



General Project Summary

Road Prison Uniform Storage

This project will generally consist of the following;

Demolition/removal of the existing double hung window and its components on the Road Prison Uniform Storage. New like kind and quality components should then be reinstalled per specified details and manufacturer recommendations.

Remove and replace existing gypsum board per manufacturers recommendations. Should be of same kind and quality.

Remove and replace vinyl paneling and moisture damaged lumber. New paneling should be installed per manufacturer recommendations and should match adjacent components as best as possible.

Remove and replace existing vinyl composition tiles (VCT) per manufacturer recommendations. New tiles should be of like kind and quality, matching adjacent tiles as best as possible.

This contract is to remove and replace the herein specified damaged components located at the Road Prison Uniform Storage, 601 Highway 297A, Cantonment, Florida 32533.

Coordinates: 30° 35' 54" N, 87° 19' 56" W

FEMA DI: 419234

FEMA Project Number: 177964

FEMA PW: 502

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 60 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 Road Prison Uniform Storage is a single wide trailer with an attached lean-to structure that functions as a porch roof. The trailer portion of the structure has an approximate 595 SF footprint. The exterior of the trailer was observed to have vinyl siding, aluminum windows, and a brick trailer skirt. Between the trailer and the lean-to there was a gutter and downspout drainage system. The interior finishes were typical of single wide trailer – ceilings were built of lightweight gypsum wallboard and the walls were prefinished vinyl gypsum wallboards. The floor was composed of vinyl composition tiles measuring 12” x 12”. Moisture intrusion was the predominant cause of the damages to the Road Prison Uniform Storage building. Driving rains caused moisture damage to the ceiling in the northeast corner of the building. There was wind driven moisture intrusion at the southwest window which caused damage to the window sill as well as to the wall and floor below the window.

WORK DESCRIPTION

Work includes furnishing all materials, labor, and equipment necessary and required for the completion of work as indicated on the construction drawings and specified herein. The scope of work includes but is not necessarily limited to the following items:

Exterior

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 one (1) aluminum framed, double hung window with screen on the Southwest corner of the structure.
3. Following the removal of the window, the rough in bucks should be removed and replaced with like kind and quality components (assumed lumber). A self-adhered membrane should then be applied to the head, sill, and jambs of the rough in for additional moisture deterrence.
4. The new replacement window (contractor to verify dimensions) should be installed per manufacturer recommendations and be of like kind and quality.

Wall and Ceiling Paneling

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 all light fixtures, heat/AC registers, and other buildings off from the walls and ceilings. In the restroom, the wall mounted sink, the plate glass mirror, handicap grab bar, toilet paper

dispenser, soap/hand sanitizer, and paper towel dispenser will have to be removed in order to remove the wall paneling in this room.

3. Remove the faux wood paneling and fiberglass reinforced plastic from the walls throughout the structure (2,100 SF of wood paneling and 250 SF of fiberglass reinforced plastic just in the restroom).
4. Remove the gypsum wallboard on the ceilings and the walls of the restroom (approximately 850 SF overall; 600 SF on the ceilings of the offices and storage area and 250 SF of the ceiling and walls of the restroom).
5. Remove and replace 3000 SF of R-30 batt insulation found inside the walls and ceilings per manufacturer recommendations. Ensure newly installed batt insulation matches previously removed insulation in R-value and type.
6. Install new 3/8" gypsum wallboard on the ceilings and on all the walls of the restroom. Gypsum wallboard should be taped and floated.
7. Install new wall paneling on the walls throughout the building including the 250 SF of fiberglass reinforced plastic on the walls and ceiling of the restroom – trim included.
8. Apply acoustic ceiling (popcorn) texture to the ceilings where previously done avoiding overspray onto the walls. Paint all door/window trim and jambs and door slabs. Prime door slabs as needed. All painting should be done with a minimum of two (2) coats of paint to ensure proper coverage.
9. Once all new wall paneling has been installed, reinstall the previously removed building components that include all light fixtures, heat/AC registers, wall mounted sink, plate glass mirror, handicap grab bar, toilet paper dispenser, soap/hand sanitizer, and paper towel dispenser per manufacturer recommendations.

VCT Flooring

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 the moisture damaged VCT located in every room cautiously in an attempt to prevent damage to the lumber substrate (approximately 600 square feet). Contractor will need to remove the toilet in the restroom in order to completely remove the affected VCT in that area.
3. Any moisture damaged lumber substrate or lumber substrate damaged during VCT removal should be removed and replaced with like kind and quality material. Contractor should include a unit price for lumber.

4. Lumber substrate shall then be properly prepped and cleaned to ensure proper adhesion to new VCT.
5. New VCT should then be installed per manufacturer recommendations.
6. After VCT has properly adhered to the lumber substrate, the toilet previously removed from the restroom should be reinstalled per manufacturer recommendations.

Window Blinds

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 eight (8) 1" PVC window blinds in the windows along the southern side of the structure. New windows blinds should match existing as best possible.

QUALITY CONTROL

The individual designated as the 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 ultra violet 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 be 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 at substantial completion.

END OF SECTION