

PH 2

SE/
111 NORTH POM
John Sullivan, President
Jill Figueroa, Secretary
Bill Blatt, Governor
Craig Fadem, Governor
BOARD OF GOV
PLEASE be advised tha

At
The ag

AGENDA

1. Call to order and verify a Quorum, John Sullivan, President
2. Discussion and Board vote on Phase II-Milestone Concrete Restoration and Painting Project Special Assessment, John Sullivan

Phase II of III

<u>PROJECT</u>	<u>COMPANY</u>	<u>COSTS</u>
Concrete Restoration/Painting	Robmar Construction	\$2,500,000.00
Construction Permit	City of Pompano Beach	\$ 75,000.00
Performance Bond	Alter Surety Group	\$ 50,000.00
Engineering Fee	MV5 Engineering-Bromley Cook	\$ 30,000.00
Legal Review	Haber Law	\$ 1,500.00
Contingency		\$ 500,000.00
Emergency Exit Doors	Lotspeich	\$ 200,000.00
PHASE II PROJECTED SPECIAL ASSESSMENT:		<u>\$3,356,500.00</u>

3. Owner Remarks
4. Board Remarks
5. Adjourn Meeting

Join Zoom Meeting for Listening

<https://us02web.zoom.us/j/7024185269?pwd=Ui9ubmtMOWI0cEpnYzVGZXdwbnpXZz09&omn=82838780342>

Meeting ID: 702 418 5269

Passcode: 3nsmfO

Dial by your location

• 888 788 0099 US Toll-free

• +1 647 558 0588 Canada

Meeting ID: 702 418 5269

Passcode: 241023

Posted and mailed 14 days in advance as required by FS 718.112(2)C

Bond Number: SUR0008454

Document A312™ – 2010

Conforms with The American Institute of Architects AIA Document 312

Performance Bond

CONTRACTOR:

(Name, legal status and address)

Robmar Restoration Inc.
1901 Banks Road
Margate, FL 33063

SURETY:

(Name, legal status and principal place of business)

Frankenmuth Insurance Company
One Mutual Avenue
Frankenmuth, MI 48787-0001
Mailing Address for Notices
One Mutual Avenue
Frankenmuth, MI 48787-0001

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:

(Name, legal status and address)

Sea Monarch Condominium, Inc.
111 Pompano Beach Blvd
Pompano Beach, FL 33062

CONSTRUCTION CONTRACT

Date: July 13, 2023

Amount: \$ Two Million Four Hundred Seventy-seven Thousand Six Hundred Thirty & 40/100 (\$2,477,630.40)

Description:

(Name and location)

Sea Monarch Condominiums - Concrete and Painting Restoration of Condo Towers Exterior Walls, Balconies, Car Ports, Perimeter Walls, and Specific Elements
111 Pompano Beach Blvd, Pompano Beach, FL. 33062

BOND

Date: September 26, 2023

(Not earlier than Construction Contract Date)

Amount: \$ Two Million Four Hundred Seventy-seven Thousand Six Hundred Thirty & 40/100 (\$2,477,630.40)

Modifications to this Bond:

None

See Section 16

CONTRACTOR AS PRINCIPAL

Company:

(Corporate Seal)

Robmar Restoration Inc.

SURETY

Company:

(Corporate Seal)

Frankenmuth Insurance Company

Signature: _____

Name and Title:

ROB MAR GROCHOWSKI, CEO

Signature: _____

Name David T. Satine
and Title: Attorney-in-Fact

(Any additional signatures appear on the last page of this Performance Bond.)

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:

Alter Surety Group, Inc.
5979 NW 151st Street, Suite 202
Miami Lakes, FL 33014
305-517-3803

OWNER'S REPRESENTATIVE:

(Architect, Engineer or other party:)
Bromley Cook Engineering
5440 NW 33rd Ave., Suite 100
Fort Lauderdale, FL. 33309

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

§ 2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

- .1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;
- .2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and
- .3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

§ 4 Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

§ 5 When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

§ 5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

§ 5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

§ 5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

§ 5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

- .1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or
- .2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

§ 6 If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

- .1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;
- .2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and
- .3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 14 Definitions

§ 14.1 **Balance of the Contract Price.** The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

§ 14.2 **Construction Contract.** The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

§ 14.3 **Contractor Default.** Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

§ 14.4 **Owner Default.** Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 14.5 **Contract Documents.** All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 16 Modifications to this bond are as follows:

None

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL

Company: _____
(Corporate Seal)

SURETY

Company: _____
(Corporate Seal)

Signature: _____
Name and Title:
Address

Signature: _____
Name and Title:
Address

Bond Number: SUR0008454

Document A312™ – 2010

Conforms with The American Institute of Architects AIA Document 312

Payment Bond

CONTRACTOR:

(Name, legal status and address)
Robmar Restoration Inc.
1901 Banks Road
Margate, FL 33063

SURETY:

(Name, legal status and principal place of business)
Frankenmuth Insurance Company
One Mutual Avenue
Frankenmuth, MI 48787-0001
Mailing Address for Notices
One Mutual Avenue
Frankenmuth, MI 48787-0001

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:

(Name, legal status and address)
Sea Monarch Condominium, Inc.
111 Pompano Beach Blvd
Pompano Beach, FL 33062

CONSTRUCTION CONTRACT

Date: July 13, 2023

Amount: \$ Two Million Four Hundred Seventy-seven Thousand Six Hundred Thirty & 40/100 (\$2,477,630.40)

Description:

(Name and location)

Sea Monarch Condominiums - Concrete and Painting Restoration of Condo Towers Exterior Walls, Balconies, Car Ports, Perimeter Walls, and Specific Elements
111 Pompano Beach Blvd, Pompano Beach, FL. 33062

BOND

Date: September 26, 2023

(Not earlier than Construction Contract Date)

Amount: \$ Two Million Four Hundred Seventy-seven Thousand Six Hundred Thirty & 40/100 (\$2,477,630.40)

Modifications to this Bond: None See Section 18

CONTRACTOR AS PRINCIPAL

Company: *(Corporate Seal)*
Robmar Restoration Inc.

SURETY

Company: *(Corporate Seal)*
Frankenmuth Insurance Company

Signature: _____

Name and Title: ROBERT GROCHOWSKI, CEO

Signature: _____

Name and Title: David T. Satine
Attorney-in-Fact

(Any additional signatures appear on the last page of this Payment Bond.)

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:

Alter Surety Group, Inc.
5979 NW 151st Street, Suite 202
Miami Lakes, FL 33014
305-517-3803

OWNER'S REPRESENTATIVE:

(Architect, Engineer or other party:)
Bromley Cook Engineering
5440 NW 33rd Ave., Suite 100
Fort Lauderdale, FL. 33309

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner to pay for labor, materials and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.

§ 2 If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies and holds harmless the Owner from claims, demands, liens or suits by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond shall arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Section 13) of claims, demands, liens or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract and tendered defense of such claims, demands, liens or suits to the Contractor and the Surety.

§ 4 When the Owner has satisfied the conditions in Section 3, the Surety shall promptly and at the Surety's expense defend, indemnify and hold harmless the Owner against a duly tendered claim, demand, lien or suit.

§ 5 The Surety's obligations to a Claimant under this Bond shall arise after the following:

§ 5.1 Claimants, who do not have a direct contract with the Contractor,

- .1 have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
- .2 have sent a Claim to the Surety (at the address described in Section 13).

§ 5.2 Claimants, who are employed by or have a direct contract with the Contractor, have sent a Claim to the Surety (at the address described in Section 13).

§ 6 If a notice of non-payment required by Section 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Section 5.1.1.

§ 7 When a Claimant has satisfied the conditions of Sections 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:

§ 7.1 Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and

§ 7.2 Pay or arrange for payment of any undisputed amounts.

§ 7.3 The Surety's failure to discharge its obligations under Section 7.1 or Section 7.2 shall not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Section 7.1 or Section 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

§ 8 The Surety's total obligation shall not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Section 7.3, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

§ 9 Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.

§ 10 The Surety shall not be liable to the Owner, Claimants or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to, or give notice on behalf of, Claimants or otherwise have any obligations to Claimants under this Bond.

§ 11 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 12 No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Section 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 13 Notice and Claims to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, shall be sufficient compliance as of the date received.

§ 14 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 15 Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.

§ 16 Definitions

§ 16.1 Claim. A written statement by the Claimant including at a minimum:

- .1 the name of the Claimant;
- .2 the name of the person for whom the labor was done, or materials or equipment furnished;
- .3 a copy of the agreement or purchase order pursuant to which labor, materials or equipment was furnished for use in the performance of the Construction Contract;
- .4 a brief description of the labor, materials or equipment furnished;
- .5 the date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
- .6 the total amount earned by the Claimant for labor, materials or equipment furnished as of the date of the Claim;
- .7 the total amount of previous payments received by the Claimant; and
- .8 the total amount due and unpaid to the Claimant for labor, materials or equipment furnished as of the date of the Claim.

§ 16.2 Claimant. An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials or equipment were furnished.

§ 16.3 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

§ 16.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 16.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 17 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 18 Modifications to this bond are as follows:

"THE BOND IS HEREBY AMENDED SO THAT THE PROVISIONS AND LIMITATIONS OF SECTION 713.23 FLORIDA STATUTES ARE INCORPORATED HEREIN BY REFERENCE"

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL

Company: _____
(Corporate Seal)

SURETY

Company: _____
(Corporate Seal)

Signature: _____

Name and Title:

Address

Signature: _____

Name and Title:

Address

FRANKENMUTH INSURANCE COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that Frankenmuth Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the State of Michigan, having its principal office at 1 Mutual Avenue, Frankenmuth, Michigan 48787, does hereby nominate, constitute and appoint:

Warren M. Alter, Jonathan A. Bursevich, David T. Satine, Dawn Auspitz

Their true and lawful attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal, acknowledge and deliver any and all bonds, contracts and undertakings of suretyship, with the exception of Financial Guaranty Insurance, provided, however, that the penal sum of any one such instrument shall not exceed the sum of:

Fifty Million and 00/100 Dollars (\$50,000,000)

This Power of Attorney is granted pursuant to the following Resolution duly adopted at a meeting of the Board of Directors of Frankenmuth Insurance Company:

"RESOLVED, that the President, Senior Vice President or Vice President and each of them under their respective designations, hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer of the Company, qualifying the attorney(s) named in the given power of attorney, to execute on behalf of, and acknowledge as the act and deed of Frankenmuth Insurance Company on all bonds, contracts and undertakings of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 15th day of December, 2022.



Frankenmuth Insurance Company

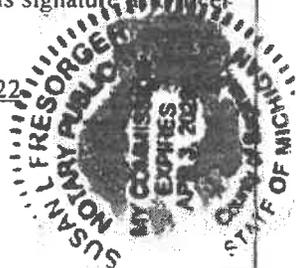
By [Signature] Frederick A. Edmond, Jr., President and Chief Executive Officer

STATE OF MICHIGAN) COUNTY OF SAGINAW) ss:

Sworn to before me, a Notary Public in the State of Michigan, by Frederick A. Edmond, Jr., to me personally known to be the individual and officer described in, and who executed the preceding instrument, deposed and said the Corporate Seal and his signature were affixed and subscribed to said instrument by the authority of the Company.

IN TESTIMONY WHEREOF, I have set my hand, and affixed my Official Seal this 15th day of December, 2022.

[Signature] (Seal) Susan L. Fresorger, Notary Public Saginaw County, State of Michigan My Commission Expires: April 3, 2028



I, the undersigned, Executive Vice President of Frankenmuth Insurance Company, do hereby certify that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and is in full force and effect as of this date.

IN WITNESS WHEREOF, I have set my hand and affixed the Seal of the Company, this 26th day of September 2023.

[Signature] Andrew H. Knudsen, Executive Vice President, Chief Operating Officer and Secretary

ALL CORRESPONDENCE RELATED TO BOND VALIDATION AND/OR A CLAIM SHOULD BE DIRECTED TO VP SURETY, 701 U.S. ROUTE ONE, SUITE 1, YARMOUTH, ME 04096

SEA MONARCH CONDOMINIUM ASSOC.- ESTIMATED QUANTITIES FROM SURVEY

111 Pompano Beach Blvd, Pompano Beach, FL 33062

01-Feb-23

Concrete & Painting Restoration of Condominium Tower- Walls, Balconies, Railings, Carpports, Perimeter Walls & Specific Elements

****Sea Monarch Condominium Association reserves the right to deduct any item or line item listed on the enclosed bid form at the dollar amount listed in the sub-total column.**

*****All Contractors shall inspect the job-site and become familiar with existing conditions prior to submitting a bid.**

NOTE-Layout of the project is the responsibility of the Contractor of Record

- Items in this bid to conform to the specification package for this project
- Repairs to conform to standards of ICRI (International Concrete Repair Institute) guidelines
- The Association can exclude elements of the bids without penalty.
- Notice to Residents to be coordinated between the Association and the Contractor.
- Signage for traffic directional flow shall be provided by the Contractor
- Residents shall occupy the building during renovations
- 10% Retainage required through-out project
- Contractor required to provide As-Built drawings denoting repair areas being submitted for payment at each pay app submittal.

ENGINEER'S NOTE! Concrete Quantities may change significantly once the renovations have begun.

<u>ITEM</u>	<u>Estimated Qty</u>	<u>Unit Pricing</u>	<u>SUBTOTAL</u>
ITEM 1 – VIDEO & PRECONDITION SURVEY			
1. The Contractor shall provide video & photographic documentation of existing conditions and items directly adjacent and surrounding the condominium tower. Identify and verify working condition of exist. shutters, windows, railings, landscaping, swimming pool, pool deck, doors, parking, paver walkways, and traffic surfaces.	Precondition Survey	Lump Sum ITEM #1	N/A
Note! Residents must remove all furniture & hanging objects on walls prior to start of repairs on balconies.			
ITEM #2A. –MOBILIZATION- CONTRACTOR TO PROVIDE SCAFFOLD STAGES, SWING STAGES, OR LADDERS- (Must provide access to Engineer for inspection & marking purposes). INCLUDES DUMPSTERS & HAULING & DISPOSING OF ALL DEBRIS, Etc. (North elevation of stack 1 will require access from joining property and approval from association.)	Mobilization (Protect pavers where belong swing stages)	Lump Sum ITEM #2	\$200,000
2B. GENERAL CONDITIONS	General Conditions	Lump Sum	\$100,000
ITEM 3. SHORING- (If Necessary-Typical shoring) Provide all necessary Shoring for balconies, eyebrows, etc., for locations around the tower, thru-out project.	Shoring	Lump Sum ITEM #3	30,000
ITEM #4. REPAIR CONDOMINIUM WALLS, BALCONIES, ROOF AREAS, & EXPOSED AREAS			

Bromley • Cook ENGINEERING
STRUCTURAL ENGINEERING SERVICES

5440 N.W. 33rd Avenue
 Suite 100
 Fort Lauderdale, FL 33309
 tel: 954-772-4624
 fax: 954-772-4634

4A. Overhead Ceiling Spall Repairs (Stucco Application inclusive of all Structural Repairs)	200	SF	\$160		\$ 32,000.00
4B. Partial Depth Floor Repairs (includes removal of affected floor finishes- that area- typ.)	400	SF	\$85		\$ 34,000.00
4C. Full Depth Floor Repairs	50	SF	\$120		\$ 6,000.00
4D. Slab Edge Repairs back to 8"	200	LF	\$152		\$ 30,400.00
4E. Concrete Column Repairs	150	CF	\$380		\$ 57,000.00
4F. Concrete Beam Repairs	100	CF	\$390		\$ 39,000.00
4G. Concrete Column "End" Repairs (End or dividing walls between Balconies)	25	CF	\$360		\$ 9,000.00
4H. Rust spot repairs (Chairs or bolts rusting in walls, ceilings, floor slabs)	2000	PER	\$45		\$ 90,000.00
4I. <u>Dust walls</u> - Install wood dust/weather walls as required to protect interior of unit at windows/doors after removal, 3' inward of doors or windows. Dust walls shall be 2" x 4" wood studs @ 2' o/c, w/ 5/8" plywood fastened in place, apply plastic over plywood. Secure to ceiling & floor. Remove dust walls after re-installation of door or work complete on interior side of windows.	100	LF	\$45		\$ 4,500.00
4J(a). <u>Swing doors</u> - Remove and reinstall swing doors to perform concrete repairs. New fasteners to be installed as listed in item 4dd. This Firm recommends a video survey prior to removal of the doors to verify the existing working condition and finishes.	5	Per	\$1,600.00		\$ 8,000.00
4J(b). <u>Sliding glass doors</u> -(6', 8' or 12') Remove and reinstall SGDs to perform concrete repairs. Repairs include concrete curb, wood bucks, prep and waterproofing of opening and caulking. New fasteners to be installed as listed in item 4dd. This Firm recommends a video survey prior to removal of SGD to verify the existing working condition and finishes.	5	Per	\$3,500.00		\$ 17,500.00
4K. <u>Shutters</u> - Remove and discard existing shutters. Includes top & bottom track w/ all fasteners. Cut out bolts and patch holes, inject Soudal AP sealant into holes.	50	LF	\$25.00		\$ 1,250.00
4L. <u>SHUTTERS</u> - Remove and Reinstall Same Shutters. Remove oxidized screw fasteners, clean out drill holes with wire brush & vacuum 3 times each, inject holes w/ Soudal AP sealant, and install new stainless steel Dewalt Aggregator fasteners w/ caulk over heads of fasteners. NOTE: Shutters can only be replaced if permitted after Sept. 1994, & deemed structurally sound).	50	LF	\$85		\$ 4,250.00
4M. <u>SHUTTERS</u> - Bottom Track (or top track) (Shutter) Removal & Reinstall. Remove oxidized screw fasteners, clean out drill holes with wire brush & vacuum 3 times each, inject holes w/ Soudal AP sealant, and install new stainless steel Dewalt Aggregator fasteners w/ caulk over heads of fasteners.	50	LF	\$55		\$ 2,750.00
4N. <u>Crack Repair</u> - Floor and Ceiling- Route & Seal with Caulk	200	LF	\$18		\$ 3,600.00
4O. <u>Crack Repair</u> - Rout & Fill w/ Epoxy – Gravity Feed	200	LF	\$25		\$ 5,000.00
4P. Epoxy Inject Ceiling OH Cracks (Lily Injection Machine).	50	LF	\$45		\$ 2,250.00
4Q. <u>STO Mesh</u> - Wall Cracks- Install sto mesh into first coat of stucco application in joining column or slab to block areas. Rout Crack & apply caulk to joints prior to mesh & stucco application.	500	SF	\$25		\$ 12,500.00
4R. Rout Cracks, Apply Sto RFP over all routed cracks, work horizontally or vertically in 4-inch-wide strips. Use 4.5 oz mesh with RFP products. Embed Sto Mesh into the wet Sto RFP Match existing texture finish coat.	50	SF	\$45		\$ 2,250.00

Bromley • Cook ENGINEERING
STRUCTURAL ENGINEERING SERVICES

5440 N.W. 33rd Avenue
 Suite 100
 Fort Lauderdale, Fl. 33309
 tel: 954-772-4624
 fax: 954-772-4634

4S. #5 Reinforcing bar replacement (coat all new bar placement)	50	LF	18		\$ 900.00
4T. Dowel & Epoxy Reinforcing bar- min. 5" embed- typ.	25	PER	\$35		\$ 875.00
4U. Surface Prep for Affected Balcony Waterproofing- remove existing membrane - CSP 2-3	4000	SF	\$4.50		\$ 18,000.00
4V. Balcony waterproofing- BASF 1500 Urethane (includes all cant bead caulking and routing of all cracks)	4000	SF	\$9.50		\$ 38,000.00
4W. Door Thresholds- Chip and Repair- Minimum 4" Height, back 4" Depth	15	LF	\$180.00		\$ 2,700.00
4X. Clean and Caulk around each balcony railing post			Lump Sum		\$ 3,998.00
4Y. Balcony 1-Coat ("Kiss-Coat") waterproofing- (for balconies w/ no repairs) BASF 1500 Urethane (includes Manufacturer's approval, pressure cleaning, prep, & cant bead caulking).	20000	SF	\$6.50		\$ 130,000.00
4Z. Post Pocket Detail- Chipping for dowel and epoxy hook bars into existing slab (detail in attached drawings)	5	Per		65	\$ 325.00
4aa. Window Sills- Chip and Repair- Minimum 4" Height, back 4" Depth	150	LF		85	\$ 12,750.00
4bb. Tile or laminate Removal (separate from structural repairs)	200	SF	\$3.50		\$ 700.00
4cc. Flash Patch- Floor Sloping 2" to 1/4" thickness	600	SF	\$25.00		\$ 15,000.00
4dd. Door frame, windows, and shutter fasteners- Remove oxidized screw fasteners, clean out drill holes with wire brush & vacuum 3 times each, and install new stainless steel Dewalt Aggregator fasteners w/ caulk over heads of fasteners.	100	Per	\$12.00		\$ 1,200.00
4ee. Electrical Allowance - Repairs					\$ 20,000.00
4ff. **OPTION** - Roof room waterproofing. Rooms above center tower elevator area with potential leaks into PH units below and hallways. 4 rooms including top of stairwell	1400 SF	SF	16,800		Option- Do Not Fill
4gg. **OPTION- RAILINGS - Remove and reinstall existing railings after slab repairs.	20	LF	80		Option- Do Not Fill
			TOTALS FEE FOR ABOVE (Section #4)		\$ 605,698.00
ITEM #5. Carports					
5A. Overhead Ceiling Spall Repairs (stucco replacement inclusive in all structural repairs-typical)- if exist stucco.	100	SF	\$95.00		\$ 9,500.00
5B. Partial Depth Repairs	25	SF	\$75.00		\$ 1,875.00
5C. Full Depth Floor Repairs	10	SF	\$90		\$ 900.00
5D. Edge- Slab Edge Repairs back to 8"	20	LF	\$95		\$ 1,900.00
5E. Concrete Column Repairs	20	CF	\$360		\$ 7,200.00
5F. Concrete Beam Repairs	5	CF	\$350		\$ 1,750.00
5G. Delaminated Stucco Repairs (separate from structural repairs) Chip & remove, square cut, prep, 3-coat system-to match exist.	500	SF	\$25.00		\$ 12,500.00
5H. Rust spot repairs (Chairs rusting on concrete)	250	PER	\$25		\$ 6,250.00
5I. Crack Repairs- Floor and Ceiling- Route & Seal with Caulk	50	LF	\$12		\$ 600.00
5J. Dowel & Epoxy Reinforcing bar- min. 6" embed- typ.	25	PER	\$35		\$ 875.00
5K. Epoxy Inject Ceiling OH Cracks (Lily injection Machine).	25	LF	\$40		\$ 1,000.00
5L. Carport Lighting- Remove and reinstall	12	Per	\$220		\$ 2,640.00
5M. **OPTION** - Epoxy Roof Coating- Apply epoxy roof coating to top of carport areas	12.5	SF	\$25		Option- Do Not Fill

7aaa. **OPTION** Paint Identified Condominium Tower Surfaces w/ Sto Acryl Plus Paint. Pressure Cleaning (3500 PSI) Condominium Tower, Exterior Garage walls and all associated surfaces (previously painted) in & around complex. Use Turbo Tip where Required. (1) full coat of Sto Prime Pigmented Primer Acrylic Conditioner-over all described masonry surfaces. (Any areas of restoration must be coated with block Filler surfacer and 2 top coats). Finish Coat- (1) full finish coat of Stocolore Acryl Plus (648) Acrylic coating (min. 8 wet mils) on all vertical surfaces- Egg-Shell Finish. (Horizontal (ceiling) surfaces- apply (1) primer coat & 1 finish coat of Acryl Plus paint (See Manufacturer's Spec) Egg-Shell Finish.	Painting Requirements		\$550,000		OPTION- DO NOT FILL
7B. <u>Window Perimeter Sealants</u> - Cut out all exist. caulk around windows. Clean & prep joints with isopropyl alcohol and verify clean/dry areas. Apply primer at all joints. Provide pull-test with Manufacturer's approval from pull-test. Install Soudal AP Sealant for Caulk. Install new backerrod & bond breaker tape as required. Install new sealant and tool smooth-clean.	All Window Perimeters- Cut out Sealant and Install New		Lump Sum		\$ 59,500.00
7C. <u>Window Sealant- Metal to Metal</u> - Cut out existing sealant in all metal-to-metal joints. Clean & wipe all metal window frames with isopropyl alcohol and verify clean/dry areas. Apply Soudaseal AP STPE Sealant on all metal-to-metal window joints (Color by Owner).	Windows Metal-to-Metal Caulking		Lump Sum		\$ 37,696.00
7D. **OPTION** - Clean & wipe all metal window frames with isopropyl alcohol and verify clean/dry areas. Apply clear silicone Tremco Spectrum 2 on all glass-to-metal windows for original windows.	Windows Glass-to-Metal Silicone Caulking	PLF	\$5.50		OPTION- DO NOT FILL
7G. **OPTION** - <u>Trash Room Walls & Ceiling</u> - Owner to move out all dumpsters. Pressure Clean, allow to dry, apply Sika 62 epoxy 2-Coat process per Manufacturer's Spec.	Trashroom Painting		\$4,500.00		OPTION- DO NOT FILL
7H. **OPTION** - <u>Hose Test</u> - Water testing via hose test (AAMA 501.2) is required for random windows after caulking & painting. Hose pressure for water to be min. 50PSI	Random Windows	PER 5 min test	\$20.00		OPTION- DO NOT FILL
7I. <u>DOORS</u> - Prepare w/ hand tools, wire brush, and sanding to SP-2 & SP-3. Fill any rust holes w/ bondo and then sand smooth. Spot prime, full prime, 2 finish coats Semi-gloss finish. Common Doors owned by Association- most doors- both sides. (No SGD's)	50	PER	\$275.00		\$ 13,750.00
7J. Paint four interior stairwells, ceilings, walls, railings, and floors			Lump Sum		\$ 120,000.00
				TOTALS FEE FOR ABOVE (Section #7)	\$ 855,946.00
				Permit Fees Section #8	
ITEM #8. PERMITS - Includes acquisition and fees, Bldg. Dept. may require Asbestos & Lead testing (Contractor to purchase, Association to pay for cost of permit(s).)					
ITEM #9. PROTECTIVE COVERINGS					
ITEM #9A. PEDESTRIAN COVERINGS AND TUNNEL-BUILD - Build temporary traffic tunnel to allow pedestrian safe passage (if necessary or directed by Association). Price per LF	200	LF	\$50		\$ 10,000.00
9B. PEDESTRIAN COVERINGS AND TUNNEL-REMOVAL - Remove temporary traffic tunnel to allow pedestrian safe passage (if necessary or directed by Association). Price per LF	200	LF	\$15		\$ 3,000.00

9C. TRAFFIC TUNNEL- BUILD- Build temporary traffic tunnel in traffic areas, designated by Association, to allow vehicle safe passage (if necessary or directed by Association). Remove off site after use.	150	LF	\$60		\$ 9,000.00
9D. **OPTION** TRAFFIC TUNNEL REMOVAL & REBUILD DUE TO HURRICANE- Breakdown temporary traffic tunnel for duration of project in traffic areas designated by this firm to allow vehicle safe passage (if necessary or directed by Association). Price per occurrence	150	LF	\$20		OPTION- DO NOT FILL
				FEE TOTAL FOR SECTION #9 (SEE ITEMS ABOVE)	\$ 22,000.00
CUMULATIVE TOTALS				TOTAL \$ FOR SECTIONS #1 THRU #9	\$2,477,634
10. PAYMENT & PERFORMANCE BOND- If required by association- Provide a percentage. Identify Bond Rating.			3%		
11. SAMPLE WARRANTIES- Submit sample warranties of all items to be covered by warranty with length of coverage. 5 year warranties required for stucco, concrete and waterproofing materials.	Concrete, stucco, caulking, painting, waterproofing, & floor coatings				
12. Hourly Charges Applied to Time (For Time & Material work, does not include the material costs).	Hourly		\$65		
13. Electrical- Electrician hourly charge	Hourly		\$180		
NOTE! CHANGE ORDERS- The Association reserves the right for all Change Orders to be substantiated with competitive bids. The Contractor may apply 10% for General Conditions and 10% profit for change orders upon substantiated & signed C.O.					
NOTE! In the event of a HURRICANE warning, the Association requires that all swing stage equipment, cables, roof top tie backs, etc. be removed from the building and stored off site during ANY hurricane event. CLARIFY PRICE IF BREAKDOWN IS ON A WEEKEND! HURRICANE BREAKDOWN TO BE CONFERRED BY 3-PARTY CONFERENCE CALL BEFORE APPROVAL ISSUED!	Hurricane Event-Demobilization & Remobilization- Considered 1 Event		Cost Per Event- 6000		Contractor to identify any associated costs for breakdown and remobilization

CONTRACTOR NAME: **ROBMAR RESTORATION INC.**
 GENERAL CONTRACTOR'S CGC #CGC055870

Final (estimated) completion of this project will be 345 working days (not including weekend or holidays) from the notice to proceed. (Typical month is 22 or 23 working days).

The date that the bid is due is **May 31st, 2023**. Send 1 copy of sealed bid package with Contractor's brochure and references to the Association Office before 4pm.

END OF SECTION

**TECHNICAL SPECIFICATIONS FOR
CONCRETE, STUCCO, WATERPROOFING &
PAINTING RENOVATIONS FOR TOWER**

Prepared For:

**Sea Monarch Condominium
111 Pompano Beach Blvd
Pompano Beach, Florida 33062**

Prepared By:

Bromley • Cook Engineering, Inc.

An

William D. Cook, P.E., SECB

Fla. P.E. #: 43904

Fla. S.I. #: 2008

5440 N.W. 33rd Avenue

Suite 100

Ft. Lauderdale, Florida 33309

April 2023

**SECTION 00 0102
PROJECT INFORMATION**

PART 1 GENERAL

1.01 PROJECT IDENTIFICATION

- A. Project Name: Sea Monarch Condominium (954) 781-0350, located at 111 Pompano Beach Blvd, Pompano Beach, FL 33062.
- B. The Owner, hereinafter referred to as: Sea Monarch Condominium Association, Inc. (Site Contact: Ms. Mary McFadden-Manager) e-mail address- manager@seamonarchpompano.com

1.02 PROJECT DESCRIPTION

- A. Summary Project Description: Condominium Tower- Concrete & Stucco Renovations, new Sealants around Windows, Balcony Waterproofing, & Painting of entire structure with carports.
- B. Contract Scope: Construction, demolition, renovation, Occupancy during restoration operations, sealants, and painting of the tower and carport areas.

1.03 PROCUREMENT TIMETABLE

- A. The Association reserves the right to change the schedule or terminate the entire procurement process at any time.

1.04 PROCUREMENT DOCUMENTS

- A. Availability of Documents: Complete sets of procurement documents may be obtained:
 - 1. At the following address: Bromley Cook Engineering 5440 NW 33 Avenue Suite 100 Ft. Lauderdale, FL 33309.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION (NOT USED)

END OF SECTION

SECTION 00 0110
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**SECTION 00 2113
INSTRUCTIONS TO BIDDERS**

CONCRETE RESTORATION, WATERPROOFING OF BALCONIES, WALL REPAIRS, STUCCO, CAULKING, & PAINTING- SCOPE OF WORK: Sea Monarch Condominium- Work shall include access to the elevations of the building (tower), the preparation of damaged areas, concrete spall (demo & pour-back) repairs, stucco renovations, window sealants, balcony slab waterproofing, and painting of the condominium tower areas, as listed in the specifications known as the Project. Areas for renovations are identified on attached sketches and location descriptions. Upon completion of the excavation and preparation of the designated area, placement of the approved material shall be completed and finished by the Contractor. All work performed under this scope of work shall be in accordance with the SPECIFICATIONS and CONTRACT DOCUMENTS.

CONTRACT BIDDING: The bid shall be submitted in accordance with Section 2, which shall include unit prices for each item of repair and shall follow the criteria as outlined in the CONTRACT DOCUMENTS.

BIDDER'S QUALIFICATIONS: To demonstrate qualifications to perform the work, each BIDDER must be prepared to submit, within fifteen (15) days of the OWNER'S request evidence such as licenses, insurance coverage, previous experience, present commitments, and up-to-date recommendations from other work and other such data which may be requested by the OWNER.

1.02 RELATED DOCUMENTS

- A. Document 00 3100 - Available Project Information.
- B. Document 00 4100 - Bid Form.

INVITATION**2.01 INTENT**

- A. **BID INTENT:** The intent of this Bid request is to obtain an offer to perform work to complete a concrete, stucco, waterproofing, and painting project located at the Condominium for a Unit Price and Lump Sum contract, in accordance with the Contract Documents.
- B. **CONTRACT BIDDING:** The bid shall be submitted in accordance with Section 2, which shall include unit prices for many items of repair and shall follow the criteria as outlined in the CONTRACT DOCUMENTS.

2.02 CONTRACT TIME

- A. Identify Contract Time in the Bid Form. The completion date in the Agreement shall be the Contract Time added to the commencement date.

BID DOCUMENTS AND CONTRACT DOCUMENTS**3.01 DEFINITIONS**

- A. **Bid Documents:** Contract Documents supplemented with Invitation To Bid, Instructions to Bidders, Information Available to Bidders, Bid Form Supplements To Bid Forms, and Appendices identified.
- B. **BID DOCUMENTS:** The bidding CONTRACTOR must obtain BID documents directly from the Engineer. Documents can only be obtained by the General Contractor. Bid documents are the entire specification package.
- C. **INTERPRETATIONS AND ADDENDA:** Questions about the meaning or intent of the CONTRACT DOCUMENTS are to be directed to the ENGINEER. Interpretations or clarifications considered necessary by the ENGINEER in response to such questions will be issued by addenda. Only questions answered by formal written addenda will be binding.

3.02 EXAMINATION

- A. Upon receipt of Bid Documents verify that documents are complete. Notify Engineer should the documents be incomplete.
- B. Immediately notify Engineer upon finding discrepancies or omissions in the Bid Documents.

- C. **EXAMINATION OF CONTRACT DOCUMENTS AND SITE:** It is the responsibility of each BIDDER before submitting a BID, to (a) examine the CONTRACT DOCUMENTS thoroughly, (b) visit the site to become familiar with all local conditions that may affect cost, progress, performance or furnishing of the work, (c) consider federal, state and local laws and regulations that may affect cost, progress, performance or furnishing of the work, and (d) study carefully to correlate BIDDER'S observations with the CONTRACT.
- D. Notify the ENGINEER of all conflicts, errors or discrepancies in the CONTRACT DOCUMENTS which might result in additional costs to the Owner.

3.03 INQUIRIES/ADDENDA

- A. Addenda may be issued during the bidding period. All Addenda become part of the Contract Documents. Include resultant costs in the Bid Amount.
- B. Verbal answers are not binding on any party.
- C. Clarifications requested by bidders must be in writing not less than 7 days before date set for receipt of bids. The reply will be in the form of an Addendum, a copy of which will be forwarded to known recipients and bidders.
- D. Oral and other interpretations or clarifications will be without legal effect. Addenda may also be issued to modify the BIDDING DOCUMENTS as deemed advisable by OWNER or ENGINEER.

SITE ASSESSMENT

4.01 SITE EXAMINATION

- A. Examine the project site before submitting a bid.

QUALIFICATIONS

5.01 EVIDENCE OF QUALIFICATIONS

- A. To demonstrate qualification for performing the Work of this Contract, bidders may be requested to submit written evidence of financial position, license to perform work in the State and related information.

BID SUBMISSION

6.01 SUBMISSION PROCEDURE

- A. Bidders shall be solely responsible for the delivery of their bids in the manner and time prescribed.

OFFER ACCEPTANCE/REJECTION

7.01 ACCEPTANCE OF OFFER

- A. Association reserves the right to accept or reject any or all offers.
- B. **CONTRACT TIME:** The number of days within which, or the dates by which, the WORK is to be substantially completed and ready for final payment (the contract time) are set forth in the AGREEMENT. If the contract times are not outlined or included, the time for substantial completion is to be set forth by BIDDER in the BID and will be included in the agreement. The times will be taken into consideration by the OWNER during the evaluation of the BIDS, and it will be necessary for the successful BIDDER to satisfy the OWNER of the BIDDER'S ability to achieve substantial completion and final completion within the times designated in the BID.
- C. **APPLICABLE CODES:** Recommendations and requirements of the following entities shall govern all work, workmanship, and materials as they apply, as follows:
 - ASTM – American Society of Testing Materials
 - ACI – American Concrete Institute 318 & 562- Latest
 - FBC – Florida Building Code, Latest Edition (2020- 7th Edition)
 - ICBO – International Conference of Building Officials
 - ICC- International Code Counsel
 - ICRI – International Concrete Repair Institute
 - ASCE- American Society of Civil Engineers
 - AWI- American Welding Institute

AAMA- American Architectural Manufacturers Association
PCP-Portland Cement Plaster
UL –Underwriters Laboratories

- D. **SUBSTITUTE OR "OR-EQUAL" ITEMS:** The CONTRACT, if awarded, will be on the basis of materials and equipment described in the drawings and specified in the specifications without consideration of possible substitute or "or-equal" items. Whenever it is indicated in the specifications that a substitute or "or-equal" item of material or equipment may be furnished or used by the CONTRACTOR if acceptable to the ENGINEER, application for each acceptance will not be considered by the ENGINEER until after the effective date of the AGREEMENT. The procedure for submission of any such application by the CONTRACTOR and the consideration by the ENGINEER is set forth in the general conditions.
- E. **SUBCONTRACTORS, SUPPLIERS AND OTHERS:** If the specifications require (or if the OWNER request after the BIDS are received) the identity of certain SUBCONTRACTORS, SUPPLIERS, and other persons and organizations (including those who are to furnish the principle items of materials and equipment) to be submitted to the OWNER in advance of the specified date prior to the said AGREEMENT, submit to the OWNER a list of all such SUBCONTRACTORS, SUPPLIERS and other persons and organizations proposed for those portions of the WORK for which such identification is required. Such list shall be accompanied by an experience statement with pertinent information regarding similar projects and other qualifications for each SUBCONTRACTOR, SUPPLIER, person or organization if requested by the OWNER. SUBCONTRACTORS shall be required to meet the contractor's liability insurance requirements as established by the GENERAL AND SUPPLEMENTARY CONDITIONS.
- F. If the OWNER or ENGINEER after due investigation has reasonable objections to any proposed SUBCONTRACTOR and SUPPLIER, either may, before the Notice of Award is given, request the apparent SUCCESSFUL BIDDER declines to make any such substitution, the OWNER may award the contract to the next lowest BIDDER that proposed to use acceptable SUBCONTRACTORS, SUPPLIERS and other persons and organizations.
- G. No CONTRACTOR shall be required to employ any SUBCONTRACTOR, SUPPLIER, other person of organization against whom the CONTRACTOR has reasonable objection. A CONTRACTOR may withdraw the bid in writing to the Owner or Engineer prior to the time set for the opening of bids.
- H. **SUBMISSION OF BIDS:** BIDS shall be submitted at the time, date, and place indicated in the ADVERTISEMENT or INVITATION TO BID. Provide 2 BID packages with references, comparable projects, Contractor advertisement, etc., to the Association, or if directed by the Association, to the Engineer.
- I. **AWARD OF CONTRACT:** The OWNER reserves the right to reject any and all BIDS, portions of the bid, to waive any and all informalities not involving price, time or change in the work and to negotiate contract terms with the PROPOSED BIDDER, and the right to disregard all non-conforming, non-responsive, unbalanced or conditional bids. The OWNER also reserves the right to reject the BID if not responsive or the BIDDER is unqualified or of doubtful financial ability or fails to meet any other pertinent standard or criteria established by the OWNER. Additionally, the OWNER reserves the right to break up the individual components of each SUBMITTED BID. In evaluating the BIDS, the OWNER will consider the qualification of the BIDDERS, whether or not the BIDS comply with the prescribed requirements, and such alternatives, unit prices, and other data.
- J. The CONTRACTOR must fill in the Bid Form "ELECTRONICALLY". Send Contractor's request for electronic bid sheets to office@bromleycook.com.
- K. There are items in the specification package where the word "equal" or "equal and approved" is listed. It is at the discretion of the Engineer to approve the equality of a material or item.
- L. The CONTRACTOR shall consider the AIA 101 and AIA 201 contract packages at this time. The Association will deliver these AIA packages for review to their legal counsel.

END OF INSTRUCTIONS TO BIDDERS

**SECTION 00 4100
 BID SHEET**

February 01, 2023

Sea Monarch CONDOMINIUM ASSOC.- ESTIMATED QUANTITIES FROM SURVEY

111 Pompano Beach Blvd, Pompano Beach, Florida 33062

Concrete & Painting Restoration of Condominium Tower- Walls, Balconies, Railings, & Specific Elements

****Sea Monarch Condominium Association reserves the right to deduct any item or line item listed on the enclosed bid form at the dollar amount listed in the sub-total column.**

*****All Contractors shall inspect the job-site and become familiar with existing conditions prior to submitting a bid.**

NOTE-Layout of the project is the responsibility of the Contractor of Record

- Items in this bid to conform to the specification package for this project
- Repairs to conform to standards of ICRI (International Concrete Repair Institute) guidelines
- The Association can exclude elements of the bids without penalty.
- Notice to Residents to be coordinated between the Association and the Contractor.
- Signage for traffic directional flow shall be provided by the Contractor
- Residents shall occupy the building during renovations
- 10% Retainage required through-out project
- Contractor required to provide As-Built drawings denoting repair areas being submitted for payment at each pay app submittal.

ENGINEER'S NOTE! Concrete Quantities may change significantly once the renovations have begun.

<u>ITEM</u>	<u>Estimated Qty</u>	-	<u>Unit Pricing</u>	-	<u>SUBTOTAL</u>
<u>ITEM 1 – VIDEO & PRECONDITION SURVEY</u>					
1. The Contractor shall provide video & photographic documentation of existing conditions and items directly adjacent and surrounding the condominium tower. Identify and verify working condition of exist. shutters, windows, railings, landscaping, swimming pool, pool deck, doors, parking, paver walkways, and traffic surfaces.	Precondition Survey		Lump Sum ITEM #1		
Note! Residents must remove all furniture & hanging objects on walls prior to start of repairs on balconies.					

ITEM #2A. <u>—MOBILIZATION—</u> CONTRACTOR TO PROVIDE SCAFFOLD STAGES, SWING STAGES, OR LADDERS- (Must provide access to Engineer for inspection & marking purposes). INCLUDES DUMPSTERS & HAULING & DISPOSING OF ALL DEBRIS, Etc. (North elevation of stack 1 will require access from joining property and approval from association.)	Mobilization		Lump Sum ITEM #2		
2B. <u>GENERAL CONDITIONS</u>	General Conditions		Lump Sum		
ITEM 3. <u>SHORING-</u> (If Necessary) Provide all necessary Shoring for balconies, eyebrows, etc., for locations around the tower, thru-out project.	Shoring		Lump Sum ITEM #3		
ITEM #4. <u>REPAIR CONDOMINIUM WALLS, BALCONIES, ROOF AREAS, & EXPOSED AREAS</u>					
4A. Overhead Ceiling Spall Repairs (Stucco Application inclusive of all Structural Repairs)	200	SF			\$ -
4B. Partial Depth Floor Repairs (includes removal of affected floor finishes- that area- typ.)	400	SF			\$ -
4C. Full Depth Floor Repairs	50	SF			\$ -
4D. Slab Edge Repairs back to 8"	200	LF			\$ -
4E. Concrete Column Repairs	150	CF			\$ -
4F. Concrete Beam Repairs	100	CF			\$ -
4G. Concrete Column "End" Repairs (End or dividing walls between Balconies)	25	CF			\$ -
4H. Rust spot repairs (Chairs or bolts rusting in walls, ceilings, floor slabs)	1000	PER			\$ -
4I. <u>Dust walls-</u> Install wood dust/weather walls as required to protect interior of unit at windows/doors after removal, 3' inward of doors or windows. Dust walls shall be 2" x 4" wood studs @ 2' o/c, w/ 5/8" plywood fastened in place, apply plastic over plywood. Secure to ceiling & floor. Remove dust walls after re-installation of door or work complete on interior side of windows.	100	LF			\$ -
4J(a). <u>Swing doors-</u> Remove and reinstall swing doors to perform concrete repairs. New fasteners to be installed as listed in item 4dd. This Firm recommends a video survey prior to removal of the doors to verify the existing working condition and finishes.	5	Per			\$ -

4J(b). <u>Sliding glass doors</u> -(6', 8' or 12') Remove and reinstall SGDs to perform concrete repairs. Repairs include concrete curb, wood bucks, prep and waterproofing of opening and caulking. New fasteners to be installed as listed in item 4dd. This Firm recommends a video survey prior to removal of SGD to verify the existing working condition and finishes.	5	Per			\$ -
4K. <u>Shutters</u> - Remove and discard existing shutters. Includes top & bottom track w/ all fasteners. Cut out bolts and patch holes, inject Tremco Dymonic 100 into holes.	50	LF			\$ -
4L. <u>SHUTTERS</u> - Remove and Reinstall Same Shutters. Remove oxidized screw fasteners, clean out drill holes with wire brush & vacuum 3 times each, and install new stainless steel Dewalt Aggregator fasteners w/ caulk over heads of fasteners. NOTE: Shutters can only be replaced if permitted after Sept. 1994, & deemed structurally sound).	50	LF			\$ -
4M. <u>SHUTTERS</u> - Bottom Track (or top track) (Shutter) Removal & Reinstall. Remove oxidized screw fasteners, clean out drill holes with wire brush & vacuum 3 times each, inject holes w/ tremco dymonic 100, and install new stainless steel Dewalt Aggregator fasteners w/ caulk over heads of fasteners.	50	LF			\$ -
4N. <u>Crack Repair</u> - Floor and Ceiling- Route & Seal with Caulk	200	LF			\$ -
4O. <u>Crack Repair</u> - Rout & Fill w/ Epoxy – Gravity Feed	200	LF			\$ -
4P. Epoxy Inject Ceiling OH Cracks (Lily Injection Machine).	50	LF			\$ -
4Q. <u>STO Mesh</u> - Wall Cracks- Install sto mesh into first coat of stucco application in joining column or slab to block areas. Rout Crack & apply caulk to joints prior to mesh & stucco application.	500	SF			\$ -
4R. Rout Cracks, Apply Sto RFP over all routed cracks, work horizontally or vertically in 4-inch-wide strips. Use 4.5 oz mesh with RFP products. Embed Sto Mesh into the wet Sto RFP Match existing texture finish coat.	50	SF			\$ -
4S. #5 Reinforcing bar replacement (coat all new bar placement)	50	LF			\$ -
4T. Dowel & Epoxy Reinforcing bar- min. 5" embed- typ.	25	PER			\$ -
4U. Surface Prep for Affected Balcony Waterproofing– remove existing membrane – CSP 2-3	4000	SF			\$ -
4V. Balcony waterproofing- BASF 1500 Urethane (includes all cant bead caulking and routing of all cracks)	4000	SF			\$ -

4W. Door Thresholds- Chip and Repair- Minimum 4" Height, back 4" Depth	15	LF		\$ -
4X. Clean and Caulk around each balcony railing post			Lump Sum	\$
4Y. Balcony 1-Coat ("Kiss-Coat") waterproofing- BASF 1500 Urethane (includes Manufacturer's approval, pressure cleaning, prep, & cant bead caulking).	1000	SF		\$ -
4Z. Post Pocket Detail- Chipping for dowel and epoxy hook bars into existing slab	5	Per		\$ -
4aa. Window Sills- Chip and Repair- Minimum 4" Height, back 4" Depth	150	LF		\$ -
4bb. Tile or laminate Removal (separate from structural repairs)	200	SF		\$ -
4cc. Flash Patch- Floor Sloping 2" to 1/4" thickness	200	SF		\$ -
4dd. Door frame, windows, and shutter fasteners- Remove oxidized screw fasteners, clean out drill holes with wire brush & vacuum 3 times each, and install new stainless steel Dewalt Aggregator fasteners w/ caulk over heads of fasteners.	100	Per		\$ -
4ee. Electrical Allowance - Repairs			Lump Sum	\$ 20,000.00
4ff. **OPTION** - Roof room waterproofing. Rooms above center tower elevator area with potential leaks into PH units below and hallways. 4 rooms including top of stairwell	1400 SF	Lump Sum	\$	Option- Do Not Fill
4gg. **OPTION- RAILINGS - Remove and reinstall existing railings after slab repairs.	20	LF	\$	Option- Do Not Fill
			TOTALS FEE FOR ABOVE (Section #4)	\$ 20,000.00
ITEM #5. Carports				
5A. Overhead Ceiling Spall Repairs (stucco replacement inclusive in all structural repairs-typical)- if exist stucco.	10	SF		\$ -
5B. Partial Depth Repairs	25	SF		\$ -
5C. Full Depth Floor Repairs	10	SF		\$ -
5D. Edge- Slab Edge Repairs back to 8"	20	LF		\$ -
5E. Concrete Column Repairs	20	CF		\$ -
5F. Concrete Beam Repairs	5	CF		\$ -
5G. Delaminated Stucco Repairs (separate from structural repairs) Chip & remove, square cut, prep, 3-coat system-to match exist.	500	SF		\$ -
5H. Rust spot repairs (Chairs rusting on concrete)	250	PER		\$ -
5I. Crack Repairs- Floor and Ceiling- Route & Seal with Caulk	50	LF		\$ -

<p>7A. Paint Identified Condominium Tower Surfaces w/ Sherwin Williams. Pressure Cleaning (3500 PSI) Condominium Tower, Exterior Garage walls and all associated surfaces (previously painted) in & around complex. Use Turbo Tip where Required. Pigmented Primer Loxon Acrylic Conditioner- (1) full coat of Sherwin Williams over all described masonry surfaces. (Any areas of restoration must be coated with block surfacer and 3 top coats). Finish Coat- (2) full finish coats of Loxon Self-Cleaning Acrylic coating (5-7 wet mils) on all vertical surfaces- Satin Finish. (Horizontal (ceiling) surfaces- apply (1) full finish coat of Ceiling paint (See Manufacturer's Spec) Flat Finish.</p>	<p>Painting Requirements</p>	<p>Lump Sum</p>	<p>\$</p>	
<p>7B. <u>Window Perimeter Sealants</u>- Cut out all exist. caulk around windows. Clean & prep joints with isopropyl alcohol and verify clean/dry areas. Apply primer at all joints. Provide pull-test with Manufacturer's approval from pull-test. Install Bostic, Soudal Sealant or Tremco Dymonic 100 for Caulk. Install new backerrod & bond breaker tape as required. Install new sealant and tool smooth-clean.</p>	<p>All Window Perimeters- Cut out Sealant and Install New</p>	<p>Lump Sum</p>	<p>\$</p>	
<p>7C. <u>Window Sealant- Metal to Metal</u>- Cut out existing sealant in all metal-to-metal joints. Clean & wipe all metal window frames with isopropyl alcohol and verify clean/dry areas. Apply Soudaseal AP STPE Sealant on all metal-to-metal window joints (Color by Owner).</p>	<p>Windows Metal-to-Metal Caulking</p>	<p>Lump Sum</p>	<p>\$</p>	
<p>7D. **OPTION**- Clean & wipe all metal window frames with isopropyl alcohol and verify clean/dry areas. Apply clear silicone Tremco Spectrum 2 on all glass-to-metal windows for original windows.</p>	<p>Windows Glass-to-Metal Silicone Caulking</p>	<p>PLF</p>	<p>\$</p>	<p>OPTION- DO NOT FILL</p>
<p>7E. **OPTION**- BALCONY RAILINGS- (PAINT APPLICATION) BALCONY RAILINGS- Prepare & Sand SP-2- SP-3. Apply Spot Primer Coat (Kem Kromik Metal Primer-SW) to all exposed railing components, apply 2 finish coats (high gloss SHER-KEM® High Gloss Metal Finishing Enamel coat-brush & roller). Provide 1 year warranty. Mock-up samples for finishes required. All Rails 42" ht.</p>	<p>Enitre railing frame system</p>	<p>PLF</p>	<p>\$</p>	<p>OPTION- DO NOT FILL</p>
<p>7F. **OPTION**- BALCONY RAILINGS- (PAINT APPLICATION) BALCONY RAILINGS- Prepare & Sand SP-2- SP-3. Apply Spot Primer Coat (Kem Kromik Metal Primer-SW) to all exposed railing components, apply 2 finish coats (high gloss SHER-KEM® High Gloss Metal Finishing Enamel coat-HVLP). Provide 1 year warranty. Mock-up samples for finishes required. All Rails 42" ht.</p>	<p>Enitre railing frame system</p>	<p>PLF</p>	<p>\$</p>	<p>OPTION- DO NOT FILL</p>

10. PERFORMANCE BOND - If required by association- Provide a percentage. Identify Bond Rating.					
11. SAMPLE WARRANTIES -Submit sample warranties of all items to be covered by warranty with length of coverage. 5 year warranties required for stucco, concrete and waterproofing materials.	Concrete, stucco, caulking, painting, waterproofing, & floor coatings				
12. Hourly Charges Applied to Time (For Time & Material work, does not include the material costs).	Hourly				
13. Electrical - Electrician hourly charge	Hourly				
NOTE! CHANGE ORDERS - The Association reserves the right for all Change Orders to be substantiated with competitive bids. The Contractor may apply 10% for General Conditions and 10% profit for change orders upon substantiated & signed C.O.					
NOTE! In the event of a HURRICANE warning, the Association requires that all swing stage equipment, cables, roof top tie backs, etc. be removed from the building and stored off site during ANY hurricane event. CLARIFY PRICE IF BREAKDOWN IS ON A WEEKEND! HURRICANE BREAKDOWN TO BE CONFERRED BY 3-PARTY CONFERENCE CALL BEFORE APPROVAL ISSUED!					
	Hurricane Event-Demobilization & Remobilization- Considered 1 Event		Cost Per Event		Contractor to identify any associated costs for breakdown and remobilization

CONTRACTOR NAME _____

GENERAL CONTRACTOR'S CGC # _____

Final (estimated) completion of this project will be _____ **working** days (not including weekend or holidays) from the notice to proceed. (Typical month is 22 or 23 working days).

The date that the bid is due is **May 31st, 2023 before 4pm**, Send one copy of bid package to Owner's Office; include Contractor's brochure and references for Owner and 1 basic bid copy for Engineer (in computerized format).

END OF BID SHEET

SECTION 01 1000
SUMMARY

PART 1 GENERAL

1.01 PROJECT

- A. Project Name: Sea Monarch Condominium.
- B. Association's Name: Sea Monarch Condominium Association Inc.
- C. The Project consists of the concrete restoration of the exterior elements of the condominium tower, which includes concrete repairs of the balconies, walls, ceilings, prepping, waterproofing, caulking, and painting.

1.02 CONTRACT DESCRIPTION

- A. Contract Type: A single prime contract based on a Stipulated Price and Unit Price as described in Document 00 4200 - Bid Form.

1.03 OWNER OCCUPANCY

- A. Association intends to occupy the Project and Parking Garage throughout the entire project.
- B. Cooperate with Association to minimize conflict and to facilitate Association's operations.
- C. Schedule the Work to accommodate Association occupancy.

1.04 CONTRACTOR USE OF SITE AND PREMISES

- A. Provide access to and from site as required by law and by Association:
 - 1. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
 - 2. Do not obstruct roadways, sidewalks, garage access or other public ways without permit.

END OF SECTION

SECTION 01 2200

UNIT PRICES

PART 1 GENERAL

1.01 RELATED REQUIREMENTS

- A. Document 00 2113 - Instructions to Bidders: Instructions for preparation of pricing for Unit Prices.

1.02 COSTS INCLUDED

- A. Unit Prices included on the Bid Form shall include full compensation for all required labor, products, tools, equipment, plant, transportation, services and incidentals; erection, application or installation of an item of the Work; overhead and profit.

1.03 UNIT QUANTITIES SPECIFIED

- A. Quantities indicated in the Bid Form are for bidding and contract purposes only. Quantities and measurements of actual Work will determine the payment amount.

1.04 MEASUREMENT OF QUANTITIES

- A. Measurement methods delineated in the individual specification sections complement the criteria of this section. In the event of conflict, the requirements of the individual specification section govern.
- B. Take all measurements and compute quantities. Measurements and quantities will be verified by Engineer.
- C. Assist by providing necessary equipment, workers, and survey personnel as required.
- D. Measurement by Area: Measured by square dimensions using mean length and width and/or thickness, or radius.
- E. Linear Measurement: Measured by linear dimension, at the item centerline or mean chord.

1.05 PAYMENT

- A. Payment for Work governed by unit prices will be made on the basis of the actual measurements and quantities of Work that is incorporated in or made necessary by the Work and accepted by the Engineer, multiplied by the unit price.

1.06 DEFECT ASSESSMENT

- A. Replace Work, or portions of the Work, not conforming to specified requirements.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

**SECTION 01 3000
ADMINISTRATIVE REQUIREMENTS****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Preconstruction meeting.
- B. Progress meetings.
- C. Construction progress schedule.
- D. Submittals for review, information, and project closeout.
- E. Submittal procedures.

1.02 RELATED REQUIREMENTS

- A. Section 01 7000 - Execution and Closeout Requirements: Additional coordination requirements.
- B. Section 01 7800 - Closeout Submittals: Project record documents.

1.03 PROJECT COORDINATION

- A. Project Coordinator: Manager or Designated Board Representative.
- B. Cooperate with the Project Coordinator in allocation of mobilization areas of site; for field offices and sheds, for project access, traffic, and parking facilities.
- C. During construction, coordinate use of site and facilities through the Project Coordinator.
- D. Comply with instructions of the Project Coordinator for use of temporary utilities and construction facilities.
- E. Make the following types of submittals to Engineer through the Project Coordinator:
 - 1. Requests for interpretation.
 - 2. Shop drawings, product data, and samples.
 - 3. Test and inspection reports.
 - 4. Applications for payment and change order requests.
 - 5. Progress schedules.
 - 6. Coordination drawings.
 - 7. Closeout submittals.

PART 2 PRODUCTS - NOT USED**PART 3 EXECUTION****3.01 PRECONSTRUCTION MEETING**

- A. Attendance Required:
 - 1. Association.
 - 2. Engineer.
 - 3. Contractor.
- B. Agenda:
 - 1. Execution of Association- Contractor Agreement.
 - 2. Submission of executed bonds and insurance certificates.
 - 3. Distribution of Contract Documents.
 - 4. Submission of list of Subcontractors, list of Products, schedule of values, and progress schedule.
 - 5. Designation of personnel representing the parties to Contract, Association and Engineer.
 - 6. Procedures and processing of field decisions, submittals, substitutions, applications for payments, proposal request, Change Orders, and Contract closeout procedures.
 - 7. Scheduling.

3.02 PROGRESS MEETINGS

- A. Schedule and administer meetings throughout progress of the Work at maximum monthly intervals.
- B. Attendance Required: Job superintendent, major Subcontractors and suppliers, Association, Engineer, as appropriate to agenda topics for each meeting.
- C. Agenda:
 - 1. Review minutes of previous meetings.
 - 2. Review of Work progress.
 - 3. Field observations, problems, and decisions.
 - 4. Identification of problems that impede, or will impede, planned progress.
 - 5. Review of submittals schedule and status of submittals.
 - 6. Maintenance of progress schedule.
 - 7. Corrective measures to regain projected schedules.
 - 8. Planned progress during succeeding work period.
 - 9. Maintenance of quality and work standards.
 - 10. Effect of proposed changes on progress schedule and coordination.
 - 11. Other business relating to Work.
- D. Record minutes and distribute copies prior to next meeting to participants, with copies to Engineer, Association Representatives, participants, and those affected by decisions made.

3.03 CONSTRUCTION PROGRESS SCHEDULE**3.04 SUBMITTALS FOR REVIEW**

- A. When the following are specified in individual sections, submit them for review:
 - 1. Product data.
 - 2. Shop drawings.
 - 3. Samples for selection.
 - 4. Samples for verification.
- B. Submit to Engineer for review for the limited purpose of checking for conformance with information given and the design concept expressed in the contract documents.
- C. Samples will be reviewed only for aesthetic, color, or finish selection.
- D. After review, provide copies and distribute in accordance with SUBMITTAL PROCEDURES article below and for record documents purposes described in Section 01 7800 - Closeout Submittals.

3.05 SUBMITTALS FOR INFORMATION

- A. When the following are specified in individual sections, submit them for information:
 - 1. Design data.
 - 2. Certificates.
 - 3. Test reports.
 - 4. Inspection reports.
 - 5. Manufacturer's instructions.
 - 6. Manufacturer's field reports.
 - 7. Other types indicated.
- B. Submit for Engineer's knowledge as contract administrator or for Association. No action will be taken.

3.06 SUBMITTALS FOR PROJECT CLOSEOUT

- A. When the following are specified in individual sections, submit them at project closeout:
 - 1. Project record documents- City Permit Closeout.
 - 2. Warranties.
 - 3. Bonds.
 - 4. Release of Liens.
- B. Submit for Association's benefit during and after project completion.

3.07 NUMBER OF COPIES OF SUBMITTALS

- A. Documents for Information: Submit two copies.
- B. Samples: Submit the number specified in individual specification sections; one of which will be retained by Engineer.
 - 1. After review, produce duplicates.
 - 2. Retained samples will not be returned to Contractor unless specifically so stated.

3.08 SUBMITTAL PROCEDURES

- A. Transmit each submittal with approved form.
- B. Sequentially number the transmittal form. Revise submittals with original number and a sequential alphabetic suffix.
- C. Identify Project, Contractor, Subcontractor or supplier; pertinent drawing and detail number, and specification section number, as appropriate on each copy.
- D. Apply Contractor's stamp, signed or initialed certifying that review, approval, verification of Products required, field dimensions, adjacent construction Work, and coordination of information is in accordance with the requirements of the Work and Contract Documents.
- E. Schedule submittals to expedite the Project, and coordinate submission of related items.
- F. For each submittal for review, allow 15 days excluding delivery time to and from the Contractor.
- G. Identify variations from Contract Documents and Product or system limitations that may be detrimental to successful performance of the completed Work.
- H. Provide space for Contractor and Engineer review stamps.
- I. When revised for resubmission, identify all changes made since previous submission.
- J. Distribute reviewed submittals as appropriate. Instruct parties to promptly report any inability to comply with requirements.
- K. Submittals not requested will not be recognized or processed.

END OF SECTION

SECTION 01 3216

CONSTRUCTION PROGRESS SCHEDULE

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Preliminary schedule.
- B. Construction progress schedule, bar chart type.

1.02 RELATED SECTIONS

- A. Section 01 1000 - Summary: Work sequence.

1.03 SUBMITTALS

- A. Within 10 days after date of Agreement, submit preliminary schedule defining planned operations for the first 60 days of Work, with a general outline for remainder of Work.
- B. If preliminary schedule requires revision after review, submit revised schedule within 10 days.
- C. Submit updated schedule with each Application for Payment.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 PRELIMINARY SCHEDULE

- A. Prepare preliminary schedule in the form of a horizontal bar chart.

3.02 CONTENT

- A. Show complete sequence of construction by activity, with dates for beginning and completion of each element of construction.
- B. Identify each item by specification section number.
- C. Show accumulated percentage of completion of each item, and total percentage of Work completed, as of the first day of each month.
- D. Provide legend for symbols and abbreviations used.

3.03 BAR CHARTS

- A. Include a separate bar for each major portion of Work or operation.
- B. Identify the first work day of each week.

3.04 UPDATING SCHEDULE

- A. Maintain schedules to record actual start and finish dates of completed activities.
- B. Indicate progress of each activity to date of revision, with projected completion date of each activity.
- C. Annotate diagrams to graphically depict current status of Work.
- D. Identify activities modified since previous submittal, major changes in Work, and other identifiable changes.
- E. Indicate changes required to maintain Date of Substantial Completion.

3.05 DISTRIBUTION OF SCHEDULE

- A. Distribute copies of updated schedules to Contractor's project site file, to Subcontractors, suppliers, Engineer, Association, and other concerned parties.
- B. Instruct recipients to promptly report, in writing, problems anticipated by projections shown in schedules.

END OF SECTION

**SECTION 01 3553
SECURITY PROCEDURES**

PART 1 GENERAL

1.01 RELATED REQUIREMENTS

- A. Section 01 1000 - Summary: use of premises and occupancy.

1.02 SECURITY PROGRAM

- A. Protect Work, existing premises and Association's operations from theft, vandalism, and unauthorized entry while working on premises.
- B. Initiate program at project mobilization. Contractor is responsible for Contractor's gang box tools, materials, staging, wood, and items used strictly for the renovation of the building under the Contractor's means and methods. Loss or stolen items or tools are not the Association's responsibility.

1.03 PERSONNEL IDENTIFICATION

- A. Contractor to maintain employee wearing Company logo shirts to identify each person authorized by Contractor to be working on premises.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

**SECTION 01 4000
QUALITY REQUIREMENTS****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Mock-ups.
- B. Control of installation.
- C. Tolerances.

1.02 RELATED REQUIREMENTS

- A. Document 00 7200 - General Conditions: Inspections and approvals required by public authorities.

PART 3 EXECUTION**2.01 CONTROL OF INSTALLATION**

- A. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce Work of specified quality.
- B. Comply with Manufacturers' instructions, including each step in sequence.
- C. Should manufacturers' instructions conflict with Contract Documents, request clarification from Engineer before proceeding.
- D. Comply with specified standards as minimum quality for the Work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.
- E. Have Work performed by persons qualified to produce required and specified quality.
- F. Verify that field measurements are as indicated on shop drawings or as instructed by the manufacturer.
- G. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, and disfigurement.

2.02 MOCK-UPS

- A. Tests will be performed under provisions identified in this section and identified in the respective product specification sections.
- B. Assemble and erect specified items with specified attachment and anchorage devices, flashings, seals, and finishes.
- C. Accepted mock-ups shall be a comparison standard for the remaining Work.
- D. Where mock-up has been accepted by Engineer and is specified in product specification sections to be removed, remove mock-up and clear area when directed to do so.

2.03 TOLERANCES

- A. Comply with manufacturers' tolerances. Should manufacturers' tolerances conflict with Contract Documents, request clarification from Engineer before proceeding.
- B. Adjust products to appropriate dimensions; position before securing products in place.

2.04 TESTING AND INSPECTION

- A. Contractor Responsibilities:
 - 1. Notify Engineer and laboratory 24 hours prior to expected time for operations requiring testing/inspection services.
- B. Re-testing required because of non-conformance to specified requirements shall be paid for by Contractor.

2.05 DEFECT ASSESSMENT

- A. Replace Work or portions of the Work not conforming to specified requirements.

- B. If, in the opinion of Engineer, it is not practical to remove and replace the Work, Engineer will direct an appropriate remedy or adjust payment.

END OF SECTION

SECTION 01 4533**CODE-REQUIRED SPECIAL INSPECTIONS****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Code-required special inspections.
- B. Testing services incidental to special inspections.
- C. Submittals.
- D. Manufacturers' field services.
- E. Fabricators' field services.

1.02 RELATED REQUIREMENTS

- A. Document 00 3100 - Available Project Information: Soil investigation data.
- B. Document 00 7200 - General Conditions: Inspections and approvals required by public authorities.

1.03 DEFINITIONS

- A. Authority Having Jurisdiction (AHJ): Agency or individual officially empowered to enforce the building, fire and life safety code requirements of the permitting jurisdiction in which the Project is located.
- B. Special Inspection:
 - 1. Special inspections are inspections and testing of materials, installation, fabrication, erection or placement of components and connections mandated by the AHJ that also require special expertise to ensure compliance with the approved contract documents and the referenced standards.
 - 2. Special inspections are separate from and independent of tests and inspections conducted by Association or Contractor for the purposes of quality assurance and contract administration.

1.04 REFERENCE STANDARDS

- A. ACI 318 - Building Code Requirements for Structural Concrete and Commentary; 2011.
- B. AWS D1.4/D1.4M - Structural Welding Code - Reinforcing Steel; 2011.

1.05 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.

PART 3 EXECUTION**2.01 SCHEDULE OF SPECIAL INSPECTIONS, GENERAL**

- A. Frequency of Special Inspections: Special Inspections are indicated as continuous or periodic.
 - 1. Periodic Special Inspection: Special Inspection Agency shall be present in the area where work is being performed and observe the work part-time or intermittently and at the completion of the work.

2.02 SPECIAL INSPECTIONS FOR CONCRETE CONSTRUCTION

- A. Reinforcing Steel, Including Prestressing of Tendons and Placement: Verify compliance with approved contract documents and ACI 318, 3.5 and 7.1 through 7.7; periodic.
- B. Reinforcing Steel Welding: Verify compliance with AWS D1.4 and ACI 318, 3.5.2; periodic.
- C. Design Mix: Verify plastic concrete complies with the design mix in approved contract documents and with ACI 318, Chapter 4 and 5.2; periodic.
- D. Specified Curing Temperature and Techniques: Verify compliance with approved contract documents and ACI 318, 5.11 through 5.13; periodic.
- E. Concrete Strength in Situ: Verify concrete strength complies with approved contract documents, ACI 318, and Manufacturer's requirements.
- F. Formwork Shape, Location and Dimensions: Verify compliance with approved contract documents and ACI 318, 6.1.1; periodic.

2.03 SPECIAL INSPECTIONS FOR MASONRY CONSTRUCTION

- A. Masonry Structures Subject to Special Inspection:
 - 1. Engineered masonry in structures classified as "low hazard..." and "substantial hazard to human life in the event of failure".

2.04 SPECIAL INSPECTIONS FOR STRUCTURAL RENOVATION PROJECTS

- A. Required Inspections Subject to Special Inspection:
 - 1. Survey of damaged, delaminated, or spalled areas, marked out prior to Contractor chipping.
 - 2. Initial Exposed Rebar inspection.
 - 3. Check Rebar cleaning after process, prior to coating.
 - 4. Prior to pouring new concrete or repair mortars-shoring & form board inspections.
 - 5. Pouring Ready-Mix concrete.
 - 6. Stucco application in progress.
 - 7. Installation of new railings- or repair to post pockets.
 - 8. Prep of concrete surfaces prior to waterproofing
 - 9. Installation of new waterproofing- various stages
 - 10. Measuring of repaired areas for quantities on Pay App request
 - 11. Punch list of affected areas.
 - 12. Final walk-thru.

2.05 MANUFACTURERS' AND FABRICATORS' FIELD SERVICES

- A. Report observations and site decisions or instructions given to applicators or installers that are supplemental or contrary to manufacturers' written instructions.
- B. This Firm has been retained as the Structural Engineering Firm (Special Inspector) and is required to provide in-progress site visits to observe the structural integrity and the Contractor's ability to follow the permitted specifications. The site visits and reports are based on the Contractual Fees with the Association and the Code requirements as Special Inspector. The Contractor shall inform this office of progress and maintain contact through weekly phone calls and meetings. The Contractor shall schedule all inspections and keep this office informed of scheduling. Should any conditions be encountered, that should be repaired, and for which there is no repair specifications included herein, notification shall be given to the Engineer so that he may analyze the situation and issue a repair directive before repairs are begun. Any additional scope of work shall be presented to the Association and approved in Change Order format.

END OF SECTION

SECTION 01 5000
TEMPORARY FACILITIES AND CONTROLS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Temporary sanitary facilities.
- B. Temporary Controls: Barriers, enclosures, and fencing.
- C. Security requirements.
- D. Vehicular access and parking.
- E. Waste removal facilities and services.
- F. Project identification sign.

1.02 RELATED REQUIREMENTS

- A. Section 01 5100 - Temporary Utilities.
- B. Section 01 5213 - Field Offices and Sheds.
- C. Section 01 5500 - Vehicular Access and Parking.
- D. Section 01 3553 - Security Procedures.
- E. Section 01 5813 - Temporary Project Signage.

1.03 TEMPORARY UTILITIES - SEE SECTION 01 5100

- A. Association will provide the following:
 - 1. Electrical power, consisting of limited amounts as required to complete the renovations as stated in the specifications.
 - 2. Water supply, consisting of limited amounts to provide the necessary work and cleanup as stated in the specifications and contract.
- B. Use trigger-operated nozzles for water hoses, to avoid waste of water.

1.04 TEMPORARY SANITARY FACILITIES

- A. Provide and maintain required facilities and enclosures. Provide at time of project mobilization.
- B. Maintain daily in clean and sanitary condition.
- C. At end of construction, return facilities to same or better condition as originally found.

1.05 BARRIERS

- A. Provide barriers to prevent unauthorized entry to construction areas, to prevent access to areas that could be hazardous to workers or the public, to allow for owner's use of site and to protect existing facilities, pedestrians, and adjacent properties from damage from construction operations and demolition.
- B. Provide barricades and covered walkways required by governing authorities for public rights-of-way and for public access to existing building.
- C. Protect vehicular traffic, stored materials, site, and structures from damage.

1.06 FENCING

- A. Construction: Contractor's option.

1.07 SECURITY - SEE SECTION 01 3553

- A. Provide security and facilities to protect Work, existing facilities, and Association's operations where possible.
- B. Coordinate with Association's security program.

1.08 VEHICULAR ACCESS AND PARKING - SEE SECTION 01 5500

- A. Comply with regulations relating to use of streets and sidewalks, access to emergency facilities, and access for emergency vehicles.
- B. Coordinate access and haul routes with governing authorities and Association.
- C. Provide and maintain access to fire hydrants, free of obstructions.
- D. Provide means of removing mud from vehicle wheels before entering streets.
- E. Provide temporary parking areas to accommodate construction personnel. When site space is not adequate, provide additional off-site parking.
- F. Provide one parking space for Engineer's use.

1.09 WASTE REMOVAL

- A. Provide waste removal facilities and services as required to maintain the site in clean and orderly condition.
- B. Provide containers and remove trash from site periodically.
- C. If materials to be recycled or re-used on the project must be stored on-site, provide suitable non-combustible containers; locate containers holding flammable material outside the structure unless otherwise approved by the authorities having jurisdiction.
- D. Open free-fall chutes are not permitted. Terminate closed chutes into appropriate containers with lids.

1.10 PROJECT IDENTIFICATION

- A. No Contractor advertisement signs are allowed without Association's permission except those required by law.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

**SECTION 01 5100
TEMPORARY UTILITIES**

PART 1 GENERAL

1.01 TEMPORARY ELECTRICITY

- A. Cost: By Association.
- B. Provide power service required from utility source.
- C. Provide power outlets for construction operations, with branch wiring and distribution boxes located as required. Provide flexible power cords as required.
- D. Permanent convenience receptacles may be utilized during construction.

1.02 TEMPORARY WATER SERVICE

- A. Cost of Water Used: By Association.
- B. Provide and maintain suitable quality water service for construction operations at time of project mobilization.
- C. Contractor to connect to existing water source for construction operations at time of project mobilization.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 01 5500
VEHICULAR ACCESS AND PARKING

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Parking.
- B. Existing pavements and parking areas.
- C. Construction parking controls.

PART 2 PRODUCTS

2.01 SIGNS, SIGNALS, AND DEVICES

- A. Post Mounted and Wall Mounted Traffic Control and Informational Signs: Specified in Section 01 5813.

PART 3 EXECUTION

3.01 PARKING

- A. Use of designated areas of existing parking facilities by construction personnel is permitted.
- B. Arrange for temporary parking areas to accommodate use of construction personnel.
- C. When site space is not adequate, Contractor and Association to work out additional off-site parking.

3.02 CONSTRUCTION PARKING CONTROL

- A. Control vehicular parking to prevent interference with public traffic and parking, access by emergency vehicles, and Owner's operations.
- B. Monitor parking of construction personnel's vehicles in existing facilities. Maintain vehicular access to and through parking areas.
- C. Prevent parking on or adjacent to non-designated areas.

3.03 TRAFFIC SIGNS AND SIGNALS

- A. At approaches to site and on site, install at crossroads, detours, parking areas, and elsewhere as needed to direct construction and affected Resident traffic.
- B. Relocate as Work progresses, to maintain effective traffic control.

END OF SECTION

**SECTION 01 5813
TEMPORARY PROJECT SIGNAGE**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Project informational signs.

1.02 RELATED REQUIREMENTS

- A. Section 01 1000 - Summary: Responsibility to provide signs. Association to provide permission, location, and number of allowed signs.

1.03 QUALITY ASSURANCE

- A. Design sign and structure to withstand 70 miles/hr. wind velocity. Remove in the event of hurricane.

PART 2 PRODUCTS

2.01 PROJECT INFORMATIONAL SIGNS

- A. Painted informational signs of same colors and lettering as Project Identification sign, or standard products; size lettering to provide legibility at 100-foot distance.

PART 3 EXECUTION

3.01 INSTALLATION

- A. Install sign surface plumb and level. Anchor securely.

3.02 MAINTENANCE

- A. Maintain signs and supports clean, repair deterioration and damage.

3.03 REMOVAL

- A. Remove signs, framing, supports, and foundations at completion of Project and restore the area.

END OF SECTION

**SECTION 01 6000
PRODUCT REQUIREMENTS**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Product option requirements.
- B. Substitution limitations and procedures.

1.02 SUBMITTALS

- A. Product Data Submittals: Submit manufacturer's standard published data. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information specific to this Project.
- B. Shop Drawing Submittals: Prepared specifically for this Project; indicate utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.
- C. Sample Submittals: Illustrate functional and aesthetic characteristics of the product, with integral parts and attachment devices. Coordinate sample submittals for interfacing work.
 - 1. For selection from standard finishes, submit samples of the full range of the manufacturer's standard colors, textures, and patterns.

PART 2 PRODUCTS

2.01 NEW PRODUCTS

- A. Provide new products unless specifically required or permitted by the Contract Documents.

2.02 PRODUCT OPTIONS

- A. Products Specified by Reference Standards or by Description Only: Use any product meeting those standards or description.
- B. Products Specified by Naming One or More Manufacturers: Use a product of one of the manufacturers named and meeting specifications, no options or substitutions allowed.

PART 3 EXECUTION

3.01 SUBSTITUTION PROCEDURES

- A. Instructions to Bidders specify time restrictions for submitting requests for substitutions during the bidding period. Comply with requirements specified in this section.
- B. Engineer will consider requests for substitutions only within 30 days after date of Agreement.
- C. Document each request with complete data substantiating compliance of proposed substitution with Contract Documents.
- D. A request for substitution constitutes a representation that the submitter:
 - 1. Has investigated proposed product and determined that it meets or exceeds the quality level of the specified product.
 - 2. Will provide the same warranty for the substitution as for the specified product.
 - 3. Will coordinate installation and make changes to other Work that may be required for the Work to be complete with no additional cost to Association.
 - 4. Waives claims for additional costs or time extension that may subsequently become apparent.
- E. Substitution Submittal Procedure:
 - 1. Submit three copies of request for substitution for consideration. Limit each request to one proposed substitution.
 - 2. Submit shop drawings, product data, and certified test results attesting to the proposed product equivalence. Burden of proof is on proposer.
 - 3. The Engineer will notify Contractor in writing of decision to accept or reject request.

3.02 TRANSPORTATION AND HANDLING

- A. Coordinate schedule of product delivery to designated prepared areas in order to minimize site storage time and potential damage to stored materials.
- B. Transport and handle products in accordance with manufacturer's instructions.
- C. Transport materials in covered trucks to prevent contamination of product and littering of surrounding areas.
- D. Promptly inspect shipments to ensure that products comply with requirements, quantities are correct, and products are undamaged.
- E. Provide equipment and personnel to handle products by methods to prevent soiling, disfigurement, or damage.
- F. Arrange for the return of packing materials, such as wood pallets, where economically feasible.

3.03 STORAGE AND PROTECTION

- A. Designate receiving/storage areas for incoming products so that they are delivered according to installation schedule and placed convenient to work area in order to minimize waste due to excessive materials handling and misapplication.
- B. Store and protect products in accordance with manufacturers' instructions.
- C. Store with seals and labels intact and legible.
- D. Store sensitive products in weather tight, climate controlled, enclosures in an environment favorable to product.
- E. For exterior storage of fabricated products, place on sloped supports above ground.
- F. Cover products subject to deterioration with impervious sheet covering. Provide ventilation to prevent condensation and degradation of products.
- G. Prevent contact with material that may cause corrosion, discoloration, or staining.
- H. Provide equipment and personnel to store products by methods to prevent soiling, disfigurement, or damage.
- I. Arrange storage of products to permit access for inspection. Periodically inspect to verify products are undamaged and are maintained in acceptable condition.

END OF SECTION

SECTION 01 7000
EXECUTION AND CLOSEOUT REQUIREMENTS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Examination, preparation, and general installation procedures.
- B. Pre-installation meetings.
- C. Cutting and patching.
- D. Surveying for laying out the work.
- E. Cleaning and protection.
- F. Closeout procedures, except payment procedures.

1.02 RELATED REQUIREMENTS

- A. Section 01 1000 - Summary: Limitations on working in existing building; continued occupancy; work sequence; identification of salvaged and relocated materials.

1.03 QUALIFICATIONS

- A. For shop drawing work, employ a professional engineer registered in the State in which the Project is located and acceptable to Engineer.

1.04 PROJECT CONDITIONS

- A. Ventilate enclosed areas to assist cure of materials, to dissipate humidity, and to prevent accumulation of dust, fumes, vapors, or gases.
- B. Dust Control: Execute work by methods to minimize raising dust from construction operations. Provide positive means to prevent air-borne dust from dispersing into atmosphere and over adjacent property.
 - 1. Provide dust-proof barriers between construction areas and areas continuing to be occupied by Association.

1.05 COORDINATION

- A. Coordinate scheduling, submittals, and work of the various sections of the Project Manual to ensure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items installed later.
- B. In finished areas except as otherwise indicated, conceal pipes, ducts, and wiring within the construction. Coordinate locations of fixtures and outlets with finish elements.
- C. Coordinate completion and clean-up of work of separate sections.

PART 2 PRODUCTS

2.01 PATCHING MATERIALS

- A. New Materials: As specified in product sections; match existing products and work for patching and extending work.
- B. Type and Quality of Existing Products: Determine by inspecting and testing products where necessary, referring to existing work as a standard.
- C. Product Substitution: For any proposed change in materials, submit request for substitution described in Section 01 6000.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that existing site conditions and substrate surfaces are acceptable for subsequent work. Start of work means acceptance of existing conditions.
- B. Verify that existing substrate is capable of structural support or attachment of new work being applied or attached.

- C. Examine and verify specific conditions described in individual specification sections.
- D. Take field measurements before confirming product orders or beginning fabrication, to minimize waste due to over-ordering or misfabrication.
- E. Verify that utility services are available, of the correct characteristics, and in the correct locations.
- F. Prior to Cutting: Examine existing conditions prior to commencing work, including elements subject to damage or movement during cutting and patching. After uncovering existing work, assess conditions affecting performance of work. Beginning of cutting or patching means acceptance of existing conditions.

3.02 PREPARATION

- A. Clean substrate surfaces prior to applying next material or substance.
- B. Seal cracks or openings of substrate prior to applying next material or substance.
- C. Apply manufacturer required or recommended substrate primer, sealer, or conditioner prior to applying any new material or substance in contact or bond.

3.03 PREINSTALLATION MEETINGS

- A. When required in individual specification sections, convene a preinstallation meeting at the site prior to commencing work of the section.
- B. Require attendance of parties directly affecting, or affected by, work of the specific section.
- C. Notify Engineer four days in advance of meeting date.
- D. Prepare agenda and preside at meeting:
 - 1. Review conditions of examination, preparation and installation procedures.
 - 2. Review coordination with related work.

3.04 LAYING OUT THE WORK

- A. Verify locations of survey control points prior to starting work.
- B. Promptly notify Engineer of any discrepancies discovered.
- C. Promptly report to Engineer the loss or destruction of any reference point or relocation required because of changes in grades or other reasons.
- D. Periodically verify layouts by same means.
- E. Contractor to provide As-Built drawings of renovation areas, concrete, stucco, and submit these drawings at time of Payment Application submittal on a monthly frequency, or as Pay Apps are submitted.

3.05 GENERAL INSTALLATION REQUIREMENTS

- A. Install products as specified in individual sections, in accordance with manufacturer's instructions and recommendations, and so as to avoid waste due to necessity for replacement.
- B. Make vertical elements plumb and horizontal elements level, unless otherwise indicated.
- C. Install equipment and fittings plumb and level, neatly aligned with adjacent vertical and horizontal lines, unless otherwise indicated.
- D. Make consistent texture on surfaces, with seamless transitions, unless otherwise indicated.
- E. Make neat transitions between different surfaces, maintaining texture and appearance.

3.06 CUTTING AND PATCHING

- A. Perform whatever cutting and patching is necessary to:
 - 1. Complete the work.
 - 2. Fit products together to integrate with other work.
 - 3. Provide openings for penetration of mechanical, electrical, and other services.
 - 4. Match work that has been cut to adjacent work.
 - 5. Repair areas adjacent to cuts to required condition.
 - 6. Repair new work damaged by subsequent work.

7. Remove samples of installed work for testing when requested.
 8. Remove and replace defective and non-conforming work.
- B. Execute work by methods that avoid damage to other work and that will provide appropriate surfaces to receive patching and finishing. In existing work, minimize damage and restore to original condition.
 - C. Cut rigid materials using masonry saw or core drill. Pneumatic tools allowed with prior approval.
 - D. Restore work with new products in accordance with requirements of Contract Documents.
 - E. Patching:
 1. Finish patched surfaces to match finish that existed prior to patching. On continuous surfaces, refinish to nearest intersection or natural break. For an assembly, refinish entire unit.
 2. Match color, texture, and appearance.
 3. Repair patched surfaces that are damaged, lifted, discolored, or showing other imperfections due to patching work. If defects are due to condition of substrate, repair substrate prior to repairing finish.

3.07 PROGRESS CLEANING

- A. Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.
- B. Broom and vacuum clean interior areas prior to start of surface finishing, and continue cleaning to eliminate dust.
- C. Collect and remove waste materials, debris, and trash/rubbish from site periodically and dispose off-site; do not burn or bury.

3.08 PROTECTION OF INSTALLED WORK

- A. Protect installed work from damage by construction operations.
- B. Provide special protection where specified in individual specification sections.
- C. Provide temporary and removable protection for installed products. Control activity in immediate work area to prevent damage.
- D. Provide protective coverings at walls, projections, jambs, sills, and soffits of openings.
- E. Protect finished floors, stairs, and other surfaces from traffic, dirt, wear, damage, or movement of heavy objects, by protecting with durable sheet materials.
- F. Prohibit traffic or storage upon waterproofed or roofed surfaces. If traffic or activity is necessary, obtain recommendations for protection from waterproofing or roofing material manufacturer.
- G. Remove protective coverings when no longer needed; reuse or recycle plastic coverings if possible.

3.09 ADJUSTING

- A. Adjust operating products and equipment to ensure smooth and unhindered operation.

3.10 FINAL CLEANING

- A. Use cleaning materials that are nonhazardous.
- B. Remove all labels that are not permanent. Do not paint or otherwise cover fire test labels or nameplates on mechanical and electrical equipment.
- C. Clean equipment and fixtures to a sanitary condition with cleaning materials appropriate to the surface and material being cleaned.
- D. Clean debris from roofs, gutters, downspouts, and drainage systems.
- E. Clean site; sweep paved areas, rake clean landscaped surfaces.
- F. Remove waste, surplus materials, trash/rubbish, and construction facilities from the site; dispose of in legal manner; do not burn or bury.

3.11 CLOSEOUT PROCEDURES

- A. Make submittals that are required by governing or other authorities.
- B. Notify Engineer when work is considered ready for Substantial Completion.

- C. Set up a punch list inspection with the Engineer to verify all items are fully completed.
- D. Correct items of work listed in executed Certificates of Substantial Completion and comply with requirements for access to Association-occupied areas.
- E. Notify Engineer when work is considered finally complete.
- F. Contractor and Contractor's Subs shall close out all liens with a full release.
- G. Contractor to provide complete As-Built drawings of renovation areas, concrete, stucco, and submit these drawings prior to close out and final payment. These drawings will be used for warranty purposes of the areas under coverage.
- G. Contractor to provide all warranty documentation and permit close out in exchange for outstanding retainage fee.
- H. Warranty period begins at exchange.

END OF SECTION

**SECTION 01 7500
WARRANTY REQUIREMENTS**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Contractor's Warranty Obligations.
- B. Contractor's Correction Period.
- C. Closeout procedures, issuing warranty to include correction period obligations.

1.02 RELATED REQUIREMENTS

- A. Summary: Contractor is obligated to correct any defects for all repairs, renovations, waterproofing, and painting, for all areas of work the Contractor is paid for.
- B. Contract documents versus this specification document- The more stringent applies regarding warranty obligations and corrections.

1.03 QUALIFICATIONS

- A. The Contractor, by contracting with the Association for the renovation work, agrees that they (Contractor's entity), are knowledgeable and have competent Employees to provide the work as specified in this document and will warranty the work for the prescribed period of time, which is designated as Substantial Completion.
- B. The Contractor, by contracting with the Association for the project, obligates that the Association will not be responsible for fees, setup costs, swing stages- if required for access, material costs, and labor costs, for corrective work under the warranty and correction period.

PART 2 PRODUCTS

2.01 CONTRACTOR'S SUBMITTED MATERIALS

- A. Contractor's Submitted Materials: As specified in product sections and submitted by the Contractor; Contractor is obligated to the warranty work for the prescribed period of time should any corrective work that is found and the Contractor has received payment for.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Concrete Restoration Warranty- which includes partial depth repairs, full depth repairs, column repairs, beam repairs, and all areas where the Contractor provided concrete restoration; shall be for a 5-year corrective period.
- B. Stucco Restoration Warranty- which includes replacement of delaminated stucco, and all areas where the Contractor provided new stucco application/restoration; shall be for a 5-year corrective period.
- C. Waterproofing Urethane Warranty- which includes the prep and application of concrete areas which are designated to be waterproofed with a urethane membrane, and all areas where the Contractor provided the new waterproofing membrane; shall be for a 5-year corrective period.
- D. Paint Warranty- which includes the prep and application of primer and paint over sections of the property such as walls, ceilings, etc., and all areas where the Contractor provided the new paint coatings; shall be for a corrective period of time as identified by the Manufacturer. The Contractor is responsible for removal, pressure cleaning, scraping, prepping the areas, application of new products etc., during this time period.
- E. To be used for other elements.

General Warranty. The Contractor warrants to the Owner (Association) that all Work shall be accomplished in a good and workmanlike manner and that all materials and equipment furnished under the Contract will be of good quality, new (unless otherwise specified), and free from faults or defects, and that the Work will otherwise conform

to the Contract Documents. The Contractor warrants to the Owner (Association) that they will make the necessary corrections to areas that exhibit failure, cracking, or loss of bond (adhesion & cohesion), etc., for the period of time as specified at no cost to the Association.

Work not conforming to these requirements, including substitutions not properly approved and authorized, will be considered defective or nonconforming.

The Contractor's warranty excludes any remedy for damage or defect caused by abuse, modifications not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear under normal usage. If required by the Engineer, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment. The commencement date, duration, and other conditions related to the scope of this general warranty are established in Subparagraphs

END OF SECTION

**SECTION 01 7800
CLOSEOUT SUBMITTALS**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Project Record Documents.
- B. Warranties and bonds.

1.02 RELATED REQUIREMENTS

- A. Section 00 7200 - General Conditions: Performance bond and labor and material payment bonds, warranty, and correction of work.
- B. Section 01 3000 - Administrative Requirements: Submittals procedures, shop drawings, product data, and samples.
- C. Individual Product Sections: Warranties required for specific products or Work.

1.03 SUBMITTALS

- A. Project Record Documents: Submit documents to Engineer with claim for final Application for Payment.
- B. Warranties and Bonds:
 - 1. For equipment or component parts of equipment put into service during construction with Association's permission, submit documents within 10 days after acceptance.
 - 2. Make other submittals within 10 days after Date of Substantial Completion, prior to final Application for Payment.
 - 3. For items of Work for which acceptance is delayed beyond Date of Substantial Completion, submit within 10 days after acceptance, listing the date of acceptance as the beginning of the warranty period.

PART 3 EXECUTION

2.01 PROJECT RECORD DOCUMENTS

- A. Maintain on site one set of the following record documents; record actual revisions to the Work:
 - 1. Drawings.
 - 2. Specifications.
 - 3. Change Orders and other modifications to the Contract.
- B. Ensure entries are complete and accurate, enabling future reference by Association.
- C. Store record documents separate from documents used for construction.
- D. Record information concurrent with construction progress.
- E. Specifications: Legibly mark and record at each product section description of actual products installed, including the following:
 - 1. Changes made by Addenda and modifications.
- F. Record Drawings: Legibly mark each item to record actual construction including:
 - 1. Field changes of dimension and detail.
 - 2. Details not on original Contract drawings.
- G. Contractor to provide complete As-Built drawings of renovation areas, concrete, stucco, and submit these drawings prior to close out and final payment. These drawings will be used for warranty purposes of the areas under coverage.

2.02 WARRANTIES AND BONDS

- A. Obtain warranties and bonds, executed in duplicate by responsible Subcontractors, suppliers, and manufacturers, within 10 days after completion of the applicable item of work. Except for items put into

use with Association's permission, leave date of beginning of time of warranty until the Date of Substantial completion is determined.

- B. Verify that documents are in proper form, contain full information, and are notarized.
- C. Co-execute submittals when required.
- D. Retain warranties and bonds until time specified for submittal.

END OF SECTION

**SECTION 02 4100
DEMOLITION**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Selective demolition of built site elements.
- B. Selective demolition of building elements for alteration purposes.

1.02 RELATED REQUIREMENTS

- A. Section 01 1000 - Summary: Limitations on Contractor's use of site and premises.
- B. Section 01 5000 - Temporary Facilities and Controls: Site fences, security, protective barriers, and waste removal.
- C. Section 01 7000 - Execution and Closeout Requirements: Project conditions; protection of bench marks, survey control points, and existing construction to remain; reinstallation of removed products; temporary bracing and shoring.

1.03 REFERENCE STANDARDS

- A. U.S. Occupational Safety and Health Standards; current edition.

1.04 QUALITY ASSURANCE

- A. Balcony Demolition/Renovation Firm Qualifications: Company specializing in the type of work required.
 - 1. Minimum of 5 years of experience.

PART 3 EXECUTION

2.01 GENERAL PROCEDURES AND PROJECT CONDITIONS

- A. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
 - 1. Obtain required permits.
 - 2. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
 - 3. Provide, erect, and maintain temporary barriers and security devices.
 - 4. Conduct operations to minimize effects on and interference with adjacent structures and occupants.
 - 5. Conduct operations to minimize obstruction of public and private entrances and exits; do not obstruct required exits at any time; protect persons using entrances and exits from removal operations.
- B. Protect existing structures and other elements that are not to be removed.
 - 1. Provide bracing and shoring.
 - 2. Prevent movement or settlement of adjacent structures.
 - 3. Stop work immediately if adjacent structures appear to be in danger.

2.02 SELECTIVE DEMOLITION FOR ALTERATIONS

- A. Drawings showing existing construction and utilities are based on casual field observation and existing record documents only.
 - 1. Verify that construction and utility arrangements are as shown.
 - 2. Report discrepancies to Engineer before disturbing existing installation.
- B. Remove existing work as indicated and as required to accomplish new work.
- C. Protect existing work to remain.
 - 1. Prevent movement of structure; provide shoring and bracing if necessary.
 - 2. Perform cutting to accomplish removals neatly and as specified for cutting new work.
 - 3. Size of chipping hammers to be maximum 16 lbs. unless larger is approved.

4. Repair adjacent construction and finishes damaged during removal work.
5. Patch as specified for patching new work.

2.03 DEBRIS AND WASTE REMOVAL

- A. Remove debris, junk, and trash from site.
- B. Leave site in clean condition, ready for subsequent work.
- C. Clean up spillage and wind-blown debris from public and private lands.

END OF SECTION

**SECTION 03 1000
CONCRETE FORMING AND ACCESSORIES**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Formwork for cast-in place concrete, with shoring, bracing and anchorage.
- B. Form stripping.

1.02 RELATED REQUIREMENTS

- A. Section 03 2000 - Concrete Reinforcing.
- B. Section 03 3000 - Cast-in-Place Concrete.

1.03 REFERENCE STANDARDS

- A. ACI 117 - Standard Specifications for Tolerances for Concrete Construction and Materials; 2010.
- B. ACI 301 - Specifications for Structural Concrete for Buildings; American Concrete Institute; 2010.
- C. ACI 318 - Building Code Requirements for Structural Concrete and Commentary; American Concrete Institute; 2011.
- D. ACI 347 - Guide to Formwork for Concrete; American Concrete Institute; 2004.

1.04 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.

PART 2 PRODUCTS

2.01 FORMWORK - GENERAL

- A. Provide concrete forms, accessories, shoring, and bracing as required to accomplish cast-in-place concrete work.
- B. Design and construct to provide resultant concrete that conforms to design with respect to shape, lines, and dimensions.
- C. Comply with applicable state and local codes with respect to design, fabrication, erection, and removal of formwork.
- D. Comply with relevant portions of ACI 347, ACI 301, and ACI 318.

PART 3 EXECUTION

3.01 ERECTION - FORMWORK

- A. Erect formwork, shoring and bracing to achieve design requirements, in accordance with requirements of ACI 301.
- B. Provide bracing to ensure stability of formwork. Shore or strengthen formwork subject to overstressing by construction loads.

3.02 FORMWORK TOLERANCES

- A. Construct formwork to maintain tolerances required by ACI 117, unless otherwise indicated.

3.03 FORM REMOVAL

- A. Do not remove forms or bracing until concrete has gained sufficient strength to carry its own weight and imposed loads.

END OF SECTION

**SECTION 03 2000
CONCRETE REINFORCING**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Reinforcing steel for cast-in-place concrete.

1.02 RELATED REQUIREMENTS

- A. Section 03 3000 - Cast-in-Place Concrete.

1.03 PRICE AND PAYMENT PROCEDURES

- A. See Section 01 2200 - Unit Prices, for additional unit price requirements.

1.04 REFERENCE STANDARDS

- A. ASTM A615/A615M - Standard Specification for Deformed and Plain Billet-Steel Bars for Concrete Reinforcement; 2012.
- B. CRSI (DA4) - Manual of Standard Practice; Concrete Reinforcing Steel Institute; 2009.

PART 2 PRODUCTS

2.01 REINFORCEMENT

- A. Reinforcing Steel: ASTM A615/A615M Grade 60 (420).

2.02 FABRICATION

- A. Fabricate concrete reinforcing in accordance with CRSI (DA4) - Manual of Standard Practice.

PART 3 EXECUTION

3.01 PLACEMENT

- A. Place, support and secure reinforcement against displacement. Do not deviate from required position.
- B. Maintain concrete cover around reinforcing as follows:
 - 1. Supported Slabs and Joists: 1" inch.
- C. Conform to applicable code for concrete cover over reinforcement.

END OF SECTION

**SECTION 03 3000
CAST-IN-PLACE CONCRETE**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Miscellaneous concrete elements, including balcony slabs, columns, and beams.

1.02 REFERENCE STANDARDS

- A. ACI 301 - Specifications for Structural Concrete for Buildings; American Concrete Institute International; 2010.
- B. ACI 305R - Hot Weather Concreting; American Concrete Institute International; 2010.
- C. ACI 306R - Cold Weather Concreting; American Concrete Institute International; 2010.
- D. ACI 318 - Building Code Requirements for Structural Concrete and Commentary; American Concrete Institute International; 2011.

1.03 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Samples for Pigment Color Selection: Submit manufacturer's complete sample chip set, including pigment number and required dosage rate for each color.

1.04 QUALITY ASSURANCE

- A. Perform work of this section in accordance with ACI 301 and ACI 318.
- B. Follow recommendations of ACI 305R when concreting during hot weather.
- C. Follow recommendations of ACI 306R when concreting during cold weather.

PART 2 PRODUCTS

2.01 REINFORCEMENT

- A. Reinforcement Accessories:
 - 1. Provide stainless steel, galvanized, plastic, or epoxy-coated steel components for placement within 3/4 inch of weathering surfaces.

2.02 CONCRETE MATERIALS

END OF SECTION

**SECTION 03 3030
REPAIR CONCRETE****PART 1. GENERAL****1.01 SECTION INCLUDES**

- A. Preparation of concrete and application of repair materials.
- B. Rehabilitation of concrete surfaces.
- C. Repair of concrete internal reinforcement.

1.02 REFERENCE STANDARDS

- A. Concrete Repair Manual- Vols. 1 & 2 Published jointly by ICRI & ACI-Third Ed.
- B. ASTM A82/A82M - Standard Specification for Steel Wire, Plain, for Concrete Reinforcement; 2007.
- C. ASTM A615/A615M - Standard Specification for Deformed and Plain Billet-Steel Bars for Concrete Reinforcement; 2009b.
- D. ASTM C33 - Standard Specification for Concrete Aggregates; 2008.
- E. ASTM C150 - Standard Specification for Portland Cement; 2007.
- F. ASTM C404 - Standard Specification for Aggregates for Masonry Grout; 2007.
- G. AWS D1.4/D1.4M - Structural Welding Code - Reinforcing Steel; American Welding Society; 2005.

1.03 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.

1.04 QUALITY ASSURANCE

- A. Perform welding work in accordance with AWS D1.4.
- B. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section, with not less than 5 years of documented experience.
- C. Design reinforcement splices under direct supervision of a Professional Structural Engineer experienced in design of this type of work and licensed in the State in which the Project is located.

1.05 MOCK-UP

- A. Provide [stucco] mock-up, [2'] feet long by [2'] feet wide, illustrating patching method, color and texture of repair surface and [finish].
- B. Provide [paint] mock-up, [3'] feet long by [3'] feet wide, illustrating color and surface finish (flat, egg shell, or other).
- C. Provide [balcony finish] mock-up, [2'] feet long by [2'] feet wide, on separate board, illustrating finish, color and texture of repair surface and [finish].

1.06 DELIVERY, STORAGE, AND HANDLING

- A. Comply with manufacturers' instructions for storage, shelf-life limitations, and handling.

PART 2 PRODUCTS**2.01 MANUFACTURERS**

- A. Cementitious Mortars:
 - 1. BASF Construction Chemicals-Building Systems: www.chemrex.com.
 - 2. [Sto]; Product [See attached].

2.02 PATCHING MATERIALS

- A. Bonding Agent: Polyvinyl acetate emulsion, dispersed in water while mixing, non-coagulant in mix, water resistant when cured.
- B. Portland Cement: ASTM C150, Type I, grey.
- C. Sand: ASTM C 33 or ASTM C 404; uniformly graded, clean.
- D. Water: Clean and potable.

2.03 REINFORCEMENT MATERIALS

- A. Reinforcing Steel: ASTM A 615/A 615M Grade 60 (420) billet-steel deformed bars, unfinished.
- B. Post tension cables, cable ends, pull and dead ends, #4 backer bars, grease caps.

PART 3 EXECUTION**3.01 EXAMINATION**

- A. Verify that surfaces are ready to receive work.
- B. Beginning of installation means acceptance of substrate.

3.02 PREPARATION

- A. Clean concrete surfaces of dirt, laitance, corrosion, or other contamination; wire brush or using water; rinse surface and allow to dry.

3.03 REPAIR WORK

- A. Repair spalling. Fill voids flush with surface. Apply surface finish.

3.04 INJECTION - EPOXY RESIN ADHESIVE

- A. Inject adhesive into prepared ports under pressure using equipment appropriate for particular application.
- B. Begin injection at lower entry port and continue until adhesive appears in adjacent entry port. Continue from port to port until entire crack is filled.

3.05 FIELD QUALITY CONTROL

- A. An independent testing agency, as specified in Section 01 4000, will perform field inspection and testing.

Part 2. Products

2.01 Attachment- Contractor to provide submittal package indicating Product Choice- BASF, SIKA, Mapei, STO, or Aquafin

A. OVERHEAD REPAIRS- A construction grout shall be used on all patches that are chipped into the concrete in the overhead ceilings. The materials that shall be used is MAPEI Planitop XS or Master Emaco N425 (formerly Gel Patch). The installation method shall be hand pack application or form and pump. (See attached sketch at rear of package).

B. SLAB REPAIR- A concrete bag mix repair product shall be used on all patches which are chipped into the horizontal (floor) concrete, both full depth and partial depth. The material that shall be used is MAPEI Planitop 11 SCC or Master Emaco S466 CI for repairs greater than 1.5" in depth. The alternative materials that can be used for bag mix repairs shall be Master Emaco 1061 repair material.

Edge repairs shall be completed using the above listed items.

C. COLUMN OR SOFFIT BEAM REPAIR- Repairing large concrete columns or beams shall also be accomplished by using MAPEI Planitop 11 SCC or Master Emaco S466 CI.

D. REBAR COATING- Anti-Corrosion protection for reinforcing rods, both existing, shall be MAPEI Planitop 11 SCC or Emaco® P124 Bonding & Anti-Corrosion Agent.

E. REBAR DOWELLING AND EPOXY- The epoxy adhesive for dowelling new rebar into concrete shall be MAPEI Planibond AE or Planibond AE Fast or Concresive® Inject 1500. Diameter of holes to be 1/8" greater than bar size. Remove all dust particles in drilled holes prior to epoxy by using a wire brush. Blow out and/or vacuum holes after wire brush.

F. CRACK FILLER- The material to use to epoxy fill hair line cracks shall be BASF Master Inject 1380; MAPEI Planibond CR 50. All cracks to be filled with caulk sealant shall be Tremco Dymonic 100. All cracks are to be finished smooth and level with the existing slab.

G. EPOXY INJECTION- The material to use for epoxy injection shall be MAPEI EpoJet LV or MasterInject 1380. Provide ports @ 8" o/c. For bonding the cracks and the injection ports use the StoPoxy Quick-Set Gel, StoPoxy Binder, or BASF Concreive Paste SPL or an equal and approved other.

H. PENETRATING SEALER- If the Engineer of the authorized representative deems it; the penetrating sealer shall BASF Master Protect 8500CI.

I. CAULKING/SEALANT- If the Engineer of the authorized representative deems it, the caulking shall be TREMCO Dymonic100, Bostic, or Soudal, depending on type and location of application.

J. WINDOW INNER PERIMETER- If the windows are removed and the 4 masonry/concrete surfaces are exposed, apply BASF MaxFlash Flashing Membrane to the window perimeters.

K. RAILING POST ANCHORING- The product to anchor the new railing posts (if cored) to the concrete substrate shall be MasterFlow 110 AN.

L. RAILING POST COATING- Prior to railing post to be anchored to concrete slab, the bottom 3" of each post must be coated with epoxy (if cored). The product to apply for the coating of the railing post shall be 2-part epoxy MasterInject 1500.

M. WATERPROOFING-The material to use for the waterproofing of various roof type areas shall be Sika Roof Pro w NOA Submittal. The concrete surfaces shall be prepared in accordance to ICRI standards of CSP-6. A sample section shall be completed for test and approval.

N. CONCRETE TOPPING SLAB- FOR PITCHING- A concrete bag mix topping product shall be used to pitch water or anchor new drains. The material that shall be used is Master Emaco® T1061.

O. READY-MIX CONCRETE- A design mix concrete may be used on all full depth repairs and or replacement.

The structural concrete to be used for a pump mix is as follows: All concrete shall develop a minimum compressive strength of 5000 psi in 28 days, or as determined by test cylinders made in accordance with ASTM C-31 and tested in accordance with ASTM C-39. The cement used shall be a Portland cement and shall conform to the requirements of ASTM C-150 Type 1. The Contractor shall furnish vendors certified test reports for the cement shipped to the project. The report shall be delivered to the Engineer before permission to use the cement is granted. All such test reports shall be subject to verification by testing sample materials received for use on the project. Fine aggregate for concrete shall meet the requirements of ASTM C-22. Coarse aggregate for concrete shall meet the requirements of ASTM C-33 and shall be well graded from coarse to fine. The mix shall be in accordance to ACI 318 Part 3 Chapter 4 Durability Requirements Table 4.2.2 Requirements for Special Exposure Conditions.

All Type 1 Concrete that is to be poured for structural repairs (other than patch mix) is to be supplied from a Ready-Mix Plant that is in close proximity to the job site. Mix concrete in accordance with ACI 304. Use only previously proven concrete design mix.

The required characteristics needed for a "reduced shrinkage" concrete is:

- 1) 0.40 water-cement ratio by weight
- 2) 3/8" or larger aggregate (Aggregates: ASTM C 33-93)
- 3) High range water-reducing admixture (superplastiser) to maintain 6" slump to 8.5" max.
- 4) Corrosion Inhibitor (calcium nitrite) (Rheocrete or DCI) admixture at a dosage of 2 gallons per cubic yard.
- 5) Air Entrainment Admixtures: ASTM C 260-94- 3%+-

The ready-mix concrete shall be supplied by an approved supplier. The Contractor shall provide cylinder and compression test for the concrete mix. Use only previously proven concrete design mixes. All exposed concrete surfaces shall be true, smooth, free from open or rough spaces, depressions, or projections. The concrete in horizontal plane surfaces shall be brought flush with a finished top surface at the proper elevation and shall be struck-off with a bull-float and/or finished with a proper trowel. Mortar finishing shall not be permitted, nor shall dry cement (dusting) or sand-cement mortar be spread over the concrete during the finishing of horizontal surfaces. The finished surface shall be without defects and be properly consolidated for integrity. If the finished surface is defective, the Engineer will determine if it should be removed or if remedial repairs can be accomplished. A test (cylinder tests) by a certified testing laboratory shall be provided at each 5th truck or 1 per day of concrete pumping.

P. URETHANE DECK COATING- The urethane membrane system to use for balconies (Pedestrian system) shall be BASF Master Seal Traffic 1500- Urethane Membrane System.

Q. WATERPROOFING-The material to use for the hot-applied waterproofing of deck slabs shall be Carlisle R-500 Hot Applied Membrane. The concrete surfaces shall be prepared in accordance to ICRI standards of CSP-4. A sample section shall be completed for test and approval.

S. STUCCO MESH- Apply a stucco mesh over cracks at intersections of floor slab/CBS wall or CBS wall/column. Remove stucco and clean area. Install BASF WS Detail/Backwrap mesh in scratch coat.

Part 3. Execution
3.01 Attachment

A. SPALL LOCATION- If the Engineer or his authorized representative deems that there is spalling, then the Contractor shall expose the reinforcing bar to a point of virgin or undamaged steel. The Contractor shall visually examine the slab surfaces for cracks or spalls. If suspect areas are detected, the Engineer shall be notified and a hammer test shall be made to locate additional hollow, delaminated, and spalled areas and to determine the extent of deteriorated concrete.

B. EXCAVATION- Excavate the concrete to a minimum of 3/4" below the reinforcing bar to enable an examination of the loss of cross section.

C. ADDITIONAL REINFORCEMENT- Alongside each bar that shows more than 25% loss of cross section, a similar bar shall be welded or added (dowel and epoxy) to bring the slab to the original design criteria. If the new rebar is to be added and anchored then it is to be anchored into the adjacent concrete. The new bar shall be anchored at least 6" and set in epoxy anchoring compound.

D. SHORING- Areas of chipped concrete which expose the rebar and disengages the columns or cantilevered slabs from bearing shall be shored. The Contractor shall be responsible for providing the design and installation of the shoring. (A minimum safety factor of 2 shall be used in the design of the shoring.) All scaffolding and shoring shall be designed and installed in its intended use with all connections and safety features in place.

E. CLEANING & COATING EXPOSED REBAR- All reinforcing bars should be coated the same day shortly after the rebars are exposed and cleaned with sand blasting. The cleaning shall bring the steel reinforcing bars to a clean finish. If necessary, the rebars should be hammered to remove any large areas of scale. Any exposed steel shall be coated with the specified materials. Where welding has occurred, the welds shall be deslagged, sand blasted clean, and coated. During the coating process of the rebar the coating must be in contact or to remain attached with the surrounding concrete surfaces.

F. FINISH- All concrete or patch material shall be placed level with the existing slab at the connection to the existing good concrete areas.

G. ALTERNATIVE TESTS- There are other types of testing methods that may be employed for verification of the concrete and slab surfaces. Upon recommendation of the Engineer and prior approval by the Owner of the Engineer's recommendation, and the Contractor's additional costs, such alternative test shall be performed.

H. CONCRETE REMOVAL- The Contractor shall chip and remove all loose, cracked, and spalled concrete back to sound concrete. Square off the patch areas to keep patch uniform in appearance. The Engineer or his authorized Inspector will then determine the number and type of reinforcing bars to add to compensate for corroded rebars if necessary. The Contractor shall proceed with the undercutting of all corroded and oxidized rebars at some point during this phase.

I. HAMMERS- Since pneumatic or electric hammers are being used to chip the concrete, these hammers must be approved by the Engineer. Hammers in excess of 16 lbs. will not be used without specific cause and approval prior to any use.

J. ANTI-CORROSIVE COATING- After the added rebars are compensated for and replaced, and all the sandblasting has occurred, then the exposed rebars will be coated shortly (no greater than 4 hrs.) after the sandblasting process. This will include the newly added rebars as well as the exposed rebars. The Contractor shall apply coating for corrosion protection over rebar.

K. SCRUB COAT- The next operation is to apply a scrub-in of the patch material of the concrete to be used. Apply scrub coat with stiff brush. The placement of the repair mortar for the full depth repairs does not require a scrub coat application. However, the wood forms for full depth edge repairs must be pre-wet for 4 hours to a saturated surface dry condition. Fill forms with water to accomplish the SSD condition prior to installation.

L. CONCRETE PLACEMENT- Place concrete in accordance with ACI 301, ACI 318, and ACI 304.

M. CONCRETE FINISHING- Concrete finished surfaces that are to be left exposed, such as the eyebrows, shall be smooth rubbed finish.

N. COVERING & PROTECTION- Protect all newly poured concrete from premature drying. At appropriate time after pour, apply burlen or other approved material with potable water for period necessary for hydration of cement. Maintain moisture curing minimum 3 days.

O. CLEANING REBARS- Sandblasting or wire-wheel cleaning shall be utilized to clean all exposed rebar. The sandblasted rebar shall be cleaned to a clean finish on all sides. (See diagram at rear) If necessary, strike rebars with hammer to remove heavy oxidation then scrape excess oxidation prior to cleaning.

P. DEFECTIVE WORK- Any defective work disclosed by the Engineer after the forms have been removed shall be immediately removed and replaced or repaired if possible. If any dimensions are deficient, or if the surface of the concrete is bulged, uneven, or shows honeycombs, which in the opinion of the Engineer cannot be repaired satisfactorily, the entire section shall be removed and replaced at the expense of the Contractor.

Q. CURING- All repair mortar shall be properly cured and protected by the Contractor. The work shall be protected from the elements, flowing water, and from defacement by nature during the building operations. The repair concrete shall be cured as soon as it has sufficiently hardened by covering with an approved material such as burlen covers. Plastic visqueen covers shall not be considered curing. Water-absorptive coverings shall be thoroughly saturated when placed and be kept saturated for a period of at least 3 days. All curing mats shall be weighed down to keep the concrete surface covered and to prevent the surface from being exposed to currents of air.

END OF SECTION

**SECTION 03 3900
CONCRETE CURING**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Initial and final curing of horizontal and vertical concrete surfaces.

1.02 RELATED REQUIREMENTS

- A. Section 03 3000 - Cast-in-Place Concrete.

1.03 QUALITY ASSURANCE

- A. Perform Work in accordance with ACI 301 and ACI 302.1R.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Membrane Curing Compound: ASTM C309 Type 1 - Clear or translucent, Class A.
- B. Moisture-Retaining Sheet: ASTM C171.
 - 1. Curing burleen, regular.
- C. Polyethylene Film: ASTM D2103, 4 mil thick, clear.
- D. Water: Potable, not detrimental to concrete.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that substrate surfaces are ready to be cured.

3.02 EXECUTION - HORIZONTAL SURFACES

- A. Cure floor surfaces in accordance with ACI 308R.
- B. Spraying: Spray water over floor slab areas and maintain wet for 7 days.
- C. Moisture-Retaining Sheet: Lap strips not less than 3 inches and seal with waterproof tape or adhesive; secure at edges; maintain in place for not less than 4 days.
- D. Membrane Curing Compound: Apply curing compound in accordance with manufacturer's instructions in one coat.

3.03 EXECUTION - VERTICAL SURFACES

- A. Cure surfaces in accordance with ACI 308R.
- B. Spraying: Spray water over surfaces and maintain wet for 3 days.
- C. Membrane Curing Compound: Apply compound in accordance with manufacturer's instructions in one coat.

3.04 PROTECTION

- A. Do not permit traffic over unprotected floor surface.

END OF SECTION

**SECTION 07 1400
FLUID-APPLIED WATERPROOFING****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Fluid applied membrane waterproofing.

1.02 REFERENCE STANDARDS

- A. ASTM C836/C836M - Standard Specification for High Solids Content, Cold Liquid-Applied Elastomeric Waterproofing Membrane for Use with Separate Wearing Course; 2012.
- B. ASTM D412 - Standard Test Methods for Vulcanized Rubber and Thermoplastic Elastomers- Tension; 2006a (Reapproved 2013).
- C. ASTM D746 - Standard Test Method for Brittleness Temperature of Plastics and Elastomers by Impact; 2013.
- D. ASTM D4541 - Standard Test Method for Pull-Off Strength of Coatings Using Portable Adhesion Testers; 2009.

1.03 QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in installation of fluid-applied waterproofing with minimum 5 years' experience. BASF, Sika, Tremco, or Neogard
- B. Mock-Up: Construct a mock-up consisting of 100 sq ft (10 sq m) of horizontal waterproofed panel, including internal and external corners similar to those that will be present in the finished work.
 - 1. Locate where directed.

1.04 FIELD CONDITIONS

- A. Maintain ambient temperatures above 40 degrees F (5 degrees C) for 24 hours before and during application and until cured.

1.05 WARRANTY

- A. See Section 01 7800 - Closeout Submittals, for additional warranty requirements.
- B. Contractor shall correct defective Work within a 5-year period after Date of Substantial Completion; remove and replace materials concealing waterproofing at no cost to Association.

PART 2 PRODUCTS**2.01 MANUFACTURERS**

- A. Polyurethane Waterproofing Manufacturers: BASF; Sika

2.02 MEMBRANE AND FLASHING MATERIALS

- A. Polyurethane Waterproofing: Cold-applied one or two component polyurethane, complying with ASTM C836. Use only Unimen sand- 20-40 or as per Manufacturer's recommendation.
 - 1. Cured Thickness: 60 mils (1.5 mm), minimum.
 - 2. Tensile Strength: 400 psi (2.758 MPa), measured in accordance with ASTM D412.
 - 3. Ultimate Elongation: 500 percent, measured in accordance with ASTM D412.
 - 4. Hardness: 60, measured in accordance with ASTM D2240, using Type A durometer.
 - 5. Adhesion: greater than 150 psi (1.03 MPa), measured in accordance with ASTM D4541.
 - 6. Brittleness Temperature: -50 F (-44 C), measured in accordance with ASTM D746.

PART 3 EXECUTION**3.01 EXAMINATION**

- A. Verify existing conditions before starting work.
- B. Verify substrate surfaces are free of frozen matter, dampness, loose particles, cracks, pits, projections, penetrations, or foreign matter detrimental to adhesion or application of waterproofing system.

- C. Verify that items that penetrate surfaces to receive waterproofing are securely installed.

3.02 PREPARATION

- A. Protect adjacent surfaces not designated to receive waterproofing.
- B. Clean and prepare surfaces to receive waterproofing in accordance with manufacturer's instructions. Vacuum substrate clean.
- C. Do not apply waterproofing to surfaces unacceptable to manufacturer.
- D. Seal cracks and joints with sealant using methods recommended by sealant manufacturer.
- E. Install cant strips at inside corners.

3.03 INSTALLATION

- A. Apply waterproofing in accordance with manufacturer's instructions to specified minimum thickness.
- B. Apply primer or surface conditioner at a rate recommended by manufacturer. Protect conditioner from rain or frost until dry.
- C. Seal membrane and flashings to adjoining surfaces. Install termination bar at all edges. Install counterflashing over all exposed edges.

3.04 PROTECTION

- A. Do not permit traffic over unprotected, uncovered, unfinished, or uncured membrane.

END OF SECTION

SECTION 07 1613**POLYMER MODIFIED CEMENT WATERPROOFING****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Polymer modified cement waterproofing.

1.02 RELATED REQUIREMENTS

- A. Section 03 3000 - Cast-in-Place Concrete: Concrete to be waterproofed.

1.03 REFERENCE STANDARDS

- A. ASTM E96/E96M - Standard Test Methods for Water Vapor Transmission of Materials; 2013.

1.04 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
 - 4. Details of joints and intersections.

1.05 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section, with not less than three years of documented experience.
- B. Installer Qualifications: Company specializing in performing work of the type specified in this section with minimum three years of documented experience and approved by manufacturer.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. Deliver products to project site in manufacturer's original packaging, marked with manufacturer's product identification.
- B. Store products in manufacturer's unopened packaging until ready for installation.
- C. Keep stored products dry; store under cover and elevated above grade.

1.07 FIELD CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

1.08 WARRANTY

- A. See Section 01 7800 - Closeout Submittals, for additional warranty requirements.

PART 2 PRODUCTS**2.01 MANUFACTURERS**

- A. Polymer-Modified Cement Waterproofing:
 - 1. Sto.
 - 2. Sika
 - 3. BASF

2.02 MATERIALS

- A. Polymer-Modified Cement Waterproofing for Under Cementitious Mortar: Manufactured slurry coating of Portland or hydraulic cement, aggregates, polymer admixtures, and water; no solvents; for application directly to cementitious substrate, with re-coat time of less than 24 hours.
 - 1. Explicitly recommended by manufacturer as waterproofing, not simply as dampproofing.

2. Water Vapor Transmission: MINIMUM permeance of finished coating of 3 perm, when tested in accordance with ASTM E96/E96M.
 3. Finished Coating Thickness: As recommended by manufacturer for the specific application but not less than 1/2" inch.
- B. Crack Repair Material, Epoxy and Reinforcing: Type and application as recommended by waterproofing manufacturer.
- C. Water: Clean, clear, non-alkaline potable water, free of salts and other harmful elements.

PART 3 EXECUTION**3.01 EXAMINATION**

- A. Examine surfaces where waterproofing is to be applied for conditions detrimental to satisfactory performance.
- B. Do not begin installation until substrates have been properly prepared.
- C. If substrate preparation is the responsibility of another installer, notify Engineer of unsatisfactory preparation before proceeding.

3.02 INSTALLATION

- A. Install waterproofing in accordance with manufacturer's instructions and recommendations unless more stringent requirements are indicated.
- B. Perform installation only during ambient and substrate conditions recommended by manufacturer; provide temporary enclosures and/or temporary heating as necessary to do so.
- C. Fill voids and holes prior to application of first coat.
- D. Apply the number of coats and at the rates recommended by manufacturer for the specific application but not less than specified minimum thickness; apply at least two coats unless one coat is specifically indicated.
- E. Extend waterproofing to all surfaces in areas indicated to form continuous waterproofed surfaces.
- F. Cure waterproofing by recommended methods for recommended period prior to making waterproofed area available for use or occupancy; protect from too rapid drying, severe weather exposure, and water accumulation.
 1. Hot, Dry Weather: Night time installation- follow Manufacturer's instructions.
 2. Do not use covers that could stain waterproofing surfaces.
 3. Do not use chemical curing agents unless explicitly approved by waterproofing manufacturer.
 4. Do not expose waterproofing to sunlight for minimum of 72 hours after placement.
- G. Do not backfill, fill water or liquid holding structures, or apply finish coatings until time period recommended by manufacturer has passed.

3.03 FIELD QUALITY CONTROL - WATER HOLDING STRUCTURES

- A. Flood test waterproofing application by filling to capacity and allowing to stand for not less than 24 hours.
- B. If any leaks appear, notify Engineer and drain.
 1. Repair leaks at no additional cost to Association.
 2. Repeat flood test until all leakage is eliminated.

END OF SECTION

**SECTION 09 2400
PORTLAND CEMENT PLASTERING**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Portland cement plaster for installation over metal lath, masonry, concrete, and solid surfaces.

1.02 REFERENCE STANDARDS

- A. ASTM C91/C91M - Standard Specification for Masonry Cement; 2012.
- B. ASTM C150/C150M - Standard Specification for Portland Cement; 2012.
- C. ASTM C926 - Standard Specification for Application of Portland Cement-Based Plaster; 2012a.
- D. ICC (IBC) - International Building Code; 2012.
- E. PCA EB049 - Portland Cement Plaster/Stucco Manual; Portland Cement Association; 2003.

1.03 MOCK-UP

- A. Construct mock-up of exterior wall, 3 feet long by 3 feet wide, illustrating surface finish.
- B. Locate where directed.
- C. Mock-up may remain as part of the Work.

1.04 FIELD CONDITIONS

- A. Maintain minimum ambient temperature of 50 degrees F (10 degrees C) during installation of plaster and until cured.

PART 2 PRODUCTS

2.01 PORTLAND CEMENT PLASTER ASSEMBLIES

- A. Exterior Stucco: Portland cement plaster system, made of finish, brown, and scratch coat (and reinforcing mesh at areas of masonry/column intersections).

2.02 PLASTER MATERIALS

- A. Portland Cement, Aggregates, and Other Materials: In accordance with ASTM C926.
- B. Portland Cement: ASTM C150, Type I.
- C. Water: Clean, fresh, potable and free of mineral or organic matter that could adversely affect plaster.

2.03 PLASTER MIXES

- A. Mix only as much plaster as can be used prior to initial set.
- B. Mix materials dry, to uniform color and consistency, before adding water.
- C. Protect mixtures from freezing, frost, contamination, and excessive evaporation.
- D. Do not retemper mixes after initial set has occurred.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify the suitability of existing conditions before starting work.
- B. Masonry: Verify joints are cut flush and surface is ready to receive work of this section. Verify no bituminous or water-repellent coatings exist on masonry surface.

3.02 PREPARATION

- A. Dampen masonry surfaces to reduce excessive suction.
- B. Clean concrete surfaces of foreign matter. Wash surfaces with clean water and/or grind off deleterious materials.

3.03 PLASTERING

- A. Apply plaster (cementitious stucco) in accordance with ASTM C926. Match surrounding existing finishes and blend new to existing without excessive "mounding" or "cresting".

All stucco which has been removed shall be replaced with new stucco to a minimum thickness of 5/8". New finish shall match existing. Stucco shall have an integral bonding agent within the mix. Acryl 60 (BASF MasterEmaco A660) shall be used. Areas of stucco removal shall be cleaned and properly prepared for new stucco. Base shall be dampened prior to installation. Apply 3-coat finish. First coat shall be scratch coat, 2nd coat to be brown coat, final coat to be finish. Mix stucco with 1-part Portland cement per volume with clean, sharp washed aggregate. A bag good alternative for stucco mix shall be BASF Stucco Base Premix.

- Define repair area based on sounding and remove stucco to sound substrate. Area to be marked by Engineer or Inspector.
 - If wall-leveling is required, follow guide specification for wall-leveling (vertical flash patching) using Repair Mortar.
 - Extend repairs laterally to adjacent well-bonded existing stucco material.
 - Scarify or chip concrete substrates to provide a surface profile sufficient for bonding of new stucco application. ICRI surface profile minimum SP-2 to SP-3.
 - Clean prepared surface to remove all dust, dirt, laitance, oils and other potentially bond inhibiting materials.
 - Check ability of surface to receive directly bonded stucco by checking for absorption of water into the concrete. If water does not readily absorb into concrete, provide additional surface preparation or mechanical anchorage for stucco.
 - Install stucco in accordance with product instructions.
- B. Three-Coat Application over Solid Bases:
1. Apply first coat to a nominal thickness of 1/4 inch (6 mm).
 2. Apply second coat to a nominal thickness of 1/4 inch (6 mm).
 3. Apply finish coat to a nominal thickness of 1/8 inch (3 mm).
- C. Moist cure base coats.
- D. After curing, dampen previous coat prior to applying finish coat.
- E. Avoid excessive working of surface. Delay troweling as long as possible to avoid drawing excess fines to surface. Apply new stucco to match adjacent profile and texture.
- F. Periodic moist cure finish coat for minimum period of 48 hours.

END OF SECTION

**SECTION 09 9000
PAINTING AND COATING****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Surface preparation.
- B. Field application of paints, stains, and other coatings.
- C. Scope: Finish all exterior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated.
- D. Do Not Paint or Finish the Following Items:
 - 1. Items fully factory-finished unless specifically so indicated; materials and products having factory-applied primers are not considered factory finished.
 - 2. Items indicated to receive other finishes.
 - 3. Items indicated to remain unfinished.
 - 4. Fire rating labels, equipment serial number and capacity labels, and operating parts of equipment.
 - 5. Floors, unless specifically so indicated.
 - 6. Glass.
 - 7. Concealed pipes, ducts, and conduits.

1.02 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified, with minimum ten years documented experience.
- B. Applicator Qualifications: Company specializing in performing the type of work specified with minimum 5 years' experience.

1.03 MOCK-UP

- A. See Section 01 4000 - Quality Requirements, for general requirements for mock-up.
- B. Provide panel, 4 feet long by 4 feet wide, illustrating blending coating color, texture, and finish.
- C. Locate where directed.
- D. Mock-up may remain as part of the work.

1.04 DELIVERY, STORAGE, AND HANDLING

- A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
- B. Container Label: Include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.
- C. Paint Materials: Store at minimum ambient temperature of 45 degrees F (7 degrees C) and a maximum of 90 degrees F (32 degrees C), in ventilated area, and as required by manufacturer's instructions.

1.05 FIELD CONDITIONS

- A. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.
- B. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.
- C. Provide lighting level of 80 ft candles (860 lx) measured mid-height at substrate surface.

1.06 PRESSURE CLEANING

- A. All designated exterior walls, ceilings and surfaces must be pressure cleaned. Pressure cleaning shall be completed to remove all loose paint and chalkiness. All surfaces to be painted shall be pressure cleaned with no less than 3500 psi machines. There may be areas that require the use of turbo tip nozzles due to significant amounts of peeling paint. The Operator shall keep the tip distance close and effective to surfaces

without adversely affecting the stucco finishes. After all pressure cleaning is completed, all loose paint shall be scraped or wire brushed until a sound surface is attained. These steps are required to remove any foreign matter that would adversely affect the bonding of new paint. If necessary, additional tests may be required to verify adequate bond capability. Begin prime coat painting, if required, within 2 days after pressure cleaning, no longer and no exceptions. Provide additional pressure cleaning of all surfaces if interval is greater than listed above.

1.07 APPLICATION PROCEDURES

A. All designated The Contractor shall apply paint materials and coatings by brush or roller applicators according to the Manufacturer's **written** instructions. There shall be no spray application without written permission in a no-dollar Change Order format.

1.08 PRIMER COATING

A. The **Manufacturer's Rep.** will determine if a primer coat is required. Primer coat paint shall be of quality consistency and be properly applied as per the manufacturer's specifications. Primer to be applied by roller, or brush, and shall not to exceed Manufacturer's specified requirements or recommendations for coverage. All stucco primer coats shall be pigmented water-based sealer. All metal doors and frames that are to be primed, shall be completed after all preparations regarding pressure cleaning or hand tools.

1.09 WINDOW CLEANING

A. The Contractor shall provide for a full window cleaning prior to the removal of the swing stage or scaffolding from each and all particular drops. The window cleaning shall include all windows and SG doors in open balconies and exterior elevations of the building. Cleaning: Remove temporary coverings and protection of work areas. Clean glass in accordance with Manufacturer's instructions prior to Owner's acceptance. Do not use metal scrappers to remove paint splatter from glass, specifically impact rated laminated glass.

PART 2 PRODUCTS**2.01 MANUFACTURERS**

- A. Provide all paint and coating products used in any individual system from the same manufacturer; no exceptions.
- B. Paints:
 - 1. Sherwin Williams Painting Company
- C. Substitutions: See Section 01 6000 - Product Requirements.

2.02 PAINTS AND COATINGS - GENERAL

- A. Paints and Coatings: Ready mixed, unless intended to be a field-catalyzed coating.
 - 1. Provide paints and coatings of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
 - 2. Supply each coating material in quantity required to complete entire project's work from a single production run.
 - 3. Do not reduce, thin, or dilute coatings or add materials to coatings unless such procedure is specifically described in manufacturer's product instructions.
- B. Primers: Where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.

PART 3 EXECUTION**3.01 EXAMINATION**

- A. Do not begin application of coatings until substrates have been properly prepared.
- B. Verify that surfaces are ready to receive work as instructed by the product manufacturer.
- C. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.

3.02 PREPARATION

- A. Clean surfaces thoroughly and correct defects prior to coating application.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces or finishing.
- D. Seal surfaces that might cause bleed through or staining of topcoat.
- E. Remove mildew from impervious surfaces by scrubbing with solution of tetra-sodium phosphate and bleach. Rinse with clean water and allow surface to dry.

3.03 APPLICATION

- A. Apply products in accordance with manufacturer's instructions.
- B. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.
- C. Apply each coat to uniform appearance.
- D. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.
- E. **RAILING PAINTING-** The Contractor shall provide for a full prep for the exposed metal frames for the existing balcony railings on all floors of the condominium tower. Prep to SP-2 and provide a xylene wipe. Apply semi-gloss or gloss finish paint over full primer coat. One sample railing, or a portion of a railing, with color and finish approved by Owner, must be completed and approved prior to rail paint project. This will serve as a mock-up and demonstration sample.

Apply full pigmented primer coat V110, with light pigmentation, and allow to dry. Contractor to provide cost for 2-part finish coat V510 (Aliphatic Urethane). Apply these products with HVLP machine. The HVLP machine application will require the masking of all surrounding areas.

3.04 MISCELLANEOUS

- A. **SYSTEMS-** Any exterior mounted systems, such as electrical, Cable TV cables, lightning suppression system cables, or water systems shall be painted to match the building color unless advised by Owner otherwise. The Contractor shall clearly describe the intentions for the painting of the systems to allow Association to verify if detrimental effects from painting.
- B. **STUCCO CRACK REPAIR-** All hairline cracks (less than 1/16") are to be detailed with Benjamin Moore Moorlastic Elastomeric Patching Caulk or equal and approved other. Larger cracks, greater than 1/8" shall be "v" gouged out, cleaned, primed with sealer and covered with patch. Cracks greater than 5/64" shall be routed and caulked with Tremco Dymonic 100 urethane caulk. Rough wall surfaces in areas of old shutters shall be smoothed with Benjamin Moore elastomeric patching compound.
- C. **MATERIAL APPLICATION-** Contractor shall supply qualified, experienced painters (employees) and apply paint coatings per manufacturer's coverage at the approved square footage of coverage. All stucco walls shall be painted with 1 coat of pigmented primer and 1 coat of above listed, highest quality paint to match coverage requirements by Manufacturer. The Contractor, upon commencement of work, will continuously and expeditiously proceed with the work specifications until completion of project.
When coating over existing walls, ceilings, or any surfaces to be painted, all Manufacturer's recommend that the surfaces be thoroughly clean, dry, and free from any surface contaminates or cleaning residue that may harmfully affect the adhesion, cohesion, or bonding of the paint coatings. It is required that the applicator installs a 10' x 10' test section before undertaking the paint project. During such test, applicator will determine adequacy of bond and observe if there is any residue to cause loss of adhesion.
- D. Contractor shall perform a Rilem (RILEM Test Method 11.4) test on vertical wall surfaces to verify porosity of paint application.
- E. Voids, honeycombs, or excessively rough surfaces shall be repaired with approved non-shrink grout, stucco application, or elastomeric patching material.
- F. Surfaces at cold joints shall be on the same plane or shall be ground level, caulked, or the combination.

- G. SPREAD RATE- Contractor shall apply paint coatings per manufacturer's required milage thickness and coverage. Mil gauge tests will be performed at will and must conform to Manufacturer's required spread rate and thickness.
- H. CEMENTITIOUS SURFACES- Contractor shall remove efflorescence, chalk, dust, dirt, grease, oils, and any chemical laitance that will impede the bond of the new paint. Roughen all surfaces as required to remove glaze. If hardeners or sealers have been used to improve curing, use mechanical methods of surface preparation.
- I. Determine alkalinity and moisture content of surfaces by performing appropriate tests. Do not paint surfaces where moisture content exceeds that permitted by Manufacturer.
- J. FERROUS METAL SURFACES- Contractor shall remove rust, chalk, dust, dirt, grease, oils, and any chemical laitance that will impede the bond of the new paint. Roughen, wire brush, and/or sand (paper) all surfaces as required to remove rust or any laitance to a minimum of SP-2 prep finish with all necessary hand tools.

3.05 WALKWAY FLOOR COATINGS

PREPARATION- Cordon off walkway areas to Pedestrian access. After the cracks are sealed and smoothed finish, the walkway floors must be pressure cleaned. Seal off doors and allow no water to enter into elevator shafts. Allow walkways to dry.

APPLICATION OF PRIMER COAT- Apply 1 primer coat, Richard's 4470 Floor-Tite Waterborne Acrylic Bonding Surfer. Apply spread rate per Manufacturer's requirements.

APPLICATION OF FINISH COATS- Apply 2 finish coats, Richard's 4500 Series Deck Guard – Color Per Owner. Apply spread rate per Manufacturer's requirements (4.6 wet mils per coat). Allow to dry before allowing Pedestrian access.

SURFACE PREPARATION STANDARDS

Your coatings supplier will always designate the degree of surface preparation required for the materials you are using. The basic standards for preparing metal substrates are a joint effort between the Society for Protective Coatings (SSPC) and the National Association of Corrosion Engineers International (NACE).

SSPC-SP1 Solvent Cleaning

Removal of all visible oil, grease, soil, drawing and cutting compounds, and other soluble contaminants from steel surfaces with solvent, vapor, cleaning compound, alkali, emulsifying agent, or steam.

SSPC-SP2 Hand Tool Cleaning

Removes all loose mill scale, loose rust, loose paint, and other loose detrimental foreign matter by hand chipping, scraping, sanding, and wire brushing.

SSPC-SP3 Power Tool Cleaning

Removes all loose mill scale, loose rust, loose paint, and other loose detrimental foreign matter by power wire brushing, power sanding, power grinding, power tool chipping, and power tool descaling.

SSPC-SP5 / NACE 1 White Metal Blast Cleaning

When viewed without magnification, the surface shall be free of all visible oil, grease, dust, dirt, mill scale, rust, coating, oxides, corrosion products and other foreign matter.

SSPC-SP6 / NACE 3 Commercial Blast Cleaning

When viewed without magnification, the surface shall be free of all visible oil, grease, dust, dirt, mill scale, rust, coating, oxides, corrosion products and other foreign matter of at least 66-2/3% of unit area, which shall be a square 3 in. x 3 in. (9 sq. in.). Light shadows, slight streaks, or minor discolorations caused by stains of rust, stains of mill scale, or stains of previously applied coating in less than 33-1/3% of the unit area is acceptable.

SSPC-SP7 / NACE 4 Brush-Off Blast Cleaning

When viewed without magnification, the surface shall be free of all visible oil, grease, dirt, dust, loose mill scale, loose rust, and loose coating. Tightly adherent mill scale, rust, and coating may remain on the surface. Mill scale, rust, and coating are considered tightly adherent if they cannot be removed by lifting with a dull putty knife.

Preparation of the Surfaces:

- A. Painting Contractor shall be wholly responsible for the quality of their work and is not to commence any part of it until all surfaces are in proper condition.
- B. All surfaces are to be cleaned of mildew, chalk, peeling paint and other residues. If, for any reason, the surface cannot be cleaned, this condition must be promptly reported to the Owner in writing, or the Painting Contractor will assume responsibility for the condition.
- C. If the Painting Contractor considers any surface unsuitable for proper finishing, they are to notify the Owners of this fact in writing. The Painting Contractor is not to apply any material until corrective measures have been taken, or the Owners have instructed them in writing to proceed under the current conditions.
- D. Occasionally, the Painting Contractors cleaning technique develops or reveals an unforeseen condition that requires additional labor and materials. The Painting Contractor must either re-negotiate their contract or assume the responsibility for properly correcting the condition.
- E. The prime coat shall be applied soon after surface preparation has been completed, so as to prevent contamination of the substrate.

Mold and Mildew Removal:

- A. If any mold or mildew is apparent, the Painting Contractor must provide a sanitized surface free of mold and mildew spores prior to applying any coating to any surface. Should there be a question of chlorinating any surface; the inspector's decision will be final.
- B. **NOTE: USE RUBBER GLOVES, PROTECTIVE GOGGLES AND PROTECTIVE CLOTHING.** Using a garden type of pressure pot and spray wand, saturate the surface with a diluted solution of chlorine or bleach consisting of one volume of bleach or chlorine to three times volumes of water. As some solutions of chlorine and bleach are already diluted, tests should be done to verify that the above, recommended solution will be strong enough to remove any mold and mildew present. If not, the solution should be increased or decreased as to properly remove all mold and mildew.
- C. The solution must then be washed off with clean water. A water pressure cleaner can be used. If washing off wood surfaces or roofs, care must be taken not to damage the surface or create leaks, especially on roofs and windows.

Exterior Substrate Preparation:

Approximately 90% of all paint failures can be directly attributed to improper surface preparation. Strictly following all surface preparation instructions on all surfaces is essential to achieve maximum benefits of the coatings to be used.

A. Exterior Previously Painted Masonry and Stucco Surfaces:

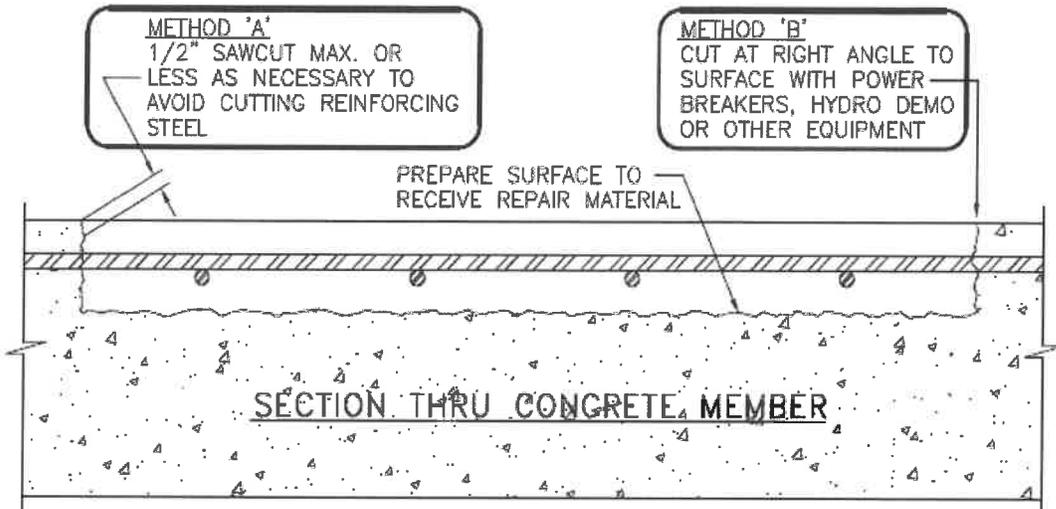
1. Preparation:

- a. Any mold and mildew must be removed as described in the section titled MOLD AND MILDEW REMOVAL.
- b. Any areas exhibiting efflorescence deposits shall be treated with a 25% solution of muriatic acid to water, scrubbed and then thoroughly rinsed with clear water to neutralize any acidity. A pH test should then be conducted to verify if any further action should be taken.

- 2. Cleaning:**
- a. Pressure clean all stucco and masonry surfaces with pressure washing equipment of at least 3000 P.S.I. or greater being sufficient enough to remove as much existing deteriorating coating as possible. It is recommended to use a rotating nozzle on the pressure cleaner to facilitate removal of the existing deteriorating coating and to help identify any areas that are not presently deteriorating. All masonry surfaces must be free of dirt, grease, oil and chalk. All surfaces are to dry thoroughly. Surfaces are to be tested with phenothelien (chemically), to make sure stucco has cured before any coating is applied.
 - b. Areas exhibiting rust leaching from reinforcing steel are to be chipped to the reinforcing rods and primed.
 - c. Rust stains must be thoroughly removed. After rinsing the surface with water, apply a solution of 2% oxalic acid or appropriate oxalic acid compound in water. It is important to observe the precautions listed on the container of these compounds for safe handling and storage. Wash with sponge and scrub brush until stain is removed, then rinse with clear water. Apply two coats of pigmented primer if necessary.
- 3. Surface Sealer:**
- a. After proper surface preparation, prime the entire exterior masonry surface with one coat of the recommended masonry conditioner according to the manufacturers label instructions.
 - b. Certain colors may require a pigmented sealer.
 - c. The Painting Contractor is responsible for testing sealer coverage. The Painting Contractor shall use a pigmented sealer.

END OF SECTION

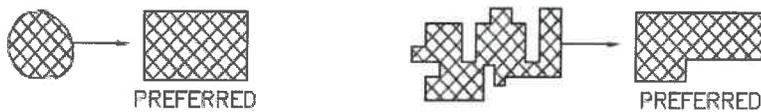
EDGE AND SURFACE CONDITIONING



APPLICABLE TO HYDRODEMOLITION, HYDROLIC, PNEUMATIC AND ELECTRIC BREAKERS.
 APPLICABLE TO HORIZONTAL, VERTICAL AND OVERHEAD LOCATIONS.

CAUTION: BEFORE STARTING REMOVAL, REVIEW EFFECT OF REMOVAL ON STRUCTURAL INTEGRITY. PROVIDE SHORING OF MEMBERS AS NECESSARY. PARTICULAR CARE SHALL BE EXERCISED AT SLAB BEAM CONNECTIONS TO COLUMNS.

1. REMOVE DELAMINATED CONCRETE, UNDERCUT REINFORCING STEEL (REFER TO REINFORCING STEEL UNDERCUTTING GUIDELINES). REMOVE ADDITIONAL CONCRETE AS REQUIRED TO PROVIDE MINIMUM REQUIRED THICKNESS OF REPAIR MATERIAL.
2. AT EDGE LOCATIONS, PROVIDE EITHER METHOD 'A' OR METHOD 'B' RIGHT ANGLE CUTS. AVOID FEATHER EDGES. FOR SHOTCRETE REPAIRS, REFER TO ACI 508 EDGE PREPARATION GUIDELINES. PATCH CONFIGURATIONS SHOULD BE KEPT AS SIMPLE AS POSSIBLE. FOR EXAMPLE:



3. AFTER REMOVALS AND EDGE CONDITIONING ARE COMPLETE, REMOVE BOND INHIBITING MATERIALS (DIRT, CONCRETE SLURRY, LOOSELY BONDED AGGREGATES) BY ABRASIVE BLASTING OR HIGH PRESSURE WATERBLASTING WITH OR WITHOUT ABRASIVE. CHECK THE SURFACES AFTER CLEANING TO INSURE THAT SURFACE IS FREE FROM ADDITIONAL LOOSE AGGREGATE OR THAT ADDITIONAL DELAMINATIONS ARE NOT PRESENT.
4. IF HYDRODEMOLITION IS USED, CEMENT AND PARTICULATE SLURRY MUST BE REMOVED FROM THE PREPARED SURFACES BEFORE SLURRY HARDENS.

THIS GUIDELINE IS INTENDED TO PROVIDE GUIDANCE TO THE OWNER, DESIGN PROFESSIONAL AND REPAIR CONTRACTOR AND IS NOT INTENDED TO REPLACE THE NEED FOR REVIEW BY QUALIFIED ENGINEERS.

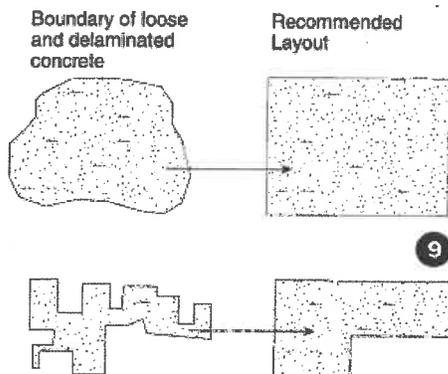
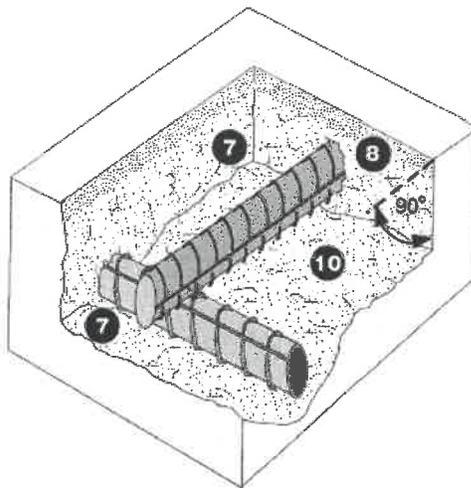
OTHER RELATED GUIDELINES:
 EXPOSING & UNDERCUTTING REINFORCING STEEL; REPAIR AND CLEANING OF REINFORCING STEEL; REMOVAL GEOMETRY

Edge and Surface Conditioning of Concrete

These details are applicable to horizontal, vertical, and overhead locations. They are also applicable to removal by hydro-demolition, hydromilling, and electric, pneumatic or hydraulic impact breakers.

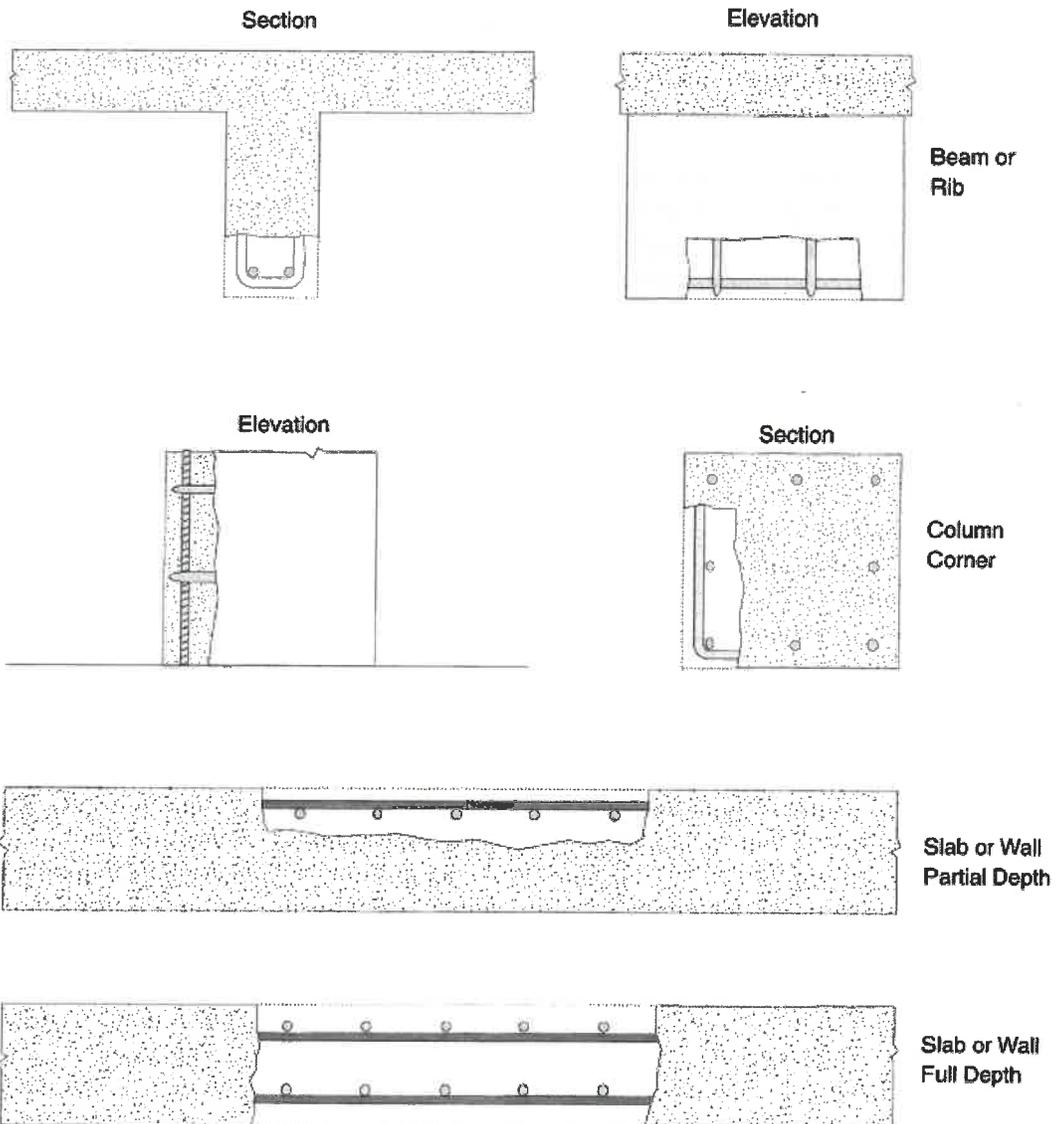
Do not use these details for shotcrete applications— for shotcrete repairs refer to ACI 506 Edge Preparation Guidelines.

- 7 Remove delaminated concrete, undercut reinforcing steel (refer to “Exposing and Undercutting of Reinforcing Steel” on page 3), remove additional concrete as required to provide minimum required thickness of repair material.
- 8 At edge locations, provide right angle cuts to the concrete surface with either of the following methods:
 - Sawcut 1/2" (13 mm) or less as required to avoid cutting reinforcing steel.
 - Use power equipment such as hydrodemolition or impact breakers. **Avoid feather edges.**
- 9 Repair configurations should be kept as simple as possible, preferably with squared corners.
- 10 After removals and edge conditioning are complete, remove bond inhibiting materials (dirt, concrete slurry, loosely bonded aggregates) by abrasive blasting or high pressure waterblasting with or without abrasive. Check the concrete surfaces after cleaning to insure that surface is free from additional loose aggregate, or that additional delaminations are not present.
- 11 If hydrodemolition is used, cement and particulate slurry must be removed from the prepared surfaces before slurry hardens.



Removal Geometry

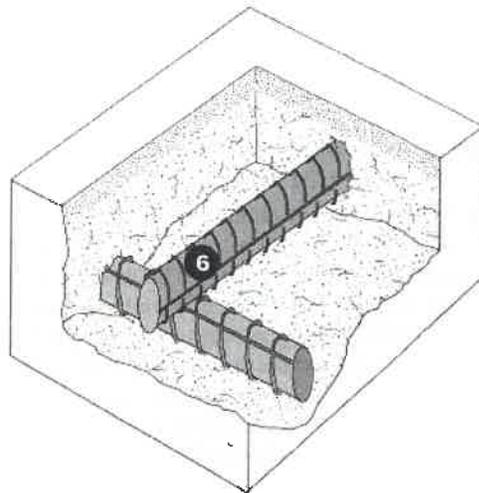
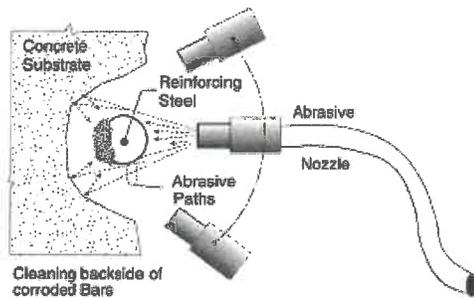
Caution! Before starting removals, review effect of removals on structural integrity. Provide shoring of member as necessary. Particular care shall be exercised at slab/beam connections to columns.



Cleaning and Repair of Reinforcing Steel

Cleaning of Reinforcing Steel

- ⑥ All heavy corrosion and scale should be removed from the bar as necessary to promote maximum bond of replacement material. Oil free abrasive blast is the preferred method. A tightly bonded light rust build-up on the surface is usually not detrimental to bond, unless a protective coating is being applied to the bar surface, in which case the coating manufacturer's recommendations for surface preparation should be followed.

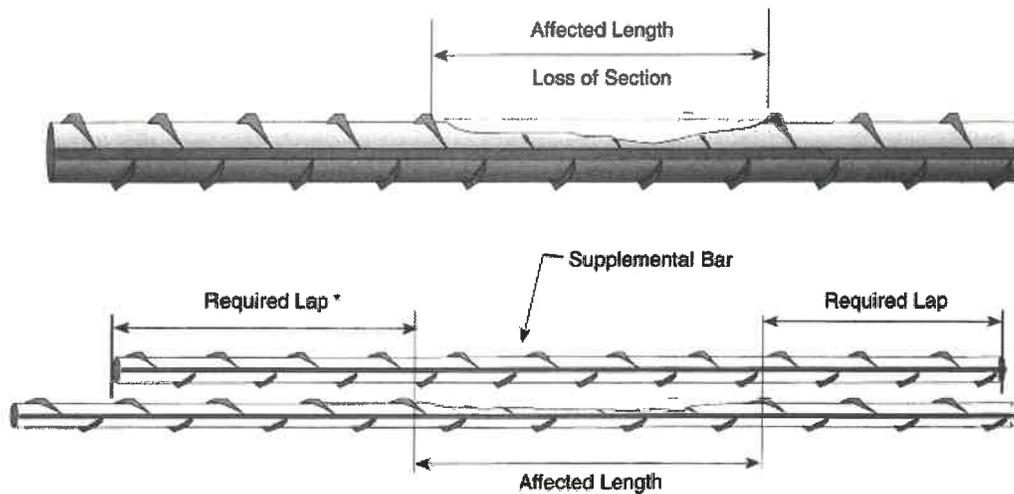


Repair of Reinforcing Steel Due to Loss of Section

If reinforcing steel has lost significant cross section, a structural engineer should be consulted. If repairs are required to the reinforcing steel, one of the following repair methods should be used:

- Complete bar replacement, or
- Addition of supplemental bar over affected section.

New bars may be mechanically spliced to old bars or placed parallel to and approximately $\frac{3}{4}$ in. (19 mm) from existing bars. Lap lengths shall be determined in accordance with ACI 318; also refer to CRSI and AASHTO manual.



Specifying concrete surface profiles (CSP)

Several of the methods summarized are capable of producing a range of profiles on concrete surfaces. Communication of project requirements may be improved by using CSP profiles to define surface roughness.

ICRI has identified nine distinct profile configurations which may be produced by the methods summarized herein. As a set, these profiles replicate degrees of roughness considered to be suitable for the application of one or more of the sealer, coating, or polymer overlay systems, up to a thickness of 1/4 inch (see Appendix B). Each profile carries a CSP number ranging from a base line of CSP 1 (nearly flat) through CSP 9 (very rough). The profile capabilities for each preparation method are identified by CSP number in the "Profile" section of the

method summaries. Molded replicas of these profiles are included with this guideline to provide clear visual standards for purposes of specification, execution and verification. These benchmark profiles may be referenced in specifications, material data sheets, application guidelines, and contract documents to effectively communicate surface preparation requirements. When these profiles are used in conjunction with specifications for thicker coating and overlay systems, it is probable that more than one profile will produce acceptable results. When applicable, the range of suitable profiles should be specified.

The concrete surfaces shown below were produced using a variety of preparation methods. Although each numbered CSP plaque bears the characteristic pattern and texture of the specific preparation method used, each plaque is representative of the profile height obtainable with all methods identified with the same CSP number.

Caution! The texture and appearance of the profile obtained will vary depending on the concrete strength, the size and type of aggregate, and the finish of the concrete surface. On sound substrates, the range of variation can be sufficiently controlled to resemble the referenced CSP standard. As the depth of removal increases, the profile of the prepared substrate will be increasingly dominated by the type and size of the coarse aggregate.



CSP 1
(acid-etched)



CSP 2
(grinding)



CSP 3
(light shotblast)



CSP 4
(light scarification)



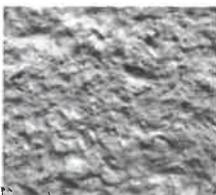
CSP 5
(medium shotblast)



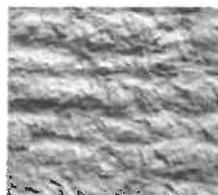
CSP 6
(medium scarification)



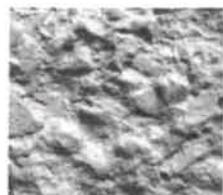
CSP 7
(heavy abrasive blast)



CSP 8
(scabbled)



CSP 9
(heavy scarification—
rotomilled)



CSP 10
(handheld concrete
breaker followed by
abrasive blasting)

Method selector

Surface preparation method	Concrete Surface Profile									
	CSP 1	CSP 2	CSP 3	CSP 4	CSP 5	CSP 6	CSP 7	CSP 8	CSP 9	CSP 10
Detergent scrubbing	■									
Low-pressure water cleaning	■									
Grinding	■	■								
Acid etching	■	■	■							
Needle scaling		■	■	■						
Abrasive blasting		■	■	■	■	■	■			
Shotblasting		■	■	■	■	■	■	■		
High- and ultra-high-pressure water jetting		■	■	■	■	■	■	■	■	■
Scarifying			■	■	■	■	■	■		
Surface retarder (1)			■	■	■	■	■	■	■	■
Rotomilling					■	■	■	■	■	
Scabbling						■	■	■	■	
Handheld concrete breaker						■	■	■	■	■

(1) Only suitable for freshly placed cementitious materials