

# **Pier 8 Condominium Association**

318 Lake Marina Drive, New Orleans, LA. 70124

## **General Bid Specifications**

Revised March 7, 2009

All contractors submitting bids are required to submit their proposal in writing for a complete cost including all labor, material, taxes, permits and insurance as required. Contractors are required to have and provide (at time of bid) copy of their current Louisiana State Contractors license to perform work over \$50,000.00. Contractor will be required to maintain (and provide a copy of) a minimum of \$1,000,000 General Liability Insurance and a minimum of \$500,000 Workers Compensation Insurance at all times prior to through completion of project; copies will need to be presented with at time of bid submittal. Contractor will be required to name the Pier 8 Condominium Association (hereinafter "Owner") and The ALCOR Group or Owner's appointed agent (hereinafter it's "Owner's Representative") as additionally insured with respect to this project. Upon awarding of the contract, Contractor will prepare and execute an applicable AIA A107 agreement with the Owner for this project. Contractor's bid must specifically state the amount of time required to complete this project from time AIA document is fully executed by both parties and Contractor is released to proceed.

## **PROJECT OVERVIREW**

The project consists of an exterior renovation of the Pier 8 Condominiums located at 318 Lake Marina Drive, New Orleans LA 70124. The property consists of six (6) buildings. Each building has three levels with associated walkways, stairwells, elevators, etc. The overall intent is of this specification is to replace all damaged wood siding, repair flashing detail at wood siding at approximately the 8' height and completely paint all previously painted surfaces; color to be selected and provided in writing to Contractor by the Association within 10 business days following release of Contractor. All work may be performed during normal business hours. Existing metal roofs over stairways are to be removed and replaced with pre-finished metal roofing panels, color to be selected.

## **SPECIFICATIONS**

### **WOOD SIDING**

1-The existing wood siding is installed vertically on all exterior surfaces over ½" plywood. The siding is a combination of 1" x 6" tongue & groove rough sawn cedar #2 and the ship lap, the original material used with the property was developed. All other trim pieces are either 1" x 6" or 1" x 4" rough sawn cedar. All new siding to be full length, 16'; no joints will be accepted unless prior written approval is obtained and secured using ring shank nails.

In an effort to restore the interlocking integrity and seal between siding materials, where previous new boards have been installed that are located in or near the "center" of an existing wall that will not be removed or replaced, (some of the primed boards that can be easily seen) if they adjacent boards are

ship lap, then these boards shall be replaced using ship lap. If the surrounding materials are tongue and groove, then contractor shall ensure that said board(s) are replaced with tongue and groove. All siding shall be secured using ring shank galvanized nails. All horizontal trim boards shall be secured with ring shank nails to underlying 2" x 4" structure in to prevent future pulling away of said trim boards.

2-The lower portion (up to eight feet height) of the entire exterior was replaced with new material in previous repairs. The exterior flashing which was installed at the top of the horizontal band at this joint (at approximately 8' high) was not correctly flashed and the joint is allowing water to penetrate the exterior siding envelope. At this joint, it will be required to remove the existing flashing and horizontal matching trim to properly install new "Z" flashing which must extend a minimum of 3" behind the upper existing wood siding and overlap the lower siding by 3". See attached drawing SK-1 dated January 25, 2009. The new horizontal trim board will be nailed to underlying 2" x 4" structure and not just the underlying plywood with ring shank galvanized nails.

3-At areas indicated on drawing SK-2, (dated January 25, 2009) the rough sawn cedar siding is to be completely removed to the plywood substrate, Contractor will install a new layer of Tyvek wrap and provide and install new 1" x 6" tongue & groove rough sawn cedar siding. Replace all associated flashing and wood trim as required to complete new siding installation for caulk, priming and painting.

4-At various areas throughout the project, miscellaneous wood is damaged or rotten and contractor. Any and all wood not suitable for painting shall be replaced and associated cost shall be included in Contractors initial lump sum bid.

5- Any and all loose wood (including trim) shall be properly secured, caulked and primed prior to painting with finish coats.

6-It should be noted that many outside corners have not been finished (trimmed) with 1" x 4" trim boards. Contractor shall include the trimming of all corners using 1" x 4" (or 1" x 6" if needed to match existing) trim rough sawn cedar boards

7-In the event any damaged is uncovered which is not visible at time of bid, Owner will be notified immediately and this work shall be considered an additional cost to the project. Such additional costs will be handled via formal written change order(s) outlining change in price and additional required time (if any) to complete said additional work. All change orders will be executed by Owner and Contractor prior to Contractor proceeding with such additional work. Contractor will not be paid for any additional work not so documented.

#### EXTERIOR PAINTING

1-Majority of the exterior wood siding has been previously primed and or painted. All exterior surfaces are to be pressure washed and thoroughly cleaned prior to painting.

2-Any new and or existing wood siding which is unpainted will be primed (roller or brush, no spraying will not be permitted) with an exterior latex primer. Upon completion all joints, cracks, and any voids will be caulked and filled using high quality latex based caulk which is compatible to receive a paint

coatings. Contractor shall remove any loose or cracking caulk and shall re-caulk as needed prior to painting.

3-All exterior previously painted wood surfaces are to be painted (roller and/or brush, spraying will not be permitted) with two (2) coats of Sherwin Williams Super Paint exterior latex flat paint or approved equal; color to be selected by owner. Painting is to include but not limited to wood siding, trim, stair wells, ceilings at walkways, exterior side only of door units, plywood ceiling at parking area. All concrete decks and visible stair threads will be specifically excluded from initial bids.

4-All existing metal handrails are to be scraped, sanded and properly prepared to receive paint. Any areas which show signs of rusting are to be wire brushed and spot primed. Paint all metal handrails with two (2) coats of Sherwin Williams Direct To Metal DTM latex based. Any needed repairs to failing metal rails will be handled by formal written change order as herein provided for.

5-Protection of all surfaces not intended to be painted should be taken with great attention to automobiles, etc. Contractor shall be responsible for addressing and correcting any such issues at Contractor's sole expense.

#### GENERAL

1- Contractor shall not accept any direction from any unit owner at the development and shall immediately refer any such owner(s) to Owner/Management for appropriate handling. Owners with questions regarding Contractor's contract shall also be directed to Owner/Management.

2- All work shall comply with all applicable Local, State and Federal codes as well as industry standards for such work.

3- Payments will be made by Owner via standard AIA Application for Payment Certificate forms prepared and submitted by Contractor with appropriate back-up including partial lien waivers for work completed and/or stored materials. Said applications shall take into account a 10% retainage to be held by Owner until completion of final punch list items. Payments for said Applications shall be made by Owner no more than 10 calendar days from date of receipt of appropriate and correct Application for Payment Certificate(s).

4- Once completed, there shall be a walk around with one (1) representative of the Contractor and Owner for the purpose of establishing a final punch list. Once Contractor has completed all punch list items, there will be a follow-up inspection by said representatives to ensure that all punch list items have in fact been completed. Contractor shall receive payment of the 10% retainage within ten (10) calendar days of completing all punch list items.