

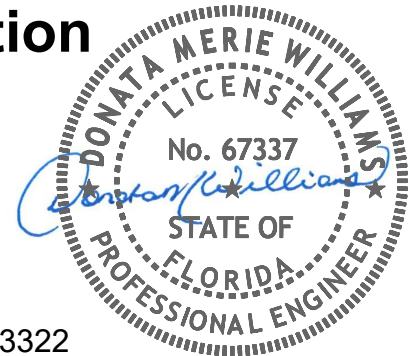
Riverside Terrace Condominium Association



40-Year Building Certification

November 5, 2021

Project #21FTL323



1230 North University Drive, Plantation Florida 33322

CA 30761

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY DONATA MERIE WILLIAMS ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED TO BE SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**Project No. 21FTL323
Riverside Terrace Condominium
40-Year Building Certification
November 5th, 2021**

TABLE OF CONTENTS

<u>SECTION</u>	<u>TITLE</u>
Division 0 Specifications	
Section 00100	Instructions to Bidders
Section 00300	Bid Form
Section 00500	Draft Owner Agreement
Section 00800	General Conditions
Division 1 Specifications	
Section 01010	Summary of Work
Section 01500	Temporary Facilities and Controls
Division 3 Specifications	
Section 03312	Concrete Repair
Division 9 Specifications	
Section 09220	Stucco Repair
Section 09900	Exterior Painting
Appendices	
Appendix A – Typical Details	

SECTION 00100

**Project No. 21FTL323
Riverside Terrace Condominium
40-Year Building Certification
November 5th, 2021**

INSTRUCTIONS TO BIDDERS

1.0 SUMMARY

A. Project: Riverside Terrace Condominium 40-Year Building Certification

B. Engineer: TRC Worldwide Restoration & Inspection, LLC
c/o Ms. Donata M. Williams, Managing Principal
1230 North University Drive
Plantation, FL 33322

Telephone: (954) 484-7777, ext. 218
Email: DWilliams@trcww.com

1.1 GENERAL

A. Two bound hard copy bids are to be submitted to NextGen Management, delivered to:

NextGen Management, LLC
c/o Samara Garcia, Community Association Manager
1079 Shotgun Road
Sunrise, FL 33326
samara@nextgenmanagment.com

B. Submit bids no later than _____ **by 4:00 p.m.** for furnishing all labor and materials and performing all work necessary and incidental to the scope of work outlined for this project.

1.2 ISSUANCE OF DOCUMENTS

A. Electronic Bid Documents will be issued to each BIDDER.

1.3 REJECTION OR WITHDRAWAL OF BIDS

A. Permission will be given to any BIDDER to withdraw his bid, either personally or by written request, at any time prior to the stipulated time for opening such proposals.

B. Bids that show omissions, alterations, additions not called for, or other irregularities may be rejected.

1.4 QUALIFICATIONS OF BIDDERS

SECTION 00100

- A. The BIDDER will submit one (2) hard copied of his BID on the form provided as part of the Project Manual.
- B. The BIDDER will submit with his bid the following:
1. A copy of insurance certificates for CONTRACTOR and Subcontractors.
 2. A copy of a valid State of Florida General Contractors License/Roofers License and appropriate City or County occupational license and a list naming all subcontractors he proposes to employ. Subcontractors must not be changed without the approval of the OWNER'S Representative.
 3. A list of three projects similar both in scope and type of construction which he has successfully completed.
 4. Proposed Schedule of Values printed on AIA Document G703 (Continuation Sheet).
 5. Written project administration plan in accordance with Paragraph 1.04(C).
- C. The BIDDER shall submit a written project administration plan with the bid proposal. This attachment shall be printed on the CONTRACTOR'S letterhead outlining the following details:
1. Intended manpower and /or crew sizes to perform the Work.
 2. Description of methods used to select and train employees.
 3. Provisions to maintain jobsite safety and quality control as well as name of safety program administrator.
 4. Names of upper level management personnel and intended extent of participation in the project.
 5. Name of intended superintendent and brief summary of resume qualifications. References to be listed on the Bid Form shall correspond to projects that this individual was in responsible charge.
 6. Storm preparation and protection procedures.
- D. The OWNER reserves the right to make such investigation as he may deem necessary to establish the competency and financial ability of any BIDDER to perform the work; and if, after investigation, the evidence of his competency or financial ability is not satisfactory, the OWNER reserves the right to reject his Bid.
- E. The Agreement for work between the BIDDER and the OWNER will be executed on the attached CONTRACT.
1. Unless otherwise stated, the Agreement shall be executed in duplicate with all

SECTION 00100

blanks on the required forms filled in.

2. Any and all interlineations, alteration or erasure must be initialed by all parties to the Agreement.

1.5 EXAMINATION OF THE SITE

- A. The BIDDER and his subcontractors, prior to submitting the Bid, shall visit the site of the proposed work and familiarize themselves, in detail, with the conditions to be encountered in the fulfillment of the CONTRACT. Bidder must also examine all documents considered a part of the CONTRACT regarding conditions and requirements necessary for completion of this project.
- B. A mandatory Pre-bid Meeting will be held at the site on _____ at 11:00 AM Eastern Time. *The bidders will gather in the parking lot in front of the building entrance. NOTE: Bid packages will be accepted from those contractors who participated in the mandatory pre-bid meeting only.*

1.6 BID REJECTION

The OWNER reserves the right to reject any and all Bids and to waive all informalities, to re-advertise, or to accept any Bid or any combination of Bids which, in the OWNER'S judgment, will best serve his interest.

1.7 INTERPRETATIONS AND ADDENDA

No oral interpretation will be made to any Bidder as to the meaning of the Contract Documents or any part thereof. Every request for such an interpretation must be made in writing to the ENGINEER. Any inquiry received seven (7) or more days prior to the date fixed for opening of Bids will be given consideration. Every interpretation made to a BIDDER will be in the form of an Addendum to the Contract Documents, and when issued, will be on file in the office of the OWNER and ENGINEER at least five (5) days before Bids are opened. In addition, all Addenda will be electronically transmitted to each person holding Contract Documents, but it must be the BIDDER'S responsibility to make inquiry as to the Addenda issued. All such Addenda must become part of the CONTRACT and all Bidders must be bound by such Addendum, whether or not received by the Bidders.

1.8 CONSTRUCTION START

Work will be scheduled to begin *on or about Seven Days from Permit Issuance, unless otherwise agreed to by OWNER and CONTRACTOR*. This date is contingent upon CONTRACT approval by the OWNER and issuance of Notice to Proceed by OWNER.

1.9 WARRANTY

Contractor shall provide a *five-year* material and labor warranty, unless specified otherwise for all work performed. Non-prorated. This warranty shall supplement the manufacturer's warranty for product performance specified within the project manual.

SECTION 00100

END OF SECTION 00100

SECTION 00300

**Project No. 21FTL323
Riverside Terrace Condominium
40-Year Building Certification
November 5th, 2021**

BID FORM

1. General

1.1. Project: Riverside Terrace 40-Year Certification

Owner Contact: Riverside Terrace Condominium
c/o NextGen Management LLC
Ms. Samara Garcia
1079 Shotgun Road
Sunrise, FL 33326

1.2. Acknowledgements

The bidding contractor, having submitted a bid for this project, acknowledges the following:

- A. The bidding contractor is qualified to meet the requirements of the Project Manual for the above referenced project.
- B. The bidding contractor has visited and has become familiar with the project site and conditions and has informed themselves fully in regard to all conditions pertaining to the place where the work is to be done.
- C. The bidding contractor has examined and understands the requirements of the Project Manual for the above referenced project.
- D. The bidding contractor hereby declares that this Proposal is made without connection with any other person, company or parties making a Bid or Proposal; and it is in all respect fair and in good faith, without collusion or fraud.
- E. This bidding contractor further certifies that they have familiarized themselves with the Federal, State and Local laws pertaining to the type of Work proposed.
- F. This BIDDER proposes and agrees, if this Proposal is accepted, to the Contract with the OWNER in the form of CONTRACT specified, to furnish Work in full, in complete accordance with shown, noted, described and reasonably intended requirements of these Specifications, Contract Documents and all Addenda thereto for the following prices:

2. Base Bid Items

A full description of the scope of each bid item includes project manual, specifications, details, drawings and applicable manufacturer instructions.

SECTION 00300

BID ITEM NO. 1

General Conditions \$ _____ Lump Sum

BID ITEM NO. 2

Mobilization \$ _____ Lump Sum

BID ITEM NO. 3

Payment & Performance Bond Rate _____ %

BID ITEM NO. 4

Permit, Direct Cost (estimate) \$ _____ Est. Cost

3. Unit Priced Work

Costs for work added or deleted from this project shall be as per the following schedule. Because quantities cannot be verified work begins, the following pricing will be applied to directed repairs by unit, which must be verified by the ENGINEER.

UNIT PRICE ITEM NO. 1 – Concrete Repair, as directed by ENGINEER

Repair concrete in Pump Room, Fire Pump Room,
Elevator Machine Room, and exterior concrete walkway. \$ _____ CF

UNIT PRICE ITEM NO. 2 – Stucco Repair

Stucco Repair at Elevator Machine Room, Stairs, and
Exterior Walkways \$ _____ SF

UNIT PRICE ITEM NO. 3 – Structural Crack Repair

Gravity Fed \$ _____ LF

Epoxy Injection \$ _____ LF

UNIT PRICE ITEM NO. 3 – Crack Repair, Non-structural

1/8" to 1/4" \$ _____ LF

1/4" or Larger \$ _____ LF

4. LABOR & MATERIALS

Labor cost (\$/hour) Project Manager \$ _____

Site Super \$ _____

SECTION 00300

Skilled Labor \$ _____

Unskilled Labor \$ _____

Any Subcontractors (list) _____

Material cost markup (%) _____ %

Number of Onsite Staff Expected _____

5. PROJECT TIMING

Start to Substantial completion _____ Calendar Days

Substantial completion to final completion _____ Calendar Days

Mobilization Date, if contracted _____ Start Date Proposed

6. SIGNATURES

Legal Name of Company Submitting Bid

General Contractor Licensee Name

Name & Title of Authorized Agent

Licensee Florida Registration Number

Signature of Auth. Agent & Date

Signature of License Holder & Date

The BIDDER agrees to hold bid prices as stated for a period of time not less than 60 days from Bid Opening Date.

END OF SECTION 00300

SECTION 00500

**Project No. 21FTL323
Riverside Terrace Condominium
40-Year Building Certification
November 5th, 2021**

OWNER-CONTRACTOR AGREEMENT

THIS AGREEMENT, made and entered into on this _____ day of _____, 2021, by and between **[CONTRACTOR NAME]**, hereinafter called the "CONTRACTOR":

- and -

[OWNER'S NAME], hereinafter called the "OWNER".

WITNESSETH:

That the CONTRACTOR for the consideration hereinafter fully set out, hereby agrees with the OWNER as follows:

1. That the CONTRACTOR shall furnish all the materials, provide all insurance, and perform all the work in manner and form as provided by the following enumerated Plans, Specifications and Documents which are attached hereto and made a part hereof, as if fully contained herein:
 - A. Project Manual entitled "Riverside Terrace Condominium 40-Year Building Certification Project" dated November 5, 2021.
 - B. CONTRACTOR's bid proposal dated **[DATE]**.
 - C. Any and all Addenda.
 - D. Exhibit 'A'-Schedule of Unit Prices.
2. That the CONTRACTOR shall commence the work to be performed under of this Agreement on **[DATE]** and shall fully complete all work hereunder in **[DAYS]** Calendar Days on **[DATE]**.
3. That the OWNER hereby agrees to pay to the CONTRACTOR for the faithful performance on this Agreement, subject to additions and deductions as provided in the Specifications or Proposal, in Lawful money of the United States of America, the amount of: **\$xxx,xxx.xx**.

XX Dollars and XX Cents

(Based on the estimated quantities and unit or lump sum prices contained herein).

SECTION 00500

4. The OWNER shall make partial payments to the CONTRACTOR on the basis of a duly certified and approved estimate of work performed and material purchased and stored on site during the first 25 days of the preceding calendar month by the CONTRACTOR, less ten percent (10%) of the amount of such estimate, which is to be retained by the OWNER until all work has been performed strictly in accordance with this Agreement and until such work has been accepted by the OWNER. Standard forms to be used shall be *AIA Document G702 - Application for Payment* and *G703 - Continuation Sheet*.
5. That upon submission by the CONTRACTOR of evidence satisfactory to the OWNER that all payrolls, material bills, and other costs incurred by the CONTRACTOR in connection with the construction of the work have been paid in full, final payment on account of this Agreement shall be made within thirty (30) days after the completion by the CONTRACTOR of all work covered by this Agreement and the acceptance of such work by the OWNER.
6. That no additional work or extras shall be performed unless the same shall be authorized in writing by the OWNER. Such authorization shall be in the form of a Change Order printed on *AIA Document G701*.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and date first above written, in two (2) counterparts, each of, which shall, without proof or accounting for the other counterpart, be deemed an original contract.

[OWNER NAME]

WITNESS

BY: _____
OWNER AUTHORIZED SIGNATURE

DATE

Printed Name Title

[CONTRACTOR NAME]

WITNESS

BY: _____
CONTRACTOR SIGNATURE

DATE

Printed Name Title

SECTION 00800

**Project No. 21FTL323
Riverside Terrace Condominium
40-Year Building Certification
November 5th, 2021**

GENERAL CONDITIONS

1.01 DEFINITIONS

Wherever used in these General Conditions or in the other Contract Documents, the following terms shall have the meanings indicated which shall be applicable to both the singular and plural thereof:

- A. **ADDENDUM:** Alteration or clarification of the specifications or plans provided by the OWNER or OWNER'S AGENT prior to the Bid Opening. An Addendum becomes part of the Contract Documents when the Contract is executed.
- B. **AGREEMENT:** The written agreement between the OWNER and the CONTRACTOR covering the Work to be performed, including the CONTRACTOR'S Bid and the Bonds.
- C. **AGENT:** A party who is under separate CONTRACT with the OWNER to act on his behalf. This agent is TRC Worldwide Engineering, Incorporated.
- D. **APPLICATION FOR PAYMENT:** The form, which is to be used by the CONTRACTOR in requesting progress payments.
- E. **BID:** The offer of proposal of the Bidder submitted on the prescribed form setting forth the prices for which the Work is to be performed.
- F. **BIDDER:** Any person, firm or corporation submitting a Bid for the Work.
- G. **CHANGE ORDER:** A written order to the CONTRACTOR signed by the OWNER authorizing an addition, deletion or revision in the Work, or an adjustment in the Contract Price or the Contract Time issued after execution of the Agreement.
- H. **CONTRACT DOCUMENTS:** The Agreement, Specifications, Drawings, addenda (whether issued prior to opening of Bids or after execution of the Agreement) and modifications.
- I. **CONTRACT PRICE:** The total monies payable to the CONTRACTOR under the Contract Documents.
- J. **CONTRACT TIME:** The dates established for commencement and completion as stated in the Agreement and presented in calendar days. Fully complete means completion of all Work including Punch List items.
- K. **CONTRACTOR:** The person, firm or corporation with whom the OWNER has executed the Agreement.
- L. **DRAWINGS AND SPECIFICATIONS:** The drawings and plans which show the character and scope of the Work to be performed and which have been prepared by the OWNER'S REPRESENTATIVE and approved by the OWNER and are part of the Contract Documents.
- M. **FIELD CHANGE REQUEST:** A written request from the CONTRACTOR requesting an addition, deletion or revision in the Work. The Document is not a Change Order, but evidence that the parties expect the Change Request will be incorporated and approved in a subsequently issued Change Order. (See Change Order).
- N. **INSPECTION:** On-site observations as necessary to verify that construction is being completed in general conformance with the plans and the specifications.
- O. **OWNER:** The Corporation or Entity with whom the Contractor has executed the Agreement.

SECTION 00800

- P. **OWNER'S REPRESENTATIVE:** A person or persons charged with representing the OWNER'S interests. This is TRC Worldwide Engineering, Incorporated.
- Q. **PROJECT:** The entire construction to be performed as provided in the Contract Documents.
- R. **PROJECT MANUAL:** The Instructions to the Bidders, the General Conditions, the Technical Sections and all Supplemental Drawings as indicated in the volume "Project Manual".
- S. **SHOP DRAWINGS:** All drawings, diagrams, illustrations, brochures, schedules, and other data which are prepared by the CONTRACTOR, a Subcontractor, manufacturer, supplier or distributor and which illustrates the equipment, material or some portion of the Work.
- T. **SUBCONTRACTOR:** An individual, firm or corporation having a direct contract with the CONTRACTOR or with any other Subcontractor for the performance of a part of the Work at the site.
- U. **WORK:** Any and all obligations, duties and responsibilities necessary to the successful completion of the Project assigned to or undertaken by the CONTRACTOR under the Contract Documents, including the furnishings of all labor, materials, equipment and other incidentals.

1.02 PROGRESS AND SUBMISSION SCHEDULES: PRECONSTRUCTION CONFERENCE; TIME OF STARTING THE WORK

- A. Within ten days after execution of the Agreement, the CONTRACTOR will submit to the OWNER for approval, an estimated progress schedule indicating the starting and completion dates of the various stages of the Work.
- B. Before starting work, a conference will be held to review the above schedules, to establish procedures for handling submissions and for processing applications for Payment, and to establish a working understanding between all parties of the Project. Present at the conference will be the OWNER'S CONTACT, ENGINEER and CONTRACTOR, as well as representatives of his subcontractors and suppliers.

1.03 COPIES OF DOCUMENTS

- A. The OWNER will furnish to the CONTRACTOR as many copies of the Specifications and Drawings as are reasonably necessary up to 3 copies for the permitting of the Work. Additional copies may be furnished, upon request, at the cost of reproduction.
- B. The CONTRACTOR will keep one record copy of all specifications, Drawings, Addenda, Modifications, and Shop Submittals at the site and in good order.

1.04 WORK BY OTHERS

- A. The OWNER may perform additional work related to the Project by himself, or he may let other direct contracts therefore which shall contain General Conditions similar to these. The CONTRACTOR will afford the other contractors who are parties to such direct contracts (or the OWNER, if he is performing the additional work himself), reasonable opportunity for the introduction and storage of materials and equipment and the execution of work, and shall properly connect and coordinate his Work with theirs.
- B. If any part of the CONTRACTOR'S Work depends on proper execution or results upon the work of any such other contractor (or the OWNER), the CONTRACTOR will inspect and promptly report to the OWNER in writing any defects or deficiencies in such work

SECTION 00800

that render it unsuitable for such proper execution and results.

- C. His failure so to report shall constitute an acceptance of the other work as to defects and deficiencies which may appear in the other work after the execution of his Work.
- D. The CONTRACTOR will do all cuttings, fitting and patching of his Work that may be required to make its several parts come together properly and fit it to receive or be received by such other work. The CONTRACTOR will not endanger any work of others by cutting, excavating or otherwise altering their work and will only cut or alter their work with the written consent of the OWNER.

1.05 SUBCONTRACTS

- A. The CONTRACTOR will not employ any Subcontractor (whether initially or as a substitute) against whom the OWNER and/or OWNER'S REPRESENTATIVE may have reasonable objection.
- B. The CONTRACTOR will be fully responsible for all acts and omissions of his Subcontractors and of persons directly or indirectly employed by them and of persons for whose acts any of them may be liable to the same extent that he is responsible for the acts and omissions of persons directly employed by him. Nothing in the Contract Documents shall create any contractual relationship between any Subcontractor and the OWNER or any obligation on the part of the OWNER or any obligation on the part of the OWNER to pay or to see to the payment of any monies due any Subcontractor, except as may otherwise be required by law. The OWNER may furnish to any Subcontractor, to the extent practicable, evidence of amount paid to the Contractor on account of specific work done in accordance with the schedule of values.
- C. The CONTRACTOR agrees to specifically bind every Subcontractor to all of the applicable terms and conditions of the Contract Documents. Every Subcontractor by undertaking to perform any of the Work, will thereby automatically be deemed to be bound by such terms and conditions.

1.06 MATERIALS, EQUIPMENT AND LABOR; SUBSTITUTE MATERIAL OR EQUIPMENT

- A. The CONTRACTOR will provide and pay for all materials, equipment, labor, transportation, construction equipment and machinery, tools, appliance, fuel, light, heat, telephone, and sanitary facilities and all other facilities and incidentals necessary for the execution, testing, initial operation and completion of the Work. The CONTRACTOR'S insurance will provide coverage for all materials, equipment, tools and facilities placed on the OWNER'S property.
- B. All equipment will be of good working order and materials will be new. If required by the OWNER, the CONTRACTOR will furnish satisfactory evidence as to the type and quality of materials and equipment.
- C. The CONTRACTOR agrees to specifically bind every Subcontractor to all of the applicable terms and conditions of the Contract Documents. Every Subcontractor, by undertaking to perform any of the Work, will thereby automatically be deemed to be bound by such terms and conditions.

1.07 PATENT FEES AND ROYALTIES

SECTION 00800

The CONTRACTOR will pay all license fees and royalties and assume all costs incident to the use of any invention, design, process or device which is the subject of patent rights or copyrights held by others. He will indemnify and hold harmless the OWNER and anyone directly or indirectly employed by either of them from and against all claims, damages, losses and expenses (including attorneys' fees) arising out of any infringement of such rights during or after completion of the Work, and shall defend all such claims in connections with any alleged infringement of such rights.

1.08 PERMITS, LAWS, TAXES AND REGULATIONS

- A. The CONTRACTOR will secure and pay for all construction permits and licenses and will pay all governmental and public utility charges and inspection fees necessary for the prosecution of the WORK.
- B. The CONTRACTOR will give all notices and comply with all laws, ordinances, rules and regulations applicable to the Work. If the CONTRACTOR observes that the Specifications or Drawings are at variance therewith, he will give the OWNER prompt written notice thereof, and any necessary changes shall be adjusted by an appropriate modification. If the CONTRACTOR performs any Work knowing it to be contrary to such laws, ordinances, rules and regulations, and without such notice to the OWNER, he will bear all costs arising therefrom.
- C. The CONTRACTOR will pay all sales, consumer use, and similar taxes required by the law.
- D. The CONTRACTOR assumes and is liable specifically for all State and Federal Payroll or Social Security Taxes and Unemployment Compensation Taxes and guarantees to hold the OWNER harmless in every respect against the same.

1.09 USE OF PREMISES

- A. The CONTRACTOR will confine his equipment, the storage of materials and equipment and the operations of his workmen to areas permitted by law, ordinances, permits, or the requirements of the Contract Documents, and shall not unreasonably encumber the premises with materials or equipment.
- B. The CONTRACTOR will not load nor permit any part of the structure, to be loaded with loads that will endanger the structure, nor will he subject any part of the Work to stresses or pressures that will endanger it.

1.10 AUTHORITY OF THE OWNER'S REPRESENTATIVE/AGENT

- A. General: The OWNER'S REPRESENTATIVE will review the work done and materials furnished by the CONTRACTOR and carry out such other duties as are stated in these Specifications or delegated to him by the OWNER.
- B. The OWNER'S REPRESENTATIVE will conduct on-site observations of construction in progress at appropriate intervals to determine that work is proceeding in general conformance with the plans and the specifications. The purpose of the OWNER'S REPRESENTATIVE'S visits to the site will be to enable the OWNER'S REPRESENTATIVE to better carry out the duties and responsibilities assigned to, and undertaken by, the OWNER'S REPRESENTATIVE during the Construction Phase, and, in addition, by exercise of OWNER'S REPRESENTATIVE'S efforts as an experienced

SECTION 00800

and qualified design professional, to provide for Association a greater degree of confidence that the completed work of CONTRACTOR(S) conforms to the Contract Documents and that the integrity of the design concept as reflected in the Contract Documents has been implemented and preserved by CONTRACTOR(S).

- C. The OWNER'S REPRESENTATIVE will review requests for payment, shop drawings, material and equipment to be furnished for purposes of determining compliance with the Contract Documents.
- D. Any information NOT furnished, or not furnished by the OWNER'S REPRESENTATIVE or inspectors does not relieve the CONTRACTOR of his responsibilities to complete the work.
- E. The OWNER'S REPRESENTATIVE will notify the CONTRACTOR concerning any violation of, or failure to comply with any part of the Contract by the CONTRACTOR and take or recommend such other steps authorized by the Specifications as he may deem necessary.
- F. The OWNER'S REPRESENTATIVE shall decide all questions concerning the interpretation of the Contract Documents pertaining to the character, quality, amount and value of any work done and materials furnished under or by reason of this Contract, and his estimate and decisions shall be final and conclusive.
- G. Inspectors, employed by OWNER'S REPRESENTATIVE, and under the supervision of the OWNER'S REPRESENTATIVE, shall make periodic inspections. The inspector will notify the OWNER'S REPRESENTATIVE of any work performed or materials furnished which do not comply with the Contract Documents.
- H. Notwithstanding the other provisions of this paragraph, the OWNER'S REPRESENTATIVE will have no responsibility for the CONTRACTOR'S means, methods, techniques, and procedures used in construction, and will not be held liable for the CONTRACTOR'S inadequate or unsatisfactory performance of work.

1.11 INTERPRETATION AND DECISIONS

- A. The OWNER'S REPRESENTATIVE will be the initial interpreter of the terms and conditions of the Contract Documents and the judge of the performance thereunder. Claims, disputes and other matters relating to the execution and progress of the Work or the interpretation of or performance under the Contract Documents shall be rendered initially to the OWNER'S REPRESENTATIVE for decisions, which he shall render in writing within a reasonable time.

1.12 SUBMITTALS

- A. The CONTRACTOR will also submit to the OWNER'S REPRESENTATIVE for approval, with such promptness as to cause no delay in the Work, at least three (3) copies of all Submittals and shop drawings required by the Contract Documents. The OWNER and OWNER'S REPRESENTATIVE will each retain one copy. All Submittals and shop drawings will have been checked by and stamped with the approval of the CONTRACTOR, identified clearly as to material, manufacturer, any pertinent catalog numbers and use for which intended.
- B. Work requiring submission shall not be commenced until the submission of submittals

SECTION 00800

has been approved by the OWNER'S REPRESENTATIVE for all materials specified. This includes shop drawings, material data sheets and intent to warrants.

1.13 TESTS AND INSPECTIONS

- A. If the Contract Documents, laws, ordinances, rules, regulations, or orders of any public authority having jurisdiction require any Work to specifically be inspected, tested, or approved by someone other than the CONTRACTOR, the CONTRACTOR will give the OWNER'S REPRESENTATIVE timely notice of readiness. The CONTRACTOR will furnish the OWNER'S REPRESENTATIVE the required certificates of inspection, testing or approval. All such tests will be in accordance with the methods prescribed by the American Society for Testing and Materials or such other applicable organization as may be required by law or the Contract Documents. If any such work required to be inspected, tested or approved is covered up without written approval or consent of the OWNER'S REPRESENTATIVE, it must, if directed by OWNER'S REPRESENTATIVE, be uncovered for observation at the CONTRACTOR'S expense. The cost of all such inspections, tests and approvals shall be borne by the CONTRACTOR.
- B. Any Work which fails to meet the requirements of any such test, inspection or approval and any Work which meets the requirements of any such test or approval but does not meet the requirements of the Contract Documents shall be considered defective. The defective work may be rejected, corrected or accepted.
- C. Neither observations by the OWNER'S REPRESENTATIVE nor inspections, tests, or approvals by persons other than the CONTRACTOR shall relieve the CONTRACTOR from his obligations to perform the Work in accordance with the requirements of the Contract Documents, nor act as a waiver of any rights the owner may have under the Contract Documents.
- D. CONTRACTOR will call for inspections required to be made by OWNER'S REPRESENTATIVE a minimum of 48 hours before such inspection is to be conducted. The jurisdiction having authority over the Project and the specified manufacturer shall also be notified as required.

1.14 CONTRACTOR'S SUPERVISION AND SUPERINTENDENCE

- A. The CONTRACTOR will supervise and direct the Work efficiently and with his best skill and attention. He will be solely responsible for the means, methods, techniques, sequences, and procedures of construction. Before undertaking the Work, he will carefully study and compare the Contract Documents and check and verify all figures shown thereon and all field measurements. He will at once report in writing to any conflict, error or discrepancy, which he may discover. The CONTRACTOR is responsible to see that finished Work complies accurately with the Contract Documents.
- B. The CONTRACTOR will keep on the Work, at all times during its progress, a superintendent satisfactory to the OWNER'S REPRESENTATIVE. The superintendent shall not be replaced without the consent of the OWNER'S REPRESENTATIVE, except under extraordinary circumstances. The superintendent will be the CONTRACTOR'S representative at the site and shall have authority to act on behalf of the CONTRACTOR. All communications given to the superintendent shall be as binding as if given to the CONTRACTOR.

SECTION 00800

- C. The CONTRACTOR will provide competent, suitable qualified personnel to survey and lay out the Work and perform the Work as required by the Contract Documents. He will at all times maintain discipline and order among his employees at the site.
- D. The OWNER and OWNER'S REPRESENTATIVE will not be responsible for the acts or omissions of the CONTRACTOR, or any Subcontractors, or any of his or their agents, employees, or any other persons performing any of the Work.

1.15 SAFETY AND PROTECTION; EMERGENCIES

- A. The CONTRACTOR shall designate a responsible member of the CONTRACTOR'S organization at the site whose duty shall be the prevention of accidents. This person shall be the CONTRACTOR'S superintendent unless otherwise designated by the CONTRACTOR in writing to the OWNER and OWNER'S REPRESENTATIVE.
- B. The CONTRACTOR will be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work. He will take all necessary precautions for the safety of, and will provide the necessary protection to prevent damage, injury or loss to:
 - 1. All employees on the Work and other persons who may be affected thereby.
 - 2. All the Work and all materials or equipment to be incorporated therein, whether in storage on or off the site.
 - 3. Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.
- C. The CONTRACTOR will comply with all applicable laws, ordinances, rules, regulations and orders of any public body having jurisdiction over the safety of persons or property or to protect them from damage, injury or loss. He will erect and maintain, as required by the conditions and progress of the work, all necessary safeguards for safety and protection including posting danger signs and other warnings against hazards and promulgating safety regulations. He will notify owners of adjacent utilities when portions of the work may affect them. When the use or storage of explosives or other hazardous materials is necessary for the Work, the CONTRACTOR will exercise the utmost care and will carry on such activities under the supervision of properly qualified personnel.
- D. In emergencies affecting the safety of persons or the Work or property at the site or adjacent thereto, the CONTRACTOR, without special instruction or authorization from the OWNER'S REPRESENTATIVE, is obligated to act, at his discretion, to prevent threatened damage, injury or loss.
- E. In the event the CONTRACTOR encounters on the site material reasonably believed to be asbestos or polychlorinated biphenyl (PCB) which has not been rendered harmless, the CONTRACTOR shall immediately stop Work in the area affected and report the condition to the OWNER and OWNER'S REPRESENTATIVE in writing. The Work in the affected area shall be resumed in the absence of asbestos or polychlorinated biphenyl (PCB), or when it has been rendered harmless, by written instruction of the OWNER to the CONTRACTOR.

SECTION 00800

1.16 ACCESS TO THE WORK; UNCOVERING FINISHED WORK

- A. The OWNER and his representatives and other representatives will at all times have access to the Work. The CONTRACTOR will provide proper facilities for such access and observation of the Work plus for any inspection or testing by others.
- B. If any Work is covered contrary to the request of the OWNER'S REPRESENTATIVE, it must, if requested by the OWNER'S REPRESENTATIVE, be uncovered for his observation and replaced at the CONTRACTOR'S expense.

1.17 CHANGES IN THE WORK

- A. Without invalidating the Agreement, the OWNER may, at any time or from time to time, order additions, deletions, or revisions in the Work; these will be authorized by Change Orders. Upon receipt of a Change Order, the CONTRACTOR will proceed with the Work involved. All such Work shall be executed under the applicable conditions of the Contract Documents.
- B. The OWNER'S REPRESENTATIVE may authorize minor changes or alterations in the Work that may or may not involve extra cost and not inconsistent with the overall intent of the Contract Documents. These may be accomplished by a Field Change Request. If the CONTRACTOR believes that any minor change or alteration authorized by the OWNER'S REPRESENTATIVE entitles him to an increase in the Contract Price, he may make a claim.

1.18 CHANGES IN CONTRACT PRICE

- A. The Contract Price constitutes the total compensation payable to the CONTRACTOR for performing the Work based on unit prices and estimated quantities.
- B. All quantities for computations of payments shall be agreed upon by the OWNER and CONTRACTOR prior to submittal for payments.

1.19 NEGLECTED WORK

If the CONTRACTOR should neglect to perform the Work in accordance with the Contract Documents, including any requirements of the progress schedule, the OWNER, after three days' written notice to the CONTRACTOR may, without prejudice to any other remedy he may have, make good such deficiencies and the cost thereof (including compensation for additional professional services) to be charged against the CONTRACTOR in which case a Change Order shall be issued incorporating the necessary revisions in the Contract Documents including an appropriate reduction in the Contract Price. If the payments then or thereafter due the CONTRACTOR are not sufficient to cover such amount, the CONTRACTOR will pay the difference to the OWNER.

1.20 CORRECTION, REMOVAL OR ACCEPTANCE OF DEFECTIVE WORK

The CONTRACTOR warrants and guarantees to the OWNER, that all materials and equipment will be new unless otherwise specified and that all Work will be of good quality and free from faults or defects and in accordance with the requirements of the Contract Documents. All unsatisfactory Work, all faulty or defective Work and all Work not conforming to the requirements of the Contract Documents or of such inspections, tests or approvals shall be considered defective. Notice of all defects shall be given to the CONTRACTOR. All defective

SECTION 00800

Work whether or not in place may be rejected.

1.21 APPLICATIONS FOR PROGRESS PAYMENTS

- A. At least ten days prior to submitting the first application for a progress payment, the CONTRACTOR will submit a schedule of values of the Work including quantities and unit prices, aggregating the Contract Price. This schedule shall be satisfactory in form and substance to the OWNER and shall subdivide the Work into component parts in sufficient detail to serve as the basis for progress payments during construction.
- B. Upon approval of the schedule of values by the OWNER, it shall be incorporated into the form of Application for Payment furnished by the OWNER. (AIA Document G702, G703). The CONTRACTOR shall submit an updated Project Schedule with each Application for Payment.
- C. The CONTRACTOR will submit to the OWNER'S REPRESENTATIVE for review three (3) copies of the Application for Payment filled out and signed by the CONTRACTOR covering the Work completed during the first twenty-five (25) days of the preceding month supported by such data as the OWNER may reasonably require. Quantities used in the Application for Payment shall be previously approved by ENGINEER.
- D. The CONTRACTOR warrants and guarantees that title to all Work, materials and equipment covered by an Application for Payment, whether incorporated in the Project or not, will have passed to the OWNER prior to the making of the Application for Payment, free and clear of all liens, claims, security interests and encumbrances (hereafter in these General Conditions referred to as "Liens"); and no Work, materials or equipment covered by an Application for Payment will have been acquired by the CONTRACTOR or by any other person performing the Work at the site or furnishing materials and equipment for the Project, subject to an agreement under which an interest therein or encumbrance thereon is retained by the seller or otherwise imposed by the CONTRACTOR or such other person.
- E. The OWNER'S REPRESENTATIVE will, within ten working days after receipt of each Application for Payment, either indicate in writing his approval of payment and present the Application to the OWNER, or return the Application to the CONTRACTOR indicating in writing his reasons for refusing to approve payment (such as errors or incomplete Pay Applications). In the latter case, the CONTRACTOR will make the necessary corrections and resubmit the Application. The OWNER will, within ten days of presentation to him of an approved Application for Payment, pay the CONTRACTOR the amount approved by the OWNER or OWNER'S REPRESENTATIVE. Should the resubmitted Application cause a delay in payment, there will be no penalty towards the OWNER.
- F. If the CONTRACTOR fails to provide the required construction schedules, submittals and samples, or fails to provide for tests and inspections, the OWNER'S REPRESENTATIVE may withhold approval of pay applications until the deficiencies have been corrected.
- G. CONTRACTOR shall submit simultaneously with his Progress Payment Request a Contractor's Affidavit for Partial Progress Payment listing all subcontractors and suppliers, even if a notice to owner has not been filed along with Partial Waivers & Releases of Lien on printed forms acceptable to the OWNER.

1.22 APPROVAL OF PAYMENTS

SECTION 00800

- A. Approval by the OWNER'S REPRESENTATIVE of any payment requested in an Application for Payment will be based on observations of the Work Progress and on a review of the Application for Payment and determination that the work has progressed to the point indicated and that the quality of Work is in accordance with the Contract Documents (subject to an evaluation of the Work as a functioning project upon completion, to the results of any subsequent tests called for in the Contract Documents and any qualifications stated in the approval).
- B. Approval of payment by the OWNER'S REPRESENTATIVE shall not be deemed to have been based on exhaustive or continuous on-site inspections to check the quality or the quantity of Work, or that he has reviewed the means, methods and techniques, sequences, and procedures of construction or that he has made any examination to ascertain how or for what purpose the CONTRACTOR has used the monies paid or to be paid to him on account of the Contract Price.
- C. Payments due to the CONTRACTOR may be withheld by the OWNER on account of defective work not remedied, claims filed, reasonable evidence indicating probability of filing claims, failure of CONTRACTOR to make payment properly to Subcontractor or for material or labor on the reasonable belief of Association that the work to be performed under this Contract which remain unfinished cannot be completed for the balance then unpaid.

1.23 FINAL PAYMENT

- A. Upon written notice from the CONTRACTOR to the OWNER that the Project is complete, the OWNER will make a final inspection with the CONTRACTOR and will notify the CONTRACTOR in writing of any particulars in which this inspection reveals that the Work is defective. The CONTRACTOR shall immediately make such corrections as are necessary to remedy such defects. At the OWNER'S request, the OWNER'S REPRESENTATIVE may be asked to perform an additional final inspection to verify all deficiencies have been remedied.
- B. After the CONTRACTOR has completed any such corrections to the satisfaction of the OWNER and delivered all maintenance and operating instructions, schedules, guarantees, certificates of inspection and other documents, and CONTRACTOR has performed all of his obligations under the Contract Documents, he may make application for final payment following the procedure for progress payments. The final Application for Payment shall be accompanied by such supporting data as the OWNER may require, together with complete and legally effective releases or waivers of all Liens arising out of the Contract Documents and the labor and services performed and the material and equipment furnished thereunder. In lieu thereof and as approved by the OWNER, the CONTRACTOR may furnish receipts or releases in full; an affidavit of the CONTRACTOR that the releases and receipts include all labor, services, material and equipment for which a Lien could be filed, and that all payrolls, material and equipment bills, and other indebtedness connected with the Work for which the OWNER or his property might in any way be responsible, have been paid or otherwise satisfied; and consent of the surety, if any, to final payment. If any Subcontractor or supplier fails to furnish a release or receipt in full, the CONTRACTOR may furnish a bond satisfactory to the OWNER to indemnify him against any Lien.
- C. CONTRACTOR shall submit simultaneously with Final Payment Application a Contractor's Final Affidavit and Release of Lien, plus Final Releases of Lien from all

SECTION 00800

subcontractors, material and equipment suppliers, on forms acceptable to the OWNER.

1.24 WAIVERS OF CLAIMS AND CONTINUING OBLIGATIONS

- A. The CONTRACTOR'S obligation to perform the Work and complete the Project in accordance with the Contract Documents shall be absolute. Neither approval of any progress or final payment by the OWNER'S REPRESENTATIVE, nor any payment by the OWNER to the CONTRACTOR under the Contract Documents, nor any use or occupancy of the Project or any part thereof by the OWNER nor any failure to do so, nor any correction of faulty or defective work by the OWNER shall constitute an acceptance of work not in accordance with the Contract Documents.
- B. The making and acceptance of final payment shall constitute:
1. A waiver of all claims by the OWNER against the CONTRACTOR other than those arising from unsettled Liens, from faulty or defective work appearing after final payment or from failure to comply with the requirements of the Contract Documents or the terms of any special guarantees therein.
 2. A waiver of all claims by the CONTRACTOR against the OWNER other than those previously made in writing and still unsettled.
- C. To the fullest extent permitted by law, CONTRACTOR shall indemnify, defend and hold harmless the Association and its members, agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees arising out of or resulting from the performance of the Work, provided that any such claim, damage, loss or, expense (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself) including the loss of use resulting therefrom, and (2) is caused in whole or in part by any negligent act or omission of the CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this Paragraph. In any and all claims against the ASSOCIATION or any of its members, agents, or employees by an employee of the CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this Paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts. Should any such claim, damage, loss, or expense be caused in part by a party indemnified hereunder, the extent of indemnification provided for in this paragraph shall be limited to a maximum of One Million (\$1,000,000.00) per occurrence.

1.25 CONTRACTOR'S LIABILITY INSURANCE

- A. The CONTRACTOR will purchase and maintain such insurance as will protect him from claims under workers' compensation laws, disability benefit laws or other similar employee benefit laws, from claims for damages because of bodily injury, occupational sickness or disease or death of his employees, and claims insured by usual personal injury liability coverage, from claims for damages because of bodily injury, sickness or

SECTION 00800

disease, or death of any person other than his employees including claims insured by usual personal injury liability coverage; and from claims for injury to or destruction of tangible property, including loss of use resulting therefrom any or all of which may arise out of or result from the CONTRACTOR'S operations under the Contract Documents, whether such operations be by himself or by a Subcontractor or anyone directly or indirectly employed by any of them or for whose acts any of them may be legally liable. This insurance shall be written for not less than any limits of liability specified in the Contract Documents or required by law, whichever is greater and shall include contractual liability insurance. Before starting the Work, the CONTRACTOR will file with the OWNER certificates of such insurance, acceptable to the OWNER; these certificates shall contain a provision that the coverage afforded under the policies will not be canceled or non-renewed until at least thirty (30) days prior written notice has been given to the OWNER, certified mail, return receipt requested.

1. Required Insurance Provisions.

- a. Workers' Compensation: Coverage to apply for all employees for Statutory Limits in compliance with applicable state and federal laws: \$100,000, each accident; \$500,000, disease policy limit; and \$100,000, disease employee limit.
- b. Comprehensive General Liability: Shall have minimum limits of \$1,000,000 Per Occurrence Combined Single Limit for Bodily Injury Liability and Property Damage Liability with a minimum \$1,000,000 umbrella. This shall include Premises and/or Operations, Independent Contractors, Products and/or Completed Operations, Broad Form Property Damage and ECU Coverage, and a Contractual Liability Endorsement. This shall be written on an occurrence basis.
- c. Business Auto Policy: Shall have minimum limits of \$500,000 Per Occurrence Combined Single Limit for Bodily Injury Liability and Property Damage Liability with a minimum \$1,000,000 umbrella. This shall include, Owned Vehicles, Hired and Non-Owned Vehicles, and Employee Non-Ownership.

1.26 CLEAN UP

- A. The CONTRACTOR will keep the premises and adjoining premises free from accumulations of waste materials, rubbish and other debris resulting from the Work, and at the completion of the Work he will remove all waste materials, rubbish and debris from and about the premises as well as all tools, construction equipment and machinery and surplus materials, and will leave the site clean and ready for occupancy by the OWNER. The CONTRACTOR will restore to their pre-existing condition those portions of the site not designated for alteration by the Contract Documents including, but not limited to sliding glass doors, landscaping, sidewalks, asphalt driveways and parking lots, elevator equipment, fire alarm control systems, air conditioning equipment, roofing, parapet walls, etc.
- B. If after three days written notice by OWNER'S REPRESENTATIVE to CONTRACTOR and the CONTRACTOR has not diligently proceeded with the clean-up and restoration/repairs, then OWNER has the right to proceed with the noted work at CONTRACTOR'S expense.

1.27 OWNER'S RIGHT TO STOP OR SUSPEND WORK

SECTION 00800

- A. If the Work is defective, or the CONTRACTOR fails to supply sufficient skilled workmen or suitable materials or equipment, or if the CONTRACTOR fails to make prompt payments to Subcontractors or suppliers for labor, materials, or equipment, the OWNER may order the CONTRACTOR to stop the Work, or any portion thereof, until the cause for such order has been eliminated.
- B. The OWNER may, at any time and without cause, suspend the Work or any portion thereof for a period of not more than ninety days by notice in writing to the CONTRACTOR. The CONTRACTOR will be allowed an increase in the Contract Price for an extension of the Contract Time directly attributable to any suspension if he makes a claim therefor.
- C. The OWNER'S rights to perform work, correct deficiencies, occupy contract site, shall be at the sole option of the OWNER.

1.28 OWNER'S RIGHT TO TERMINATE

- A. If the CONTRACTOR is adjudged as bankrupt or insolvent or if he makes a general assignment for the benefit of his creditors, or if a trustee or receiver is appointed for the CONTRACTOR or for any of his property, or if he files a petition to take advantage of any debtors' act, or to reorganize under the bankruptcy or similar laws, or if he repeatedly fails to supply sufficient skilled workmen or repeatedly fails to make prompt payments to Subcontractors or for labor, materials, or equipment or if he disregards laws, ordinances, rules, regulations or orders of any public body having jurisdiction, or if he disregards the authority of the OWNER or if he otherwise violates any provisions of the Contract Documents, the OWNER may, without prejudice to any other right or remedy and after giving the CONTRACTOR and his SURETY seven days written notice, terminate the services of the CONTRACTOR and take possession of the Project and of all materials, equipment, tools, construction equipment and machinery thereon owned by the CONTRACTOR, and finish the Work by whatever method he may deem expedient. In such case the CONTRACTOR shall not be entitled to receive any further payment until the Work is finished. If the unpaid balance of the Contract Price exceeds the direct and indirect costs of completing the Project, including compensation for additional professional services, such excess shall be paid to the CONTRACTOR. If such costs exceed such unpaid balance, the CONTRACTOR will pay the difference to the OWNER. Such costs incurred by the OWNER will be determined by the OWNER'S REPRESENTATIVE and incorporated in a Change Order.
- B. Where the CONTRACTOR'S services have been so terminated by the OWNER said termination shall not affect any rights of the OWNER against the CONTRACTOR then existing or which may thereafter accrue. Any retention or payment of monies by the OWNER due the CONTRACTOR will not release the CONTRACTOR from liability.

1.29 CONTRACTOR'S RIGHT TO STOP WORK OR TERMINATE

- A. If, through no act or fault of the CONTRACTOR, the Work is suspended for a period of more than ninety (90) days by the OWNER or under an order of court or other public authority, or the OWNER fails to act on any Application for Payment within thirty (30) days after it is submitted, or the OWNER fails to pay the CONTRACTOR any sum approved or awarded by arbitrators within thirty (30) days of its approval and presentation, then the CONTRACTOR may, upon seven (7) days written notice to the OWNER, terminate the Agreement and recover from the OWNER payment for all Work executed. In addition and in lieu of

SECTION 00800

terminating the Agreement, if the OWNER has failed to act on an Application for Payment or the OWNER has failed to make payment as aforesaid, the CONTRACTOR may upon seven (7) days' notice to the OWNER stop Work until he has been paid all amounts then due.

1.30 CONTRACT TIME

- A. The CONTRACTOR shall furnish sufficient forces and equipment and shall work such hours, including overtime operations, as may be necessary to insure prosecution of the work in accordance with the approved progress schedule. If the CONTRACTOR falls behind the progress schedule, he shall take such steps as may be necessary or as may be directed by the OWNER'S REPRESENTATIVE to improve progress by increasing number of shifts, overtime operations, and days of work within the project limits as may be required, at no additional cost to OWNER.
- B. Failure of the CONTRACTOR to comply with the requirements under this provision shall be grounds for determination that the CONTRACTOR is not pursuing the work with such diligence as will insure completion within the time specified and such failure constitutes a substantial violation of the conditions of the Agreement.
- C. Upon such determination, the OWNER may terminate the CONTRACTOR'S right to proceed with the work, or any separate part thereof in accordance with Paragraph 1.30.
- D. Failure to fully complete the project within the time fixed in the Agreement and extensions thereof may result in substantial injury to the OWNER, and damages arising from such failure cannot be calculated with any degree of certainty. Therefore, if the project is not completed within the time fixed in the Agreement, or within such further time, if any, as shall be allowed for such completion, the CONTRACTOR shall pay to the OWNER liquidated damages for such delay for each and every calendar day elapsing between the date fixed for completion and the date such completion shall have been fully accomplished in the amount of \$250 per day.
- E. Provision for assessment of liquidated damages for delay shall in no manner affect the OWNER'S right to terminate the Contract as provided in the General Conditions or elsewhere in the Contract Documents. The OWNER'S exercise of the right to terminate shall not release the CONTRACTOR from his obligation to pay said damages in the amounts set out in the Agreement.
- F. The OWNER may deduct from the funds owed the CONTRACTOR payment for such damages.

1.31 LITIGATION

In connection with any litigation arising out of this Contract, the prevailing parties shall be entitled to recover from the other party said prevailing party's reasonable attorney's fees and costs including, but not limited to, attorney's fees and costs for any appellate proceedings. The venue for legal action arising out of this agreement shall lie exclusively in the Circuit Court in and for Pinellas County, Florida.

1.32 WARRANTIES

- A. The CONTRACTOR shall submit the following documents to the OWNER upon substantial completion and prior to final payment.

SECTION 00800

1. Provide Manufacturer's 20 Year NDL (No Dollar Limit) Warranty, over occupied space. All materials to be warranted shall be manufactured or supplied by approved membrane manufacturer.
- B. All other work performed under this Contract not stipulated above will be warranted by the CONTRACTOR for all labor and materials for a period of five (5) years from date of final payment. CONTRACTOR shall review any and all leaks within forty-eight hours of notification or such defects and/or leaks during this five-year period and shall complete repair within 5 working days from such notice.

1.33 ASSIGNMENT

- A. The CONTRACTOR is prohibited from transfer or assigning contract without the OWNER'S prior written consent.

END OF SECTION 00800

SECTION 01010

**Project No. 21FTL323
Riverside Terrace Condominium
40-Year Building Certification
November 5th, 2021**

SUMMARY OF WORK

1.0 Summary

A. Project: Riverside Terrace Condominium 40-Year Building Certification

B. Engineer: TRC Worldwide Restoration & Inspection, LLC
c/o Ms. Donata M. Williams, Managing Principal
1230 North University Drive
Plantation, FL 33322

Telephone: (954) 484-7777, ext. 218

Email: DWilliams@trcww.com

C. Building History: The building was constructed circa 1970 and consists of one 8-story residential building with parking on the ground level below the tower. The property appears to be comprised of traditionally reinforced concrete and masonry.

D. This section provides a brief description of the project scope of work. It is to be used in combination with the additional documents and drawings provided in this project manual as well as the product/manufacturers' published documents with regard to the specific products selected for use. All substitutions must be submitted prior to commencement of work, to permit proper evaluation and consideration without delay of work.

E. The OWNER, through the OWNER'S CONTACT, will be responsible for notifying others of any deviation in traffic patterns, parking or other required alterations to normal building entry or exit.

2.0 PROJECT SCOPE

A. The description of work below consists of the following fixed price work for this contract.

1. General Conditions are to be billed in equal installments, each month, over the predetermined term of the project and covers costs associated with project such as overhead and management, profit, as well as monthly expenses not directly attributed to labor or material. Change Orders for additional work, shall include all additional costs and time required to perform and are not eligible for separate, additional general conditions/mobilization costs.

- CONTRACTOR shall take necessary steps to protect the work area from damage and to restore the site to preconstruction conditions. A

SECTION 01010

precondition survey documenting the conditions of work area inside and outside the building are required to substantiate pre-existing conditions OWNERS may indicate were damaged during work. All conditions noted by the CONTRACTOR shall be reviewed with ENGINEER prior to the start of work in each area.

- As always, install temporary protections and utilize safety equipment as necessary and required by OSHA.
- All work shall require a job standard sample to be review and approved by ENGINEER and OWNER.
- The OWNER is responsible for removing all furniture and furnishers from their balconies before the CONTRACTOR starts work. Any lights and fans will be covered in place. OWNERS shall remove the fan blades from any ceiling to be painted.
- If required, the CONTRACTOR shall install protection as needed to prevent overspray.
- In the event concrete or other repairs are necessary at unit sliding glass door, The CONTRACTOR shall provide protective barrier to minimize dust from entering unit. The OWNER is responsible for protecting the unit interior by installing additional protection from inside the unit from dust and water that can penetrate sliding glass doors.
- Work will be performed from a swing stage for accessibility to exterior concrete repairs. Work for windows/SGD shall require access inside the unit and finished from a swing stage.

2. Mobilization and Demobilization:

- a. Is outlined to be billed as 50% for Mobilization, 50% for Demobilization.
- b. The contractor will mobilize 5 days after receiving the notice to proceed, unless otherwise specified by owner.
- c. Substantial completion requires complete demobilization.

3. Payment and Performance Bond rate is required to be quoted from AAA Surety for percentage cost of the project based on the value projected, and time frame indicated on the bid form. P&P bond insures contractor performance and compliance with contract as well as contractor's payment of all labor and materials to eliminate liens from third parties.

4. CONTRACTOR shall obtain permit for work. This permit cost will be a direct cost for owner, reimbursed via Change Order, accompanied by a copy of the issued permit placard and receipt of payment.

B. The description of work below consists of the following unit price work identified for this contract

1. Concrete Repair

- a. CONTRACTOR shall identify all areas of concrete in need of repair in pump room, fire pump room, elevator machine room and exterior walkways. Areas shall be marked and reviewed with ENGINEER.
- b. CONTRACTOR shall properly prepare the area of damaged concrete by cutting and cleaning repair in preparation for placing repair mortar, as outlined in the project manual and ICRI standards for repair.

SECTION 01010

- c. Once properly prepared, inspected and measured by the ENGINEER, CONTRACTOR shall properly SSD surface for repair, mix and place repair mortar as outlined by project manual and published manufacturer instructions.
2. Stucco Repair
 - a. CONTRACTOR shall identify all areas of delaminated stucco at the elevator machine room, stairs, and exterior walkways, consisting of areas larger than 3 contiguous square feet for replacement, mark and review with ENGINEER.
 - b. CONTRACTOR shall properly prepare the surface and repair the area to match existing. Stucco does not stick to paint and thus very little feathering should be used.
 - c. CONTRACTOR shall match the existing thickness and texture to a minimum of the approved job standard.
 - d. Once installed and set, CONTRACTOR may prime with approved hot primer and paint to match existing.
 - e. Maximum thickness of stucco on block should not exceed ½" unless approved in writing by ENGINEER.
3. Non-Structural Crack Repair (stucco or concrete)
 - a. CONTRACTOR shall identify all areas of cracking in need of repair, greater than 1/8", mark and review with ENGINEER.
 - b. CONTRACTOR shall properly prepare the area and provide crack repair as outlined for cracks larger than 1/8" and smaller than ¼" and separately those which are ¼" or larger, in Sections 07900 and 09900.
4. Structural Crack Repair (concrete only, Epoxy)
 - a. CONTRACTOR shall identify all areas of cracking in concrete over 1/8" and review with ENGINEER.
 - b. As directed by ENGINEER, CONTRACTOR shall properly prepare crack by cleaning and grinding and filling with epoxy. See also Section 03600 for concrete repair
 1. Gravity Fed
 2. Epoxy Injection

END OF SECTION 01 01 00

SECTION 01500

**Project No. 21FTL323
Riverside Terrace Condominium
40-Year Building Certification
November 5th, 2021**

**TEMPORARY FACILITIES AND
CONTROLS**

1.01 GENERAL

- A. The CONTRACTOR'S staging area will be determined at the Pre-Construction Conference.
- B. The CONTRACTOR shall be responsible for providing off-site parking or material storage if the designated area is not large enough for all on-site needs.
- C. The CONTRACTOR will provide on-site storage / office facilities as necessary.

1.02 TOILET FACILITIES

- A. The CONTRACTOR will provide portable toilet facilities located at the site as directed by the OWNER.

1.03 TEMPORARY SERVICES

- A. The OWNER will provide temporary electric service and water at the job site. CONTRACTOR will pay any hook-up or installation charges to access OWNER'S electric or water. CONTRACTOR shall verify location of existing potable water sources and electrical outlets.

1.04 PROTECTION OF EXISTING WORK

- A. The CONTRACTOR shall exercise extreme care to ensure that no damage occurs to the existing structures, adjacent properties, upper roofs, interior finishes, amenities, landscaping, and vehicles. Any damage incurred due to his work, negligence, act or omission, shall be replaced or properly repaired at his/her expense. This applies to all subcontractors employed by General Contractor.
- B. CONTRACTOR will clean the site on a daily basis.

1.05 MISCELLANEOUS

- A. Work hours shall be limited to conform to local ordinances as allowed by the City of Naples. All employees are subject to dress code requirements. Shirts must be worn on the job at all times.
- B. No person employed by the CONTRACTOR or any of his Subcontractors will be allowed inside any unit without being accompanied by the OWNER, his contact or unless specific written permission is received.

SECTION 01500

- C. ABSOLUTELY NO NOISY ACTIVITIES (lifts, chipping hammers etc....) BEFORE 8:00 a.m. or AFTER 5:00 p.m. Normal working days Monday to Friday unless directed otherwise by OWNER.
- D. No radios or other music playing shall be permitted.
- E. CONTRACTOR shall provide his own waste receptacles and contract with local waste management carrier for removal of construction debris. CONTRACTOR will NOT use Owner's dumpster.
- F. No drugs or alcohol will be permitted on the site.
- G. Pursuant to Section 00800, Article 1.15, the CONTRACTOR will be responsible for providing a full time, English speaking superintendent on the job, to remain onsite at all times work is being performed by CONTRACTOR.
- H. Provide temporary barricades to prevent occupant access below elevated work areas overhead. Provide overhead protection above work areas where egress from building is required.
- I. No employees will be allowed on any Association property at any time.

1.06 TELEPHONE

- A. The CONTRACTOR will be available to OWNER'S REPRESENTATIVE and subcontractors during working hours via mobile telephone.

1.07 PARKING

- A. Parking onsite is limited. Contractor's parking will be limited to within established staging area during the Pre-Construction Conference.

1.09 SIGNS

- A. Job signs shall not be erected without written approval of the OWNER.

1.10 PRODUCT AND MATERIAL SUBSTITUTIONS

- A. "Or approved substitute or equivalent": Where named products in specifications text are accompanied by this phrase and approval was not requested nor approved during the Bid period, comply with those Contract Document provisions concerning "substitutions" for obtaining OWNER'S REPRESENTATIVE'S approval (by Change Order) to provide an unnamed product.
- B. Named Products: Manufacturer's name for product, as recorded in published product literature, of latest issue as of date of Contract Documents. Refer requests to use products of a later (or earlier) model to OWNER'S REPRESENTATIVE for acceptance before proceeding.

SECTION 01500

- C. OWNER'S REPRESENTATIVE will consider requests from CONTRACTOR for substitutions up to date of Bid Opening. Subsequently, substitutions will be considered only when a product becomes unavailable due to no fault of CONTRACTOR.
1. Submit 3 completed copies of the Substitution Request form at the end of this Section.
 2. OWNER'S REPRESENTATIVE will determine acceptability of proposed substitution and will notify CONTRACTOR of acceptance or rejection in writing within a reasonable time.
 3. Only one request in writing for substitution will be considered for each product. When substitution is not accepted, provide specified product.
- D. Work-Related Submittals: CONTRACTOR'S submittal of (and OWNER'S REPRESENTATIVE'S acceptance of) shop drawings, product data or samples which relate to work not complying with requirements of Contract Documents, does not constitute an acceptable or valid request for a substitution, nor approval thereof.

1.11 REQUESTS FOR INFORMATION

- A. Requests for Information (R.F.I.'s) during construction phase of project shall be submitted via written request, to be submitted to OWNER'S REPRESENTATIVE for response.
- B. CONTRACTOR shall utilize form titled "Request for Information" located at the end of this Section.
- C. Completed form shall be submitted to OWNER'S REPRESENTATIVE via fax transmission or mail using OWNER'S REPRESENTATIVE'S contact information printed on the RFI form.
- D. OWNER'S REPRESENTATIVE shall endeavor to answer CONTRACTOR'S requests within two business days of the receipt of such request.

SECTION 01500

SUBSTITUTION REQUEST FORM

DATE: _____

PROJECT: _____

SPECIFIED
ITEM: _____

SECTION	PAGE	PARAGRAPH	DESCRIPTION
---------	------	-----------	-------------

The undersigned requests consideration of the following:

(PROPOSED SUBSTITUTION)

The undersigned certifies the following are correct, unless modified by attachments:

1. The proposed substitution does not affect dimensions shown on the Drawings.
2. The undersigned (CONTRACTOR) will pay for changes to the building design, including engineering design, detailing, and construction costs caused by the requested substitution.
3. The proposed substitution will have no adverse effect on other trades, the construction schedule, unit prices or specified warranty requirements.
4. Maintenance and service parts will be locally available for the proposed substitution.

The undersigned further states that the function, appearance and quality of the proposed substitution are equivalent or superior to the specified item.

(For use by TRC Worldwide Engineering, Restoration & Inspection, LLC.)

Submitted by:

_____	Accepted
Signature _____	Accepted as Noted
_____	Not Accepted
Firm _____	Received too Late

Address _____ By: _____

Telephone: _____ Remarks: _____

Attached data includes product description, specifications, drawings, photographs, performance and test data adequate for evaluation of the request; applicable portions of the data are clearly identified. Attached data also includes a description of changes to the Contract Documents which the proposed substitution will require for its proper installation.

SECTION 01500

FIELD CHANGE REQUEST

This is a written request from the CONTRACTOR requesting an addition, deletion or revision in the Work. The document is not a Change Order, but evidence that the parties expect the change requested will be incorporated and approved in a subsequently issued Change Order.

DATE: _____

PROJECT: _____ NO.: _____

CONTRACTOR: _____

ISSUED BY: _____

1. The CONTRACTOR hereby requests the following change(s) in the Work.

DESCRIPTION OF THE CHANGE(S):

2. The proposed basis of adjustment to the Contract Sum is:

_____ Lump Sum Increase (Decrease) of \$ _____

_____ Unit Price of \$ _____ per _____

_____ Not-to-Exceed Increase (Decrease) of \$ _____

3. The Contract Time is proposed to (be Adjusted) Remain Unchanged). The Proposed Adjustment, if any, is (an Increase of _____ Days) (A Decrease of Days).

4. This Request is not a Change Order, but evidence that the parties expect the Change Request will be incorporated and approved in a subsequently issued Change Order.

OWNER:

CONTRACTOR:

TRC WORLDWIDE:

DATE: _____

DATE: _____

DATE: _____

SECTION 01500

REQUEST FOR INFORMATION

PROJECT: _____

TO: TRC Worldwide Engineering, Inc.
8340 Consumer Court
Sarasota, Florida 34240
Phone: (941) 952-1717

RFI #: _____

ATTN: _____

FROM: _____

CONTRACTOR REQUEST DATE: _____	ACTION REQUESTED
ENGINEER RESOLVED DATE: _____	<input type="checkbox"/> Clarification
	<input type="checkbox"/> Direction
	<input type="checkbox"/> Approval
SUBJECT: _____	
REFERENCE:	Specification Section: _____ Other: _____
	Detail No.: _____

INFORMATION NEEDED: _____

CONTRACTOR RECOMMENDATION: _____

ENGINEER RESPONSE: _____

SECTION 01500

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END OF SECTION 01 50 00

SECTION 03312

**Project No. 21FTL323
Riverside Terrace Condominium
40-Year Building Certification
November 5th, 2021**

CONCRETE REPAIR WORK

PART 1 – GENERAL

1.0 SUMMARY

- A. The various types of Work required is illustrated by the Supplemental Drawings and described within the Specifications. All formed and / or excavated areas shall be inspected prior to placement.
- B. Compensation for unit price work shall be based on field-measured quantities pro-rated for average depth

1.1 REFERENCES

- A. Comply with provisions of the most recent edition of the following codes, specifications and standards, except where more stringent requirements are shown or specified.
- B. ACI 301: Specifications for Structural Concrete for Buildings; American Concrete Institute.
- C. ACI 318: Building Code Requirements for Reinforced Concrete; American Concrete Institute.
- D. ACI 347R: Guide to Formwork for Concrete; American Concrete Institute.
- E. ASTM A-615: Standard Specification for Deformed and Plain Billet-Steel Bars for Concrete Reinforcement.
- F. ASTM A-416: Standard Specification for Steel Strand, Uncoated Seven-Wire Stress-Relieved for Pre-stressed Concrete.
- G. ASTM C-881: Standard Specification for Epoxy-Resin-Base Bonding Systems for Concrete.
- H. ASTM C-31: Standard Practice for Making and Curing Concrete Test Specimens in the Field.
- I. ASTM C-33: Standard Specification for Concrete Aggregates.
- J. ASTM C-39: Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens.
- K. ASTM C-172: Standard Practice for Sampling Freshly Mixed Concrete.

SECTION 03312

L. SSPC: Steel Structures Painting Council Guidelines for Surface Preparation.

M. NCAE: National Association of Corrosion Engineers Guidelines.

1.2 QUALITY ASSURANCE

A. Comply with the following:

1. "Guide for Surface Preparation for the Repair of Deteriorated Concrete Resulting from Reinforcing Steel Corrosion" (Guideline No. 03730), published by the International Concrete Repair Institute, 1323 Shepard Drive, Suite 'D', Sterling, Virginia 20164-4428 - Copyright 1995.
2. "Field Procedures Manual for Unbonded Single Strand Tendons" (2nd Edition) published, by the Post-Tensioning Institute – Copyright 1994

B. Apply all repair materials in accordance with the manufacturer's recommendations for storage, preparation, mixing, placement and curing

C. Specialty Engineering: Submit shop drawings indicating spacing, length and placement details of externally bonded reinforcement for each slab and / or beam span to be strengthened. Such drawings shall bear the impressed seal of a professional engineer registered in the State of Florida and include supporting calculations.

1.3 SUBMITTALS

A. The CONTRACTOR shall submit manufacturer's product technical data, specifications, and laboratory test results that validate product compliance with the requirements for the project.

PART 2 - PRODUCTS

2.0 HORIZONTAL STRUCTURAL REPAIRS (No Exposed Reinforcing Steel)

A. Thickness Greater than ½":

1. MasterEmaco T 1061 DR/EX by Master Builders Solution
2. SikaQuick 1000 by Sika

B. Substitutions: Submit technical data only for products meeting or exceeding the performance criteria of those specified herein in accordance with the provisions of Section 1.2.

2.1 HORIZONTAL STRUCTURAL REPAIRS (Exposed Reinforcing Steel)

A. Thickness Greater than 1":

1. MasterEmaco T 1061 DR/EX by Master Builders Solution
2. MasterEmaco S 440 CI (self-consolidating) by Master Builders Solution
3. MasterEmaco S 466 CI (flowable) by Master Builders Solution
4. Sikacrete 211 by Sika

SECTION 03312

5. Sikacrete 211 SCC Plus (self-consolidating) by Sika
- B. Formed and Full Depth Repairs (8" max):
1. MasterEmaco S 440 CI (self-consolidating) by Master Builders Solution
 2. MasterEmaco S 466 CI (flowable) by Master Builders Solution
 3. Sikacrete 211 by Sika
 4. Sikacrete 211 SCC Plus (self-consolidating) by Sika
- C. Vertical / Overhead Repairs:
1. MasterEmaco N 425 (Gel patch) by Master Builders Solution
 2. MasterEmaco N 420 CI (Trowel grade) by Master Builders Solution
 3. SikaTop 123 Plus by Sika
 4. SikaRepair 223 by Sika
 5. SikaQuick VOH by Sika
- D. Guardrail Post Pockets
1. MaterFlow 100 Grout
 2. SikaGrout 212 by Sika
- E. Accessory Products
1. Epoxy/Cement Bonding Agent:
 - a. Armatec 110 Epocem by Sika
 - b. MasterEmaco P 124 by Master Builders Solution

2.2 REINFORCING MATERIALS

- A. Dowels, Splices and Overlaps:
1. Reinforcing Steel: Shall conform to "Grade 60" deformed bars, free from oil, scale and rust, complying with ASTM A-615 placed in accordance with the American Concrete Institute Standard Specifications and Details. Sizes of new bars shall match diameter of existing where required.
 2. Chemical Anchors: Shall be a two-part cartridge system such as "HIT-HY-150" as manufactured by Hilti for use in setting reinforcing bar dowels where directed in field by OWNER'S REPRESENTATIVE.
 3. Mechanical Connections: Shall be achieved using devices comprised of a steel sleeve with internal wedge, which is installed by tightening cone point screws until the heads shear off upon reaching a prescribed torque such as "ZAP Screwlock" couplers manufactured by Barsplice Products, Inc.

2.3 GENERAL CONDITIONS

- A. CONTRACTOR is responsible for ensuring compatibility of finished repair areas and subsequent externally laminated reinforcement to be applied.
- B. Zinc rich rebar primers are not allowed.

SECTION 03312

- C. Single Source Responsibility: Provide mortars, rebar coating and CFRP materials from the same manufacturer for all deteriorated concrete repair and related strengthening work.

PART 3 - EXECUTION

3.0 REMOVAL GEOMETRY

- A. Excavate and remove unsound concrete where directed in field by OWNER'S REPRESENTATIVE. Maximum size chipping hammers shall be limited to 30 pounds to achieve a 1/8-inch minimum fractured aggregate profile conforming to NACE-6.
- B. Sawcut along edges of excavated areas, a maximum depth of ½ inch. Adjust saw depth to avoid cutting into reinforcing. Edges of excavated areas adjacent to existing concrete to remain shall be cut in straight lined regular shaped patterns.
- C. Prior to chipping into precast joist ends place shoring underneath to support bottom edge. Shore posts shall be rated with a 10-kip capacity and have an adjustable collar to allow fine tightening.

3.1 SURFACE PREPARATION

- A. All exposed reinforcing steel shall be abrasively cleaned free of bond inhibiting corrosion by sandblasting using oil-free compressed air to achieve a near white metal profile in accordance with SSPC SP-10/NACE 2.
- B. All reinforcing steel shall be coated with anti-corrosion and bonding agent in two layers to achieve total thickness required by the manufacturer's recommendations.
- C. All existing concrete surfaces to receive new concrete or polymer-modified mortar shall receive a scrub coat and be maintained in a surface saturated dry (SSD) condition up to time of placement.
- D. Forms and excavated concrete areas shall be kept clean, free of debris and standing water.

3.2 REINFORCING DETAILS

- A. Reinforcing bars that exhibit 20% or greater loss of the gross bar section shall be spliced to achieve (48) bar diameter overlap. Epoxy anchored dowels to achieve a minimum embedment of (12) bar diameters beyond bearing juncture at ends of spans.
- B. Replace corroded anchors and splice post-tensioned strands to existing cut off ends with a spring-loaded barrel anchor. Maintain temporary lockouts until confining concrete around live end stressing anchors is poured back and reaches a compressive strength of 6,000 psi.
- C. New post-tensioned cable end splices shall be re-stressed with a calibrated hydraulic ram to achieve the desired elongation prior to inserting the wedges. This shall be documented at each location by keeping a log.

SECTION 03312

- D. After the barrel chuck has lifted off and the wedges are inserted at each anchor, any temporary lockouts may be removed and the excavated splice hole shall be poured back.
- E. Trim excess ends of strands to a point $\frac{3}{4}$ " in front of the face of the cast anchor. Allow to cool and snap in grease cap to fight tight at backside.

3.3 MIXING AND PLACEMENT

- A. Concrete and / or mortars shall be mixed according to the manufacturer's instructions using an appropriate mixer or a low speed drill and mixing paddle in an acceptable sized container.
- B. For extended mixes, the coarse aggregate shall be added last, once a lump free homogenous mixture has been achieved.
- C. At all formed areas, the Contractor shall consolidate the concrete during placement to remove entrapped air and evenly distribute the cement paste by means of vibration.
- D. Place repair mortars within allowable "open time" of anti-corrosion and bonding agents as stated by manufacturer as well as before slurry coat has dried.
- E. Stressing holes at existing pocket formers and re-stressed ends of new strands shall be filled with non-sag mortar with sufficient hand pressure to promote intimate contact with surrounding concrete.

3.4 FINISHING & CURING

- A. Moist cure repair overlays with wet burlap in accordance with manufacturer's recommendations for particular material.
- B. The use of film forming curing compounds shall not be allowed unless the dried residue is ground off by abrasive means.
- C. Do not re-stress post-tension cables until new concrete slab edges achieve the 3-day minimum strength published by the manufacturer.

3.5 LINE ITEM COMPENSATION

- A. Post-Tension Cable Repairs shall include (1) barrel splice, an allowance of (100) feet of new strand and (1) new encapsulated cast anchor per each occurrence.
- B. Delaminated Topping Repairs shall be based on 2-inch average thickness per Square Foot.
- C. Spalled Slab Surface Repairs are based on 3-inch average depth per excavated Square Foot.
- D. CFRP Top Bar Retrofit shall be based on 3/8-inch diameter rods set into 5/8-inch x 5/8-inch epoxy filled slots per Lineal Foot.

SECTION 03312

- E. Spalled Beam / Column Repairs are based on Cubic Foot volume of void form space.
- F. Honeycomb Void Repairs shall be based on 1- ½ inch average thickness per Square Foot.
- G. Crack Injection shall include setting ports spaced (6) inches o.c. with ¼" x ¼" cap sealed vee-notched surfaces per Lineal Foot.
- H. CFRP Strip Laminate, for slabs and / or beams shall be based on 4-inch nominal strip width per Lineal Foot, including intemescent fire retardant paint finish.
- I. CFRP Wrap Laminate for beams shall be based on Square Feet of contact area with the existing concrete, including intemescent fire retardant paint finish per Section 09900.

3.6 QUALITY CONTROL TESTING

- A. The CONTRACTOR will employ an independent testing lab to perform tests and submit reports. Labs must be C.M.E.C. (Concrete Materials Engineering Council) accredited.
- B. Sampling Fresh Mixes:
 - 1. Extended Mortar Cylinders: 3-inch diameter x 6-inch high.
- C. Compressive Strength Tests: one set of (4) cylinders for (50) cubic feet of beam or column edges placed per day and / or for every deck edge to be subjected to induced compression from cable stressing; one specimen tested at (3) days; one specimen tested at (7) days; one specimen tested at (14) days; and one specimen tested at (28) days.
- D. CONTRACTOR to notify testing lab at least 24 hours prior to intended time of concrete placement.
- E. Test results shall be reported in writing to OWNER'S REPRESENTATIVE within (24) hours after tests. Tests shall contain product identification, date of placement, name of lab, compressive breaking strengths and types of break for 3-day, 7-day, 14-day and 28-day tests.

3.7 REPAIR COUNTS / QUANTITIES

- A. Using the budget quantities stipulated in the Table following Section 01010 - Summary of Work along with their corresponding unit prices to establish the scheduled values to be included in the Base Bid.
- B. It shall be the CONTRACTOR'S responsibility to inform the OWNER'S REPRESENTATIVE or OWNER'S CONTACT in writing of any quantities in excess of those stipulated, within (3) calendar days of such finding.

SECTION 03312

END OF SECTION 033120

SECTION 09 22 00
Project No. 21FTL323
Riverside Terrace Condominium
40-Year Building Certification
November 5th, 2021

STUCCO

PART 1: GENERAL

1.01 SUMMARY

- A. Provide for Portland cement plaster, proprietary stucco or cementitious finishes and exposed aggregate cementitious finishes over metal lath, masonry, concrete, and solid surfaces on exterior walls as outlined in the project manual and includes metal lath and accessories.

1.02 RELATED SECTIONS

- A. 09900 Painting

1.03 REFERENCE STANDARDS

- A. ASTM C 926, Specification for Portland Cement Plaster
- B. ASTM C 1063, Specification of Installation of Lath and Furring to Receive Portland Cement-based Plaster
- C. ASTM C 847, C 933, & C 1032; Standard Specification for Metal Lath
- D. ASTM C 897 - Aggregates for Job Mixed Portland Cement-Based Plaster
- E. Northwest Wall and Ceiling Bureau (NWCB) Portland Cement Plaster Resource Guide
- F. Current Edition of the Florida Building Code

1.04 SUBMITTALS

- A. Manufacturers' specifications, details, installation instructions
- B. Product Data Sheets for all materials used
- C. Warranties as outlined by project requirements and provided by product manufacturers.
- D. Samples for approval by OWNER and ENGINEER

1.05 QUALITY ASSURANCE

- A. Manufacturer:
 - 1. Stucco and finish material manufacturer shall be experienced provider of cementitious and polymer-based materials for use in stucco construction and repair for minimum 20 years.
 - 2. Stucco and finish manufacturer shall have a manufacturing quality control system that is certified to comply with ISO 9001-2008 and an environmental quality management system certified to comply with ISO 14001-2004.
- B. Contractor:
 - 1. Contractor shall be licensed and insured and shall have been engaged in stucco and stucco repair construction for minimum five years.

SECTION 09 22 00

2. Contractor shall be knowledgeable in the proper handling, use and installation of materials.
3. Contractor shall employ skilled mechanics who are experienced and knowledgeable in the repair procedures and requirements of the specified project.
4. Contractor shall have completed minimum three projects of similar size, scope and complexity to the project being specified.
5. Contractor shall provide the proper equipment, manpower and supervision on the job site to perform the repair procedures in accordance with manufacturer's published repair specifications, applicable details and the contract documents.
6. Contractor shall provide for the manufacturer to perform inspections and certify compliance with manufacturer documents and warranty requirements.

1.06 DELIVERY, STORAGE AND HANDLING

- A. Deliver all materials in their original sealed containers bearing manufacturer's name and product identification.
- B. Protect all materials from freezing and temperatures greater than 90 degrees F Do not store in direct sunlight, from moisture and humidity.
- C. Store under cover and off of the ground in a dry location.

1.07 PROJECT/SITE CONDITIONS

- A. Apply materials only when surface and ambient temperatures are above 40 degrees F and expected to remain above 40 degrees F for 24 hours after application.
- B. Provide supplementary heat for installation in temperatures less than 40 degrees F.
- C. Provide protection of surrounding areas and adjacent surfaces from spillage, splatter, overspray or other unintended contact with the materials that are being applied.

1.08 COORDINATION AND SCHEDULING

- A. Schedule repairs to permit inspections as directed by ENGINEER and/or Manufacturer's Rep.
- B. Work shall be undertaken in areas that can be properly protected from weather at the end of workday.
- C. Coordinate with all trades involved to schedule work to result in the proper sequencing of work.
- D. Schedule finish and coating application to large areas such that each day's application will end at an accessory or terminating edge. No cold joints in stucco finishes allowed.

1.09 WARRANTY

- A. Provide manufacturer's standard warranty for products used, unless otherwise outlined in elsewhere in the project manual and contract documents.

PART 2: PRODUCTS

2.01 PLASTER MATERIALS

- A. Stucco
 1. As submitted and approved by ENGINEER
 - a. Finish Coat shall match appearance of existing plaster finish stucco.

SECTION 09 22 00

- b. Existing finishes less than 7/8" over lath require approved proprietary mix to match existing thickness.
- B. Admixture: All cementitious finishes require use of Thoroseal Acryl 60, mixed per data sheet.
- C. Lath: Provide self-furring, galvanized metal lath over framing and vinyl stucco accessories as approved by submittals and ENGINEER.
- D. Accessories: Provide vinyl accessories as approved by submittal. Correctly sized accessories permitted only.

PART 3: EXECUTION

3.01 CEMENTITIOUS PLASTER FINISHES

- A. Shall be installed per Section 2513 of the current Florida Building Code, Building.
- B. Prepare all substrates according to the current Florida Building Code, Building, Section 2513 and ASTM C926, latest edition, project specifications, drawings and manufacturer's instructions.
- C. All lathing shall be installed per ASTM C1063, latest edition.

3.02 STUCCO DELAMINATION FROM CONCRETE SUBSTRATES

- A. Define repair area based on sounding and remove stucco to sound substrate, to be verified by ENGINEER.
- B. Ensure existing substrate has sufficient surface for bonding, ICRI surface profile minimum SP-3.
- C. Clean prepared surface to remove all dust, dirt, laitance and oils.
- D. Verify proper surface prep by checking for absorption of water into the concrete. If water does not readily absorb into concrete, notify ENGINEER.
- E. Install finish in accordance with all product instructions, standards, specifications and details outlined in this project manual.
- F. Surface-applied bonding agent may be used only as directed by ENGINEER
- G. Periodic adhesion field testing shall be conducted to verify sufficient adhesion to the substrate.

END OF SECTION 09220

SECTION 09900

**Project No. 21FTL323
Riverside Terrace Condominium
40-Year Building Certification
November 5th, 2021**

PAINTING

PART 1 - GENERAL

1.0 Scope

This specification covers the furnishing of all labor, equipment, and materials as required. The intent of the project is to include all previously painted surfaces, with the exclusion of factory finished elements, unless specifically included.

- Siding
- Flashing
- Gutters/Downspouts
- Fascia

1.2 Submittals

- A. The Contractor shall submit manufacturer's product technical data, specifications, and laboratory test results that validate product compliance with the requirements for the project.
- B. The Contractor shall submit warranty information confirming that the materials used will work as a compatible, warranted system.
- C. The Contractor shall issue Certificates of Warranty stating that all materials have been applied in accordance with the manufacturer's published instructions. Provide a minimum 7year warranty against workmanship (contractor) and material failure (manufacturer).

1.3 Submittals for Substitution of Materials

All submittals for substitutions must be made in writing to the engineer with supporting technical data sheets and test data showing complete equivalent performance. Complete specifications prepared by the manufacturer shall be submitted to the engineer.

1.4 Pre-Bid Inspection

The contractor shall visit the site prior to bid submittal to determine the extent of the required work. Final bid shall include total quantities of each repair

SECTION 09900

type along with unit prices for quantities over or below the engineering estimate.

1.5 Site Conditions

Job conditions shall be maintained at standards that allow material placement within temperature and cleanliness requirements. Unusual conditions as uncovered during the course of work shall be brought to the engineer's attention for analysis and disposition. These conditions include but are not limited to poor quality base substrate, severely corroded reinforcing steel, random cracks, and deep oil penetration.

1.6 Material Delivery, Storage, and Handling

- A. Deliver products in original factory packaging bearing identification of product, manufacturer, batch number, and expiration date as applicable. Provide Material Safety Data Sheets for each product.
- B. Store products in a location protected from freezing, damage, construction activity, precipitation and direct sunlight in strict accordance with the manufacturer's recommendations.
- C. Handle all products with appropriate precautions and care as stated on the Material Safety Data Sheet.

1.7 Quality Assurance

- A. Contractor shall have experience, training, and proficiency specific to all work within this project. Applicator: Company specializing in exterior waterproofing, commercial, residential, multi-story and multi-family painting.

Submit with bid a minimum of five references of successfully completed projects of similar magnitude and complexity, to include

Building/Complex Name:
Building Address:
Telephone Number:
Building/Resident Manager:
Board Member/Officer:
Exterior Finish Coating System:

- B. Manufacturer Representative

SECTION 09900

The manufacturer shall be a company regularly engaged in the manufacturing and marketing of the products specified in this section. The manufacturer shall provide job service as required to assure proper handling and installation of materials. The field representative shall instruct as needed to assure that handling, mixing, placing and finishing of materials are in accordance with specifications.

C. Engineer

All work and materials are subject to observation by the Engineer and/or owner's representative. All work is subject to testing as deemed necessary by the Engineer. The expense of removing and replacing any concrete repair materials for observation or testing shall be borne by the Contractor if deemed necessary by the Engineer or Owner.

PART 2 - PRODUCTS

2.0 WORKMANSHIP AND APPLICATION CONDITIONS

- A. Paint only in dry weather when temperature is 50°F or higher. Stop exterior work early enough to permit paint film to set up before condensation occurs (caused by night temperature drops). Do not begin painting until surfaces are moisture free.
- B. Keep paint at room temperature.
- C. Keep dust, dirt, and debris away from work before and during painting.
- D. Execute work in accordance with label directions. Coating application shall be made in strict conformance to this specification and to the manufacturer's instructions on the product labels and product data sheets.
- E. All materials shall be applied evenly, free of runs and sages, by brush/roll or airless spray application. Airless spray application to masonry substrates must be back rolled with a wet roller to achieve proper Dry Film Thickness (DFT) and complete color coverage.
- F. Only the manufacturer's thinners/reducers may be used to thin the respective products and only in the amounts prescribed.
- G. All shrubbery, landscaping, outside carpeting and sprinkler systems shall be fully protected against damage during each stage of the painting project.
- H. All substrates/surfaces/items not designated to receive paint coatings shall be kept free of paint residue and over spray, e.g. windows, walkways, driveways, floors, patio level awnings, fire alarms, sprinkler

SECTION 09900

system boxes and any exposed electrical equipment.

- I. Owner will provide water and electricity from existing facilities.
- J. Normal safety signs, necessary lighting and temporary fencing around work areas shall be installed and maintained and work performed in accordance with OSHA requirements while the job is in progress.
- K. This specification has been written for the purpose of identifying the products and procedures to be followed based upon the scope of work herein defined. A preliminary visual inspection was performed prior to writing these specifications. However, the inspection and these specifications do not necessarily encompass certain conditions and/or inherent problems that may exist in the building structure. Therefore, it may be necessary to solicit the expertise of an engineer to determine any additional remedies to be implemented in conjunction with these specifications.
- L. These specifications and the contractor's quotations are predicated upon a general review of the building, whereas commencement of work may reveal unforeseen conditions affecting extras and changes.
- M. CONTRACTOR must provide applicators with WFT gages to check work as they go. ENGINEER will check this during progress inspections.

2.1 MATERIALS

- A. All materials used in this paint specification/project shall be delivered to the job in original, sealed containers, and stored in accordance with label.
- B. All materials shall be used according to label directions and applied at package consistency and applied at recommended rates without thinning or altering.
- C. All products used for paint and sealer shall be from the same manufacturer.

2.2 COLORS

- A. Colors to be approved by owner or owner's representative. Specifications are prepared with the intent colors will be re-applied as they exist.
- B. The Owner should be aware that certain colors, specially darker tones, fade more rapidly than other colors, regardless of the product manufacturer, product type, or substrate to which the product is

SECTION 09900

applied. Additionally, color selection affects the hiding ability of finish coats. The specification is written intending for the finish coat to cover. Darker colors are harder to cover and any color using red tend to fade irregularly.

PART 3 - EXECUTION

3.0 SURFACE PREPARATION

- A. All surfaces to be painted shall be cleaned and prepared as specified.
- B. The painting contractor is responsible for the finish of his work.
- C. Should any surface be found unsuitable to produce a proper paint or sealant finish, the OWNER/ENGINEER shall be notified, in writing, and no materials shall be applied until the unsuitable surfaces have been made satisfactory. Coating performance is affected by proper product selection, application, and surface preparation. Coating integrity and service life will be reduced because of improperly prepared surfaces.
- D. The selection and implementation of proper surface preparation ensures coating adhesion to the substrate and prolongs the service life of the coating system.

3.1 PREVIOUSLY COATED SURFACES

- A. Maintenance painting will frequently not permit or require complete removal of all old coatings prior to repainting. However, ALL surface contamination such as oil, grease, loose and marginally adhering paint, mill scale, dirt, foreign matter, rust, mold, mildew, mortar, efflorescence and sealers must be removed to assure sound bonding to the tightly adhering old paint. In addition, glossy surfaces of old paint films must be clean and dull before repainting.
- B. Spot prime all bare areas and newly repaired stucco or EIFS with the appropriate primer.
- C. Recognize that any surface preparation short of total removal of the old coatings may compromise the service length of the system. Always check for compatibility of the previously painted surface with the new coating by applying a test patch of 2-3 square feet. Allow to dry thoroughly, check adhesion.

3.2 CLEANING & MILDEW CONTROL

- A. All exterior surfaces must be thoroughly pressure cleaned using a pressure washer at 3500 PSI and a 15 degree tip held no more than 12" from the surface to ensure the surface is cleaned free of all loose, scaling, and marginally adhering paint, all chalk, mildew, stains, dirt, grease or other foreign material. Surface must be firm, clean and dry

SECTION 09900

before proceeding. All loose and scaling paint not removed by pressure cleaning shall be removed by wire brushing or other suitable power tool cleaning.

- B. Remove mildew using a solution of chlorine bleach and water mixed to a ratio of 1- p a r t chlorine bleach and 3 parts water. Taking extreme care not to get solution on adjacent vegetation. Allow solution to remain on the surface for 10 minutes before rinsing thoroughly with clean water. CAUTION: DO NOT ADD HOUSEHOLD DETERGENTS OR AMMONIA TO THE BLEACH SOLUTION.
- C. Wear protective glasses or goggles, waterproof gloves, and protective clothing. Quickly wash off with soap and clean water any solution that touches the skin. Wet any shrubbery in the area where cleaning prior to use of any bleach and water mixture rinse completely after area cleaned.
- D. Remove grease, oil and stubborn airborne contaminants using a degreasing agent by apply to the affected area by pump up sprayer allowing to sit as described by manufacture, typically 10 minutes and cleaning as adjacent areas.

3.3 RUSTED/FLAKING METAL SURFACES

- A. Hand Tool clean rusty areas per SSPC-SP2 or Power Tool clean per SSPC-SP3. Surface must be clean, dry and sound. Spot prime cleaned rusted/peeling areas with specified primer the same day as prepared.

3.4 PREVIOUSLY PAINTED CMU, CONCRETE, OR STUCCO

- A. Rust Stains:
 - 1. Remove stains with rust stain remover and water. Rinse and let dry.
 - 2. From imbedded iron deposits, if any:
 - a. Chip, drill or chisel out.
 - b. Treat stain with oxalic acid.
 - c. Seal with surface conditioner.
 - d. Fill with patching compound, blending with adjacent surfaces.
- B. Existing, sound stucco
 - 1. Clean until free of chalking, If chalking remains, reclean and have exterior reviewed by paint manufacturer for acceptance or further direction on preparations.
 - 2. Once accepted by ENGINEER and Manufacturer(if applicable), prime substrate with appropriate surface conditioner.
- C. New stucco

SECTION 09900

1. Prime with SW LOXON hot stucco primer, per manufacturers recommendation, then paint with LOXON XP approved paint coating

3.5 ALUMINUM

- A. After pressure washing, mildew treatment and chloride (salts) removal, remaining oxidized or deteriorated aluminum coatings will be removed by power tool sanding.
- B. Lightly sand to remove existing gloss and ensure primary bond of the Sherwin Williams coatings system.
- C. Remove all sanding residuals. Clean all surfaces to be painted by solvent wiping with approved solvent compatible with specified system and allow to dry prior to any other procedure.
- D. Prime any bare aluminum as outlined, then coat as prescribed.

3.6 GALVANIZED METAL

- A. After pressure washing, mildew treatment and removal of chloride (salts) residue, remaining oxidized or deteriorated coating will be removed by power tool sanding or wire brushing.
- B. Lightly sand to remove existing gloss and ensure primary bond of the Sherwin Williams coatings system.
- C. Clean all surfaces to be painted by solvent wiping with approved solvent compatible with specified system and allow to dry prior to any other procedure. Remove all sanding residuals.
- D. Prime any bare galvanized metal. Convert any rust – see “Ferrous Metals.”

3.7 FERROUS METAL

- A. After pressure washing, mildew treatment and chloride (salts) removal, ferrous metals will be solvent cleaned in accordance with the Society of Protective Coatings Standard, SSPC SP-1. Change cleaning rags often. Dispose of all rags in accordance with local, state and EPA regulations.
- B. Any existing rust or loose and failed coatings will be removed by conscientious hand and power tool cleaning, according to SSPC-SP2/3. Hand or power sand all existing gloss surfaces in order to promote the adhesion of the specified primer/finish. Remove all sanding residuals.

SECTION 09900

- C. All residue produced by grinding and chipping will be completely removed from the surface and surrounding area prior to any other procedure.
- D. Any area that presents difficulty in reaching will be treated with the specified rust conversion primer, applied by label direction. Rust must be present for the converter to perform as formulated by converting ferrous oxide (rust) to a stable iron complex.

PART 4

4.0 MOVEMENT CRACK TREATMENT

- A. HAIRLINE CRACKS (smaller than 1/8"): Coat affected area by applying one coat of approved Masonry Acrylic Primer .
- B. CRACKS (1/8"to less than 1/4"): Rout out and v-notch crack with 5-1 tool, flush with water and once dry install approved urethane sealant. Fill joint completely. Let sealant cure before painting.
- C. CRACKS (1/4" or larger): Rout out cracks, clean free of debris. Fill with sealant to create convex dome or small crest along crack after application to compensate for shrinkage. Once cured the crack should have a flat or small dome remaining. Allow to cure for a minimum of 24 hours and apply Elastomeric Patching Compound, Brush Grade, textured to match existing surface.

PART 5

5.0 INSPECTIONS, WARRANTIES & FINISH SCHEDULE

- A. Wet film thickness will be checked with a properly calibrated Wet Film Thickness Gauge or by specifically approved instruments by a Sherwin Williams representative on a bi-weekly basis. Areas will be chosen at random and measured to ensure conformance to the project specific specification.
- B. It will be the paint contractor's responsibility to own and use a wet film gauge to check the application thickness as the painting proceeds. This method checked against volume solids and coverage rate is the best guide in determining what the dry film thickness will be.
- C. Upon completion following the project specification and approved site visit reports by Manufacturer, materials applied to masonry substrates will be warranted for both material and labor will be warranted for the term

SECTION 09900

specified.

- D. Coatings should be applied based on specified wet mil film thicknesses to achieve suggested dry film thicknesses. Spread rates available on manufacturers product technical data sheets and product labels should be used as a guideline for material estimates. Given the available data, it is the responsibility of the applicator to determine spread rates based on surface textures, profiles and porosity after required preparation. The contractor shall also be responsible for determining the number of finish coats to provide satisfactory hide and coverage without compromising the finish and performance characteristics of the products. WET FILM GAUGES MUST BE USED.

PART 6 - PAINTING SCHEDULE: The following schedule is intended to cover all surfaces typically encountered and may include items not specified in the scope of work.

**All paint manufacturers provide similar products to the following listed. Because there a continuous and significant effort needed in trying to keep up with all manufacturers' changes in compositions, product lines and offerings, for simplicity we have listed only one, however all other products, considered equal will be permitted upon submittal review. We would like the contractors to use what they are most comfortable with as well as to leverage relationships that allow competitive pricing, unless specifically requested by the Owner.*

5.1 Exterior Door & Frames

- A. Pretreatment:
 - 1. Pressure Clean, fungicide & rinse clean (min 3500 PSI)
 - 2. Remove all loose, flaking and bubbled paint and feather sand edges. Paint edges must be tight and unable to free without a knife blade
 - 3. Scuff, Sand and Solvent Wipe with Denatured Alcohol
- B. Primer for all tight surfaces and bare metal:
 - 1. S/W Kem Kromik Primer
 - 2. Approved Equal
- C. First Coat:
 - 1. Sherwin Williams Pro-Cryl Universal Primer
 - 2. Approved Equal
- D. Second Coat:
 - 1. Sherwin Williams Sher-Cryl Acrylic Semi-Gloss
 - 2. Approved Equal

5.2 Previously Painted Masonry and Stucco

SECTION 09900

A. Pretreatment:

1. Pressure Clean, fungicide & rinse clean (minimum 3500 PSI)
Remove all loose, flaking and bubbled paint
2. Where bubbles and blisters exist in elastomeric coating, and coating is to remain, not being stripped, remove all loose material.
3. Apply elastomeric patching compound along all edges of the remaining elastomeric coating, feather inward to seal edges and transition thickness of new coating.

B. First Coat:

1. Sherwin-Williams Loxon Conditioner tinted to be visible over existing coatings. Apply per manufacturer recommended thickness
2. Approved equal

C. Second Coat:

1. Sherwin Williams Exterior Acrylic Latex Satin
2. Approved equal

5.3 NEW Masonry and Stucco

A. Pretreatment, same as 6.2

B. First Coat: SW Hot Stucco Primer or approved Equal

C. Second Coat: Same as 6.2

5.4 Previously Painted Wood Trim

A. Pretreatment:

1. Pressure Clean, fungicide & rinse clean (min 3500 PSI)
2. Remove all loose, flaking and bubbled paint to tight ends that will not lift with 5-1 tool
3. Check surface for dampness prior to priming
4. Prime any bare wood with S/W PrepRite ProBlock Latex Primer (B51 Series)

B. First Coat:

1. Sherwin-Williams Loxon Conditioner tinted for visibility
2. Approved Equal

C. Second Coat:

1. Sherwin Williams Exterior Acrylic Latex Satin
2. Approved Equal

5.5 Ferrous Metals and Non Ferrous Metals

SECTION 09900

- A. Pretreatment:
 - a. Pressure Clean, fungicide & rinse clean (min 2500 PSI)
 - b. Remove all loose, flaking and bubbled paint to tight ends that will not lift with 5-1 tool
- B. Prime all tight and bare metal:
 - a. S/W Kem Kromik Primer
 - b. Approved Equal
- C. First Coat:
 - a. Sherwin-Williams Loxon Conditioner tinted for visibility
 - b. Approved Equal
- D. Second Coat:
 - a. Sherwin Williams Exterior Acrylic Latex Satin
 - b. Approved Equal

5.6 Previously Stained Wood

- A. Pretreatment:
 - a. Pressure Clean, fungicide & rinse clean (min 2500 PSI)
 - b. Ensure substrate is dry before priming
- B. First Coat:
 - a. Sherwin-Williams WoodScapes
 - b. Approved Equal
- C. Second Coat:
 - a. Sherwin-Williams WoodScapes
 - b. Approved Equal

5.7 Natural Stone

- A. Pretreatment:
 - a. Pressure Clean, fungicide & rinse clean (min 2500 PSI)
- B. Coat:
 - a. Clear stone sealer, submit preferred material for product review.

Note: Any other surfaces to be painted/cleaned need to be addressed at a job site meeting to take place before painting begins.

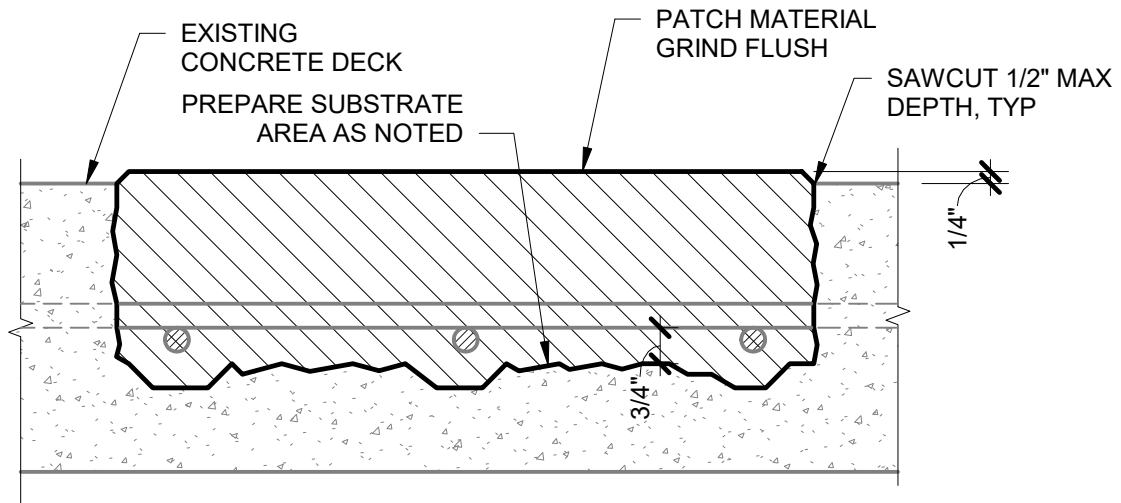
SECTION 09900

END OF SECTION 09900

**Project No. 21FTL323
Riverside Terrace Condominium
40-Year Building Certification
November 5th, 2021**

APPENDIX

CONCRETE DECK SURFACE SPALLS



SECTION AT SPALL

GENERAL PREPARATION:

SAWCUT EDGE OF AFFECTED AREA USING A STRAIGHT EDGED REGULAR SHAPED PATTERN. CHIP ALL LOOSE AND DETERIORATED CONCRETE TO SOUND CONCRETE. IF PRESENT, CLEAN ALL EXPOSED STEEL AND REMOVE LOOSE RUST USING OIL-FREE ABRASIVE BLAST.

COAT EXPOSED STEEL WITH MANUFACTURER RECOMMENDED ANTI-CORROSION AND BONDING AGENT. POUR BACK EXCAVATED AREA USING FLOWABLE AGGREGATE EXTENDED REPAIR MORTAR SUITABLE FOR HORIZONTAL APPLICATION. CURE PER MANUFACTURERS RECOMMENDATIONS.

IF MORE THAN 20% OF REINFORCING BAR CROSS-SECTIONAL AREA HAS BEEN LOST DUE TO CORROSION, ETC., CONTACT ENGINEER.

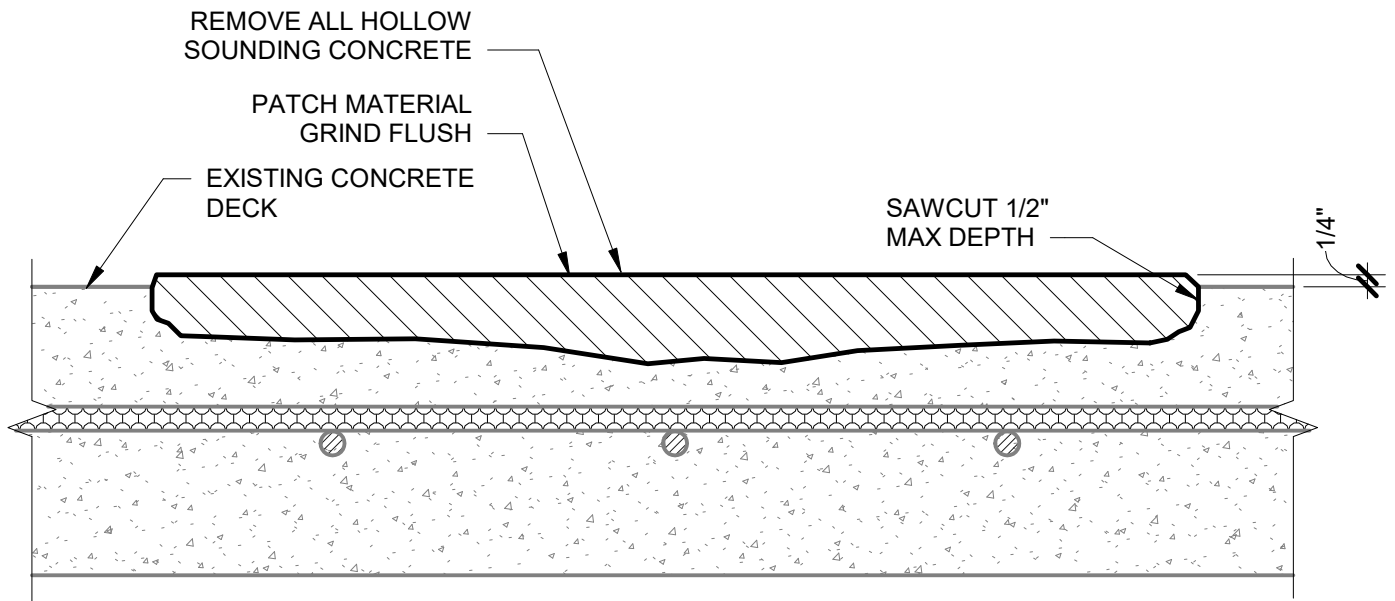
FOR OVERHEAD SPALLS, FORM UNDERSIDE OF SLAB AND POUR FROM ABOVE OR USE NON-SAG POLYMER MODIFIED MORTAR SUITABLE FOR OVERHEAD PLACEMENT.



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SLAB SURFACE SPALL REPAIR



HOLLOW SOUNDING CONCRETE REPAIR

GENERAL PREPARATION:

DETERMINE APPROXIMATE EDGE OF HOLLOW SOUNDING CONCRETE BY SOUNDING WITH A HAMMER. SAWCUT EDGE OF AFFECTED AREA USING A STRAIGHT EDGED REGULAR SHAPED PATTERN. CHIP OUT ALL UNSOUND CONCRETE TO SOUND MATERIAL.

SURFACE SATURATE DRY OR COAT EXPOSED SUBSTRATE WITH MANUFACTURER RECOMMENDED BOND COAT. PATCH SPALLED AREA USING POLYMER MODIFIED GEL MORTAR FOR HORIZONTAL APPLICATION. CURE PER MANUFACTURERS RECOMMENDATIONS. SUBSTITUTIONS AND ALTERNATE FIELD MIX DESIGNS WILL BE SUBMITTED TO ENGINEER FOR REVIEW.

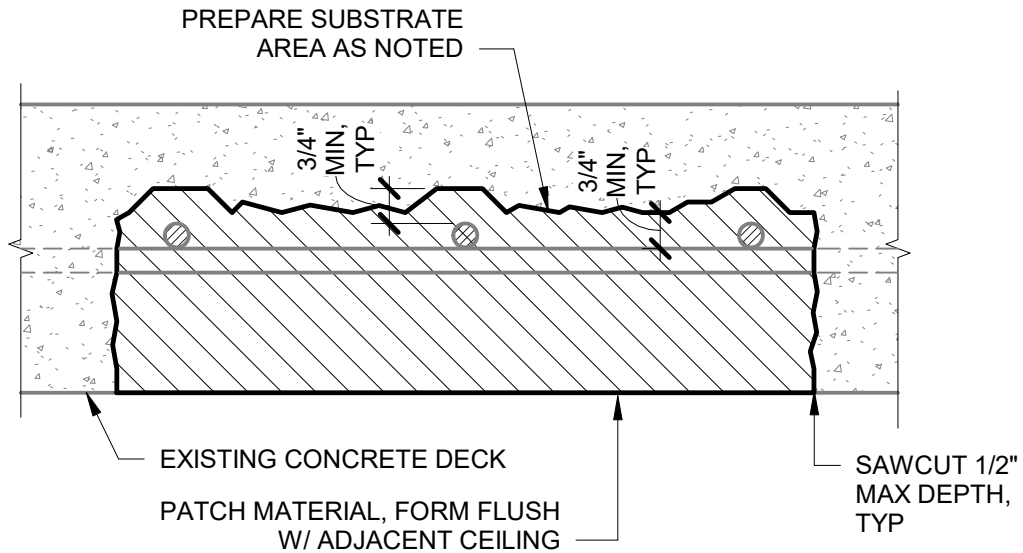


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HOLLOW SOUNDING CONCRETE REPAIR

CONCRETE CEILING SPALLS



SECTION AT SPALL

GENERAL PREPARATION:

SAWCUT EDGE OF AFFECTED AREA USING A STRAIGHT EDGED REGULAR SHAPED PATTERN. CHIP ALL LOOSE AND DETERIORATED CONCRETE TO SOUND CONCRETE. CLEAN ALL EXPOSED STEEL AND REMOVE LOOSE RUST USING OIL-FREE ABRASIVE BLAST.

COAT EXPOSED STEEL WITH MANUFACTURER RECOMMENDED ANTI-CORROSION AND BONDING AGENT. FORM UNDERSIDE OF EXCAVATED AREA AND PUMP FLOWABLE MORTAR STARTING AT LOWEST POINT OF INCLINE AND WORKING UPWARD ALLOWING AIR TO VENT FROM SUBSEQUENT PORTS. CURE PER MANUFACTURERS RECOMMENDATIONS.

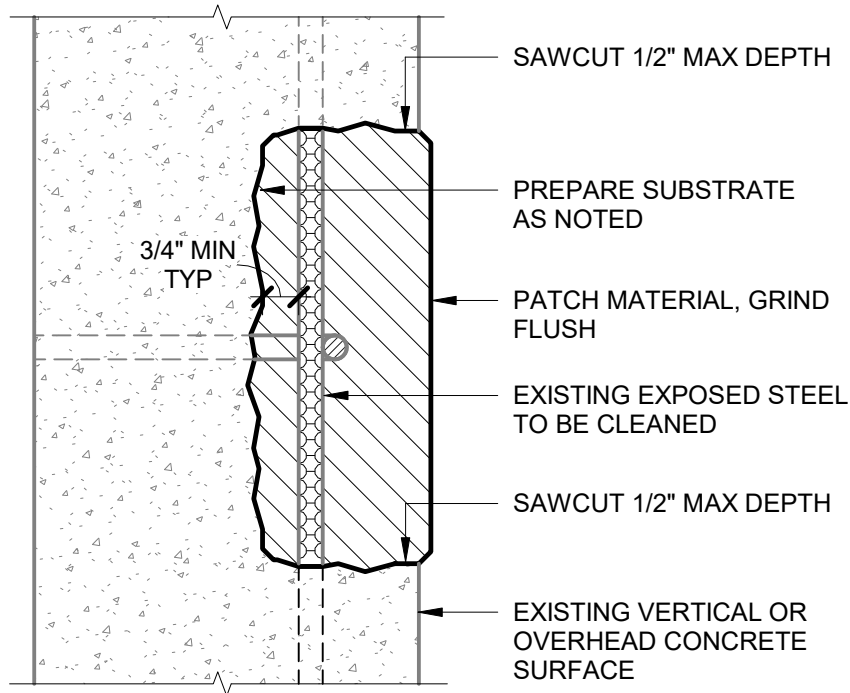
IF MORE THAN 20% OF REINFORCING BAR CROSS-SECTIONAL AREA HAS BEEN LOST DUE TO CORROSION, ETC., CONTACT ENGINEER.



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OVERHEAD SURFACE SPALL REPAIR



CONTRACTOR NOTE: SHORE CONSTRUCTION AS REQUIRED IF CAPACITY OF COLUMN IS COMPROMISED

VERTICAL AND OVERHEAD APPLICATION

GENERAL PREPARATION:

SAWCUT EDGE OF AFFECTED AREA USING A STRAIGHT EDGED REGULAR SHAPED PATTERN. CHIP ALL LOOSE AND DETERIORATED CONCRETE TO SOUND CONCRETE. IF PRESENT, CLEAN ALL EXPOSED STEEL AND REMOVE LOOSE RUST USING HAND TOOLS.

COAT EXPOSED STEEL WITH EPOXY RESIN/CEMENTITIOUS BOND COAT PER MANUFACTURER RECOMMENDATIONS. PATCH SPALLED AREA USING POLYMER MODIFIED VERTICAL REPAIR MORTAR PER MANUFACTURERS RECOMMENDATIONS. CURE PER MANUFACTURER RECOMMENDATIONS. IF REINFORCING BAR CROSS SECTIONAL AREA HAS BEEN LOST DUE TO CORROSION, ETC., CONTACT ENGINEER.

PROVIDE SHORING WHERE REQUIRED.

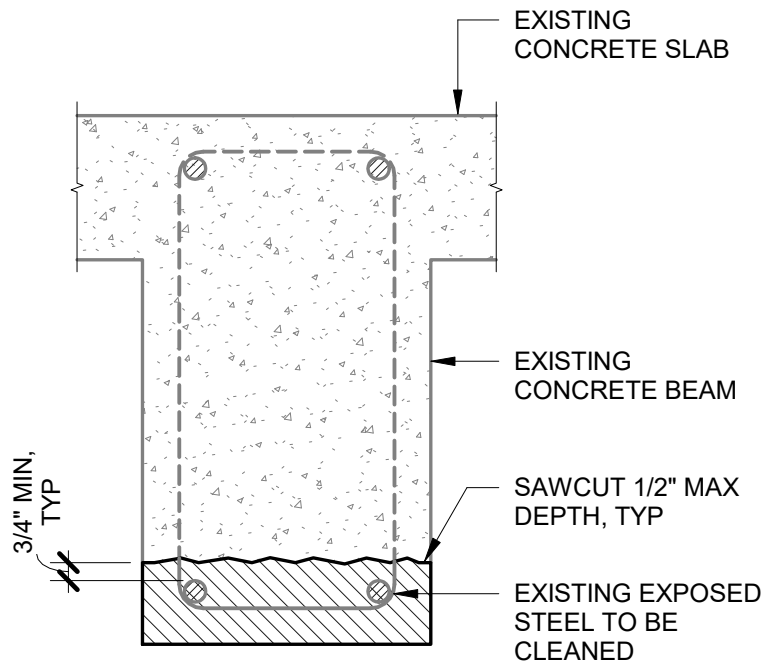
PATCH MATERIAL SHALL REACH AT LEAST 2/3 DESIGN STRENGTH PRIOR TO REMOVING SHORING.



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**CONCRETE COLUMN &
OVERHEAD SPALL
REPAIR**



SECTION THROUGH BEAM

GENERAL PREPARATION:

SAWCUT EDGE OF AFFECTED AREA USING A STRAIGHT EDGED REGULAR SHAPED PATTERN. CHIP ALL LOOSE AND DETERIORATED CONCRETE TO SOUND CONCRETE. IF PRESENT, CLEAN ALL EXPOSED STEEL AND REMOVE LOOSE RUST USING HAND TOOLS.

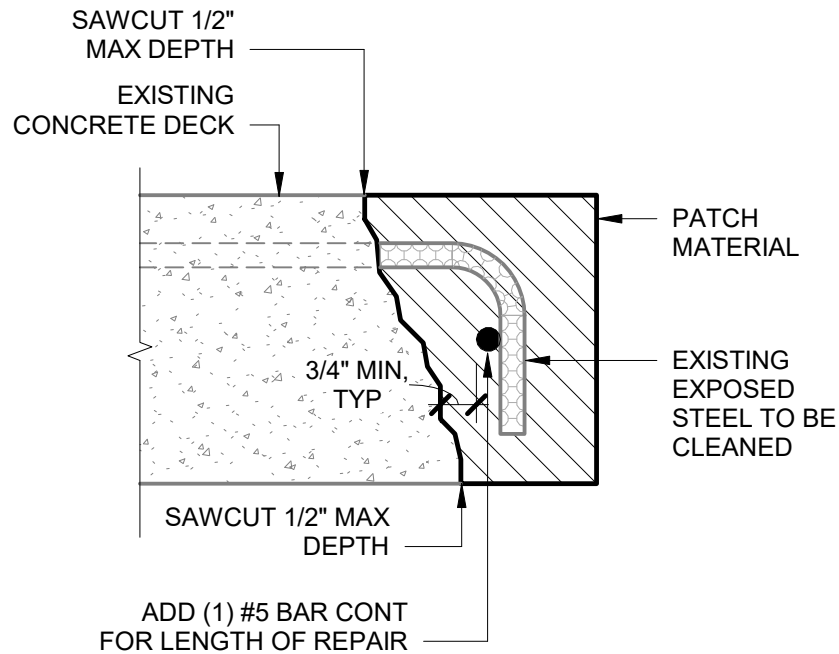
COAT EXPOSED STEEL WITH MANUFACTURER RECOMMENDED EPOXY RESIN/ CEMENTITIOUS BOND COAT. PATCH SPALLED AREA USING TWO-COMPONENT, POLYMER-MODIFIED NON-SAG MORTAR FOR OVERHEAD APPLICATION. CURE PER MANUFACTURERS RECOMMENDATIONS. IF MORE THAN 1/5 (20%) OF REINFORCING BAR HAS BEEN LOST, DUE TO CORROSION, ETC., CONTACT ENGINEER.



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CONCRETE BEAM SPALL REPAIR



SECTION THROUGH DECK

GENERAL PREPARATION:

SAWCUT AT EDGE OF UNSOUND CONCRETE ON SIDE AND BOTTOM OF SLAB. CHIP CONCRETE DOWN TO SOUND BASE MATERIAL. IF CONCRETE ON THE BACKSIDE OF THE REINFORCING STEEL IS BONDED, SO NOT DISTURB. IF THE BAR IS LOOSE, REMOVE THE CONCRETE FROM BEHIND THE STEEL TO CREATE A 3/4" GAP. CLEAN EXPOSED STEEL AND REMOVE LOOSE RUST USING HAND TOOLS.

COAT EXPOSED STEEL WITH ANTI-CORROSION AND BONDING AGENT. FORM AND POUR EXCAVATED AREA WITH REPAIR MORTAR EXTENDED WITH COARSE AGGREGATE SUITABLE FOR DEEP PLACEMENT. CURE PER MANUFACTURERS RECOMMENDATIONS.

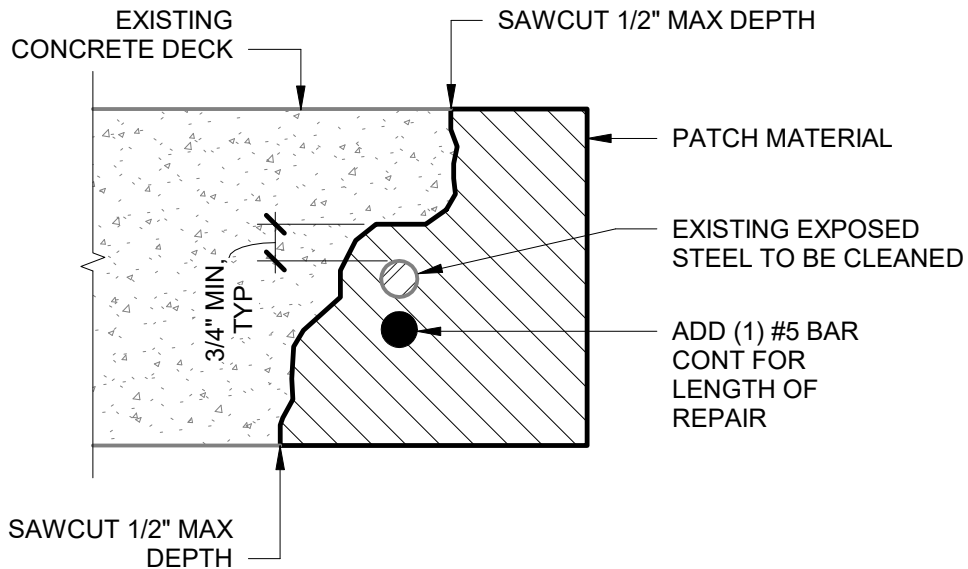
IF MORE THAN 20% OF REINFORCING BAR CROSS-SECTIONAL AREA HAS BEEN LOST DUE TO CORROSION, ETC., CONTACT ENGINEER.



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EDGE REPAIR OF CRACKS AND SPALLS



SECTION THROUGH DECK

GENERAL PREPARATION:

SAWCUT AT EDGE OF UNSOUND CONCRETE ON SIDE AND BOTTOM OF SLAB. CHIP CONCRETE DOWN TO SOUND BASE MATERIAL. IF CONCRETE ON THE BACKSIDE OF THE REINFORCING STEEL IS BONDED, SO NOT DISTURB. IF THE BAR IS LOOSE, REMOVE THE CONCRETE FROM BEHIND THE STEEL TO CREATE A 3/4" GAP. CLEAN EXPOSED STEEL AND REMOVE LOOSE RUST USING HAND TOOLS.

COAT EXPOSED STEEL WITH ANTI-CORROSION AND BONDING AGENT. FORM AND POUR EXCAVATED AREA WITH REPAIR MORTAR EXTENDED WITH COARSE AGGREGATE SUITABLE FOR DEEP PLACEMENT. CURE PER MANUFACTURERS RECOMMENDATIONS.

IF MORE THAN 20% OF REINFORCING BAR CROSS-SECTIONAL AREA HAS BEEN LOST DUE TO CORROSION, ETC., CONTACT ENGINEER.



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EDGE REPAIR OF CRACKS AND SPALLS