfaces and remove all waste materials, paint droppings, spots, stains or dirt.
- F. Interior of building: Inspect interior surfaces and remove all waste materials, paint droppings, spots, stains or dirt.
- G. Glass: Clean inside and outside so there are no spots or dirt, and no smudges or streaks remain from the cleaning process.
- H. Schedule final cleaning as approved by the Owner to enable Owner to accept a completely clean Work.
- I. Final cleaning will be comparable to that provided by professional, skilled cleaners using commercial grade cleaning materials. Cleaning materials will be used with care and will be compatible with building materials and finishes. Final cleaning will include removal of scraps or waste in landscaped areas and thorough cleaning of walkways, desks, paved areas and public paved areas adjacent to the site.

- J. After installation, inspect all work for improper installation or damage.
- K. Operating hardware must perform smoothly. Repair or replace any defective work. Repair work will be undetectable. Redo repairs if work is still defective, as directed by the Engineer. Clean the work area and remove all scrap and excess materials from the site.

END OF SECTION