

This contract is to remove and replace the herein specified damaged components located at the Pensacola Beach Public Safety, Main Building, 41 Fort Pickens Road, Pensacola, FL.

Building No: 324

Coordinates: 30.331262, -87.141844

FEMA DI: 419188

FEMA Project Number: 177753

FEMA PW: 285

GENERAL -

1. It is the responsibility of the Contractor to fully investigate the existing conditions and scope recommendations associated with this project prior to submitting a bid.
2. All construction and construction actions shall comply with local, state, and federal safety codes/requirements.
3. Contractor shall supply, receive, off-load, and maintain all materials and equipment needed to support and achieve the work described above.
4. All equipment necessary to perform the work shall be provided by the Contractor. The use of Escambia County's equipment and personnel shall not be permitted.
5. The Contractor shall protect the building components and surrounding property from any damage directly or indirectly related to the construction activities and provide all construction barriers required by this work to protect the Contractors and Escambia County's property and personnel.
6. The Contractors bid shall include, but not be limited to, mobilization, safety, overhead equipment, materials installation equipment, personnel, and profit fees to perform the work described.
7. The contractor shall verify all existing conditions referred to in the document and take steps necessary for compliance with the recommendations and specific drawing details.
8. Work shall be limited to normal business hours only, unless prior approval is requested, and granted.
9. Contractor shall be responsible for securing all materials staging areas and permits required to perform the work.
10. Due to the anticipated delay in production, and delivery, of certain construction materials required to complete this project, if manufacturing and delivery of construction materials is greater than 30 days, the Contractor shall provide written notification from the manufacturer and request a change order to the contract time.
11. Work shall be completed within 30 calendar days.

Note: Contractor is encouraged to perform a bid walkthrough of the work area to field measure and verify all documented dimensions and component counts. Walkthrough date shall be listed in the bid documents. Square footages listed below are estimates only.

EXISTING CONDITIONS

The Pensacola Beach Public Safety building site encompasses an approximate 4,600 square foot footprint. It has a slab-on-grade concrete foundation, stucco façade, and a standing seam metal roof.

Interior finishes included painted CMU block and gypsum walls with plaster flood coat finish. Numerous areas throughout the interior of the building, typically around vertical penetrations, were observed to have substantial moisture damages. The windows were observed to be relatively flush with the exterior façade, creating a prominent return at the head, sill, and jambs of the window. The interior windowsill returns were typically clad with a faux marble top. Horizontal aluminum blinds were also observed to be present at most windows. The ceilings were suspended grid ceiling systems and the floors were covered with a rubberized tile.

WORK DESCRIPTION – INTERIOR FINISHES

Work includes furnishing all materials, labor, and equipment necessary and required for the completion of the application of roofing as indicated on the construction drawings and specified herein. The scope of work includes, but limited to, the following items:

Ground Level Foyer

1. Proper staging of materials. Materials shall arrive onsite in their manufacturers labeling and be kept in a watertight/temperature safe environment prior to installation as per all manufacturers' recommendations that apply.
2. Remove approximately 200 SF or moisture damaged gypsum and floated plaster coating down to the adjacent substrate to be properly disposed of.
3. Once existing components have been removed, assess the adjacent substrates and structural components, such as wall studs, for adverse moisture damages.
4. Install 200 SF new like kind and quality interior gypsum per manufacturer recommendations. What appeared to be a gypsum-based plaster flood coat was observed to be floated on the existing interior gypsum. A like and compatible component should be floated over the newly installed gypsum and painted to aesthetically match the adjacent components.

Dave's Office

1. Proper staging of materials. Materials shall arrive onsite in their manufacturers labeling and be kept in a watertight/temperature safe environment prior to installation as per all manufacturers' recommendations that apply.
2. Remove approximately 10 SF or moisture damaged gypsum and floated plaster coating down to the adjacent substrate to be properly disposed of
3. Remove approximately 8 linear feet of faux marble atop the interior windowsill return.

4. Once existing components have been removed, assess the adjacent substrates and structural components, such as wall studs, for adverse moisture damages.
5. Install 10 SF of new like kind and quality interior gypsum per manufacturer recommendations. What appeared to be a gypsum-based plaster flood coat was observed to be floated on the existing interior gypsum. A like and compatible component should be floated over the newly installed gypsum and painted to aesthetically match the adjacent components.
6. Install 8 linear feet of faux marble atop the interior windowsill return per manufacturer recommendations. The faux marble application should aesthetically match like components.

Command Center

1. Proper staging of materials. Materials shall arrive onsite in their manufacturers labeling and be kept in a watertight/temperature safe environment prior to installation as per all manufacturers' recommendations that apply.
2. Remove approximately 11 linear feet of faux marble atop the interior windowsill return.
3. Remove approximately 40 SF or moisture damaged gypsum and floated plaster coating down to the adjacent substrate to be properly disposed of.
4. Remove approximately 15 SF or moisture damaged plaster from concrete column.
5. Once existing components have been removed, assess the adjacent substrates and structural components, such as wall studs, for adverse moisture damages.
6. Install 40 SF new like kind and quality interior gypsum per manufacturer recommendations. What appeared to be a gypsum-based plaster flood coat was observed to be floated on the existing interior gypsum. A like and compatible component should be floated over the newly installed gypsum and painted to aesthetically match the adjacent components.
7. Install 15 SF of like kind plaster over existing concrete column per manufacturer recommendations.
8. Install 11 linear feet of faux marble atop the interior windowsill return per manufacturer recommendations. The faux marble application should aesthetically match like components.

Weight Room

1. Proper staging of materials. Materials shall arrive onsite in their manufacturers labeling and be kept in a watertight/temperature safe environment prior to installation as per all manufacturers' recommendations that apply.
2. Remove approximately 30 SF or moisture damaged gypsum and floated plaster coating down to the adjacent substrate to be properly disposed of.
3. Once existing components have been removed, assess the adjacent substrates and structural components, such as wall studs, for adverse moisture damages.

4. Install 30 SF new like kind and quality interior gypsum per manufacturer recommendations. What appeared to be a gypsum-based plaster flood coat was observed to be floated on the existing interior gypsum. A like and compatible component should be floated over the newly installed gypsum and painted to aesthetically match the adjacent components.

WORK DESCRIPTION – FAÇADE

1. Proper staging of materials. Materials shall arrive onsite in their manufacturers labeling and be kept in a watertight/temperature safe environment prior to installation as per all manufacturers' recommendations that apply.
2. Remove approximately 100 SF of delaminating elastomeric coating from the building's stucco façade on the Southwest corner of the structure (approximately 25' elevation). The existing elastomeric coating should be carefully sanded down in the damaged area, as to not damage to finish coat of the stucco. A new like kind and quality elastomeric coating should then be applied atop the finish coat. Ensure new coating aesthetically matches existing coating application.
3. Remove approximately 10 SF of delaminating elastomeric coating from the building's stucco façade on the Northeast corner of the structure (approximately 25' elevation). The existing elastomeric coating should be carefully sanded down in the damaged area, as to not damage to finish coat of the stucco. A new like kind and quality elastomeric coating should then be applied atop the finish coat. Ensure new coating aesthetically matches existing coating application.
4. Remove approximately 10 SF of damaged material and system coats from the damaged façade area on the Southeast corner of the structure (ground level) to be properly disposed of. The damaged areas should be taken down to the presumed CMU block substrate. Ensure the demolition area dimensions are sufficient for upcoming system tie-ins. Apply relevant corner bead components as required and a new base coat to the prepped concrete substrate per manufacturer recommendations. A finish coat should then be applied over the base coat. The existing finish coat around the repair areas should be sanded to help facilitate the new finish coat to existing finish coat tie-ins. Ensure the new finish coat application aesthetically matches the existing finish coat in both color and system depth. Contractor shall then apply an elastomeric coating to match existing.

WORK DESCRIPTION – HARDWARE

1. Proper staging of materials. Materials shall arrive onsite in their manufacturers labeling and be kept in a watertight/temperature safe environment prior to installation as per all manufacturers' recommendations that apply.
2. Remove and replace the hydraulic door hinge on the South egress door with a like new like kind and quality hydraulic door hinge. Install per manufacturer recommendation and ensure all relevant ADA requirements are met.
3. Remove and replace the electronic entry keypad door handle on the South egress door with a like new like kind and quality electronic entry key pad door handle. Install per manufacturer recommendation.

QUALITY CONTROL

The individual designated as the roofing job foreman or superintendent must have a minimum of five (5) years' experience in the relevant trade with specific experience and certification from the manufacturer of the approved components. The designated person must be familiar with the Plans and Specifications, and other documents affecting the technical portion of the work. Copies of these documents must be on the job site and available for reference.

Proceed with work only when existing and forecasted weather conditions are favorable to permit a unit of work to be installed in accordance with manufacturers and warranty requirements. Do not expose vulnerable materials or building structure components subject to water or ultraviolet damage in quantities greater than what can be weatherproofed during the same day of exposure.

The Contractor shall establish and maintain an inspection procedure to assure compliance of the work with the plans and specifications.

The Quality Control individual shall provide the Owner and Consultant with daily reports in numerical sequence for all calendar days worked during the project.

The reports shall be transmitted weekly to the Owner and Consultant. Each report should contain a minimum of:

1. Schedule changes and/or weather-related delays that may affect project completion date; start/end time for the day; number, craft, and skill level of workers on site.
2. Compliance of material verification before installation.
3. Inspection of substrates and equipment before application work.
4. Physical condition inspection of all internal components before application work.
5. Other comments or special occurrences.

Any work or material not in compliance with the plans, specifications, and change orders shall be marked and immediately reported to the County Construction Manager and removed from the project.

QUALITY ASSURANCE

The contractor shall be responsible for providing the materials manufacturer representative to observe the roof at substantial completion inspection.

END OF SECTION