

**TECHNICAL SPECIFICATIONS FOR
RE-ROOF WOOD SHINGLE BUILDINGS**

ROSEDOWN PLANTATION HISTORICAL SITE

WEST FELICIANA PARISH

**PREPARED BY:
FACILITY SERVICES SECTION
OFFICE OF STATE PARKS
DEPARTMENT OF CULTURE, RECREATION AND TOURISM**

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TECHNICAL SPECIFICATIONS

DIVISION 1 - GENERAL REQUIREMENTS

01010 Summary of Work

The Contractor shall provide all labor, materials and equipment necessary to complete the following items of work:

- 1) Remove and replace existing cedar shingle roof located on the Old Barn and replace with new treated shake shingles.

Unless specified otherwise all materials shall be new, manufactured items suitable for their intended use, installed according to manufacturer's directions or customary good trade practices, and in all cases materials and workmanship shall comply with all applicable building codes. Workmanship shall be at least as good as normal good trade practices with all lines, elevations, surfaces, finishes, etc. like those shown in the plans and/or contained in . specifications.

01015 Contractor's Use of Premises

- 1) The Contractor shall have free use of restrooms and reasonable use of electrical power and water for construction purposes. In no way shall the contractor's use of the park impair the park's use or condition. The contractor shall promptly repair any damage to the satisfaction of the Inspector.
- 2) Free lodging of laborers on grounds is not permitted. Further, the contractor shall be subject to all other Park Regulations applying to the public.
- 3) The Contractor shall schedule his work to provide no interference with park visitation and shall keep utility outages to the minimum length required for construction.

01041 Project Coordination

The Project Inspector shall be the Office of State Parks' Jeff Jones at 318-393-0596 and his decisions shall be final in all interpretations of the plans and these specifications. All communications shall be through the Project Inspector. Cooperate with the park manager in all matters pertaining to scheduling correlations with the public, access to the site, and on site material management.

01050 Field Engineering

The contractor is responsible for all quantities, measurements, and grades. Provide rough and final staking, elevations and benchmarks as required by the Inspector for approval.

01051 Grades, Lines, and Levels

All construction shall be plumb, level and true to the lines shown on the plans. All slopes shall be consist and drain as intended. The Inspector shall instruct the contractor on any incidental construction that may be necessary to accomplish a functional project. Slope to drain always.

01060 Regulatory Requirements

1) Obtain all permits, pay all fees, record the contract and comply with all state, federal and local requirements. All construction shall comply with the International Building Code for State-Owned Buildings. If either any provision of these specifications or the plans are in conflict with any code, the contractor shall notify the Inspector before construction or the contractor shall make remedial changes to bring the work into compliance at no additional cost to the state.

2) Safety is part of this contract. Abide by OSHA and all other safety regulations and take all other measures necessary (such as barriers, fences, warning signs, protective clothing, etc.) to protect the public and workmen.

3) Temporary Scaffolds, Staging and Safety Devices - The contractor shall provide, erect, maintain and remove, when directed, all scaffolding, staging, platforms, temporary flooring, temporary runways, guards, railing, stairs and ladders necessary for reaching all portions of the work conveniently and safely and as required by local, federal and state codes or laws for the protection of workmen and the public.

The construction, inspection and maintenance of the above items shall comply with all safety codes and regulations, as applicable to the project.

4) Fire Protection - Verify availability and location of existing onsite fire protection equipment. Provide additional temporary equipment as required by applicable safety standards.

01150 Measurement and Payment

1) Bids - The Contractor's bid shall be lump sum with no qualifications, informalities, or item payments or the bid will be disqualified.

2) Add alternates - If add alternates are part of project the contractor shall note them and their amount on his bid. The low bid, including any add alternates, will be accepted if that bid is within the construction budget, otherwise the bid will be awarded on the basis of the base bid.

3) Partial payments - See Progress Payments and Acceptance in bid documents. If the contractor requests partial payments, they shall be made using the invoice and schedule of values forms supplied in these specifications. The approved schedule of values shall be based upon the divisions of these specifications except that the value of Division One shall be zero. Upon completion of the project (acceptance), payment will be authorized for 90% of the contract amount (10% retainage) less the value of all punch list items which shall be computed at the actual cost of the items. No partial payments on the punch list. The Inspector's decision on payment approval shall be final.

4) Change orders - All changes in the work involving the contract amount, scope of work, or contract time shall be made only by change orders. Change orders shall be prepared by the contractor as directed by the Inspector and approved by State Purchasing and the Inspector prior to the work/change being done.

Change orders shall contain:

- a) An itemized list of material and labor costs for each subcontractor's work including quantities and unit costs for each item of labor and material, labor and material cost need to be shown separately.
- b) Same as above for contractor's labor and material.
- c) Overhead and profit.
- d) Time.

5) Quantities - All quantities and dimensions expressed in the plans and these specifications reflect the intent of the project and best knowledge of State Parks. They are for the guidance of the Contractor and shall be verified by the Contractor. If discrepancies or errors exist, the inspector shall be notified prior to construction.

01200 Project Meetings

A pre-bid conference will be held at the job site and prospective bidders are expected to be familiar with site conditions and bid procedures.

MANDATORY JOB SITE VISIT IS REQUIRED PRIOR TO BID OPENING
NON-MANDATORY PRE BID MEETING WILL BE HELD ON FEBRUARY 11, 2016 AT 10:30 AM.

After the contract is let, a pre-construction conference shall be held before commencing work. Progress meetings shall be held at least monthly to review the progress and quality of the work and to review requests for partial payment. At the completion of work, a Final Inspection shall be held after at least a **three (3) day notice** by the Contractor to prepare a punch list (if necessary) of items to be addressed before acceptance.

01300 Submittals

1) As equal determinations- Manufacturer's brand names, colors and model numbers are used for the sole purpose of obtaining competitive bids. Substitutions of products of other manufactures equal to or superior to those listed may be acceptable if approved by the Inspector prior to bidding. Otherwise, the Contractor's substitution may be rejected. For a substitution to be pre-approved by the Inspector, the Contractor may submit, ten (10) days before bid date, samples, brochures and technical data sufficient for the Inspector to make a decision.

2) Packaging -The Contractor shall retain all packaging and supplier's invoices in neat, clean, dry, legible condition for the Inspector to determine compliance with these specifications.

3) Shop drawings - Submit shop drawings wherever required by the plans, these specifications or when required by the inspector. Such drawings shall be drafted, dimensioned, and scaled drawings clearly showing the contractor's intended plan, materials and the like.

01510 Temporary Utilities

Provide temporary utilities as needed at no additional cost to the State. Contractor shall be responsible for contacting and providing the electric company with all necessary permits in order to make arrangements to connect the new facility to permanent power.

01700 Contract Closeout

See bidding and contract requirements regarding Final Payments and project meetings regarding acceptance, punch list, and final inspection. After completion, the Contractor shall remove all scraps, forms, packaging, debris, spatters, dust, dirt, etc. and leave the work in a neat and clean condition with all facilities ready for use by the Office of State Parks. Salvageable materials remain the property of the State and shall be delivered to the Park Manager. Materials deemed waste by the Project Inspector shall be removed from the park by the Contractor.

Contractor shall provide the project inspector with a Project Manual. This project manual shall include the following information:

- Contact information for both the general contractor and all subcontractors.
- Copies of inspection certificates from authorities having jurisdiction. Particularly the Office of the State Fire Marshal.
- Copy of all cut sheets
- Maintenance schedule for all equipment.
- Care instructions for equipment and finishes.
- Chemical safety instructions if chemicals or chemical equipment is part of the project.
- Provide all equipment operating manuals, training and warranties.

The contractor shall provide the project inspector with two copies of the project manual. All information shall be provided in binders.

The project manual must be submitted with or prior to the retainage pay request. If not submitted the pay request shall be held until the manual is submitted to the project inspector.

01710 Cleaning

GENERAL

A. Work Included:

Throughout the construction period, maintain the building and the site in a standard of cleanliness as described in this section. Conduct daily inspection, and more often if necessary, to verify that requirements of cleanliness are being met.

MATERIALS

Provide all required personnel, equipment and materials needed to maintain specified standard of cleanliness. Use only the cleaning materials and equipment which are compatible with the surface being cleaned, as recommended by the manufacturer of the material or as approved by the Project Manager.

EXECUTION

Progress Cleaning:

- A. Retain all stored items in an orderly arrangement allowing maximum access, not impeding drainage or traffic, and providing the required protection of materials.

Do not allow the accumulation of scrap, debris, waste material and other items not required for the construction of the work.

- B. Provide daily cleanup of areas adjacent to work area.
- C. At the end of each working day, store tools, small equipment (able to be carried by two – persons), building materials and debris.
- D. At the end of each working day, remove from the site all scrap, debris and waste material. Provide adequate storage for all items awaiting removal from the site, observing all requirements for fire protection and protection of the ecology.

Structures:

- A. At the end of each working day, sweep interior spaces clean. “Clean” for the purpose of this sub-paragraph, shall be interpreted as meaning (free from dust and other material capable of being removed by use of reasonable effort of a hand-held broom).
- B. As required preparatory to installation of succeeding materials, clean the structures or pertinent portions thereof to the degree of cleanliness recommended by the manufacturer of the succeeding material, using all materials and equipment required achieving the required cleanliness.
- C. Clean the finish floor daily as required while work is being performed in the space in which finish materials have been installed. “Clean” for the purpose of this sub-paragraph, shall be interpreted as meaning free from any foreign material, which in the opinion of the Project Inspector may be injurious to the finish floor material.
- D. Carefully protect from damage or staining all installed finish material, equipment and fixtures without consideration of when they were installed. Damage of stained parts will be repaired or replaced by the contractor at no additional cost to the owner.

Final Cleaning:

- A. “Cleaning” for the purpose of this article shall be interpreted as meaning the level of cleanliness generally provided by skilled cleaners using commercial quality building maintenance equipment and materials.

- B. Visually inspect all interior surfaces and remove all traces of soil, waste material, smudges, and other foreign matter. Remove all traces of splashed materials from adjacent surfaces. Remove all paint droppings, spots, stains and dirt from finished surfaces. Use only materials and equipment recommended by the manufacturer of the finish material.
- C. Clean all glass and frames inside and out. To all surfaces requiring the routine application of buffed polish, apply the polish recommended by the manufacturer of the material being polished or buffed.
- D. Schedule final cleaning as approved by the Project Inspector to enable the owner to accept a completely clean project.

01740 Warranties and Bonds

All materials and workmanship shall be warranted for a period of one (1) year.

DIVISION 2- SITE WORK

02050 SELECTIVE DEMOLITION

Demolition work required by the contract documents is included under this section. Demolition work shall include the removal of existing construction components as required by the work. Project Inspector shall have priority for the selection of salvaged materials and equipment. Any excess equipment and material selected to remain the property of State Parks shall be removed by the Contractor to a location designated by the Site Manager. Material and equipment not retained by Project Inspector shall become the property of the Contractor and shall be removed from the Site by him. The Contractor will carefully remove the following:

1. Materials removed in preparation / repair process not otherwise claimed as salvageable by the Project Inspector.
2. All waste items generated by the project.

The Contractor will provide, erect and maintain all fences, barricades, warning signs and guards as necessary for the protection of the adjoining rooms and the public. The Contractor shall not damage existing work to remain and any inadvertent damage shall be repaired to the satisfaction of Project Inspector at no additional cost to the State. During execution of demolition the

Contractor shall be responsible for the safety of his workmen and subcontractors. The Contractor shall provide protection against weather - rain, wind, storms, frost, heat- so as to maintain work, materials, apparatus and fixtures free from injury or damage. At the end of the day's work, new work likely to be damaged shall be covered securely. When exterior openings are made in existing work, they shall be covered with watertight protection at the end of the day's work.

State Parks assumes no responsibility for actual condition of items to be demolished. Burning or removed materials will not be permitted on Site. The Contractor shall repair and replace any damage to existing property such as wheel ruts, shrubs, trees, fences, buildings, etc.

DIVISION 6 - WOOD & PLASTICS

06100 ROUGH CARPENTRY

DESCRIPTION OF WORK:

Contractor shall provide and install any necessary materials to match existing components in process of making repairs or component replacements. Replace all rotten or damaged roof framing when exposed from removal prior to installation of new wood shingles.

MATERIALS

Materials used will replace cedar shake shingles with TREATED shake shingles.

INSTALLATION

All repairs / replacements must be installed so as to be indistinguishable from existing features. The completed repairs will be in keeping with the overall nature and historic flavor of the structure.

Chimney tops to be replaced in similar design and look. Rebuild existing frame from roof top up and replace siding. Close in top to prevent rain or water from traveling down chimney on all chimneys except Commandant's House. Stain all exposed wood to blend in/match the look of other structures in the fort yard.

All unexposed wood to be treated. Siding will be 1"x8" shiplap and attached by screws to framing.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07313 CEDAR SHINGLE ROOFING

Applicable provision of Contractual Information governs work under this section. Furnish all materials, equipment, labor, service, etc. required of necessary for complete, best quality workmanship construction. Furnish color samples for Owners' selections. Ship, receive and store materials in manner preventing damage of any kind to materials; replace damaged materials. Remove all surplus or waste materials or items incidental to this work not a part of completed construction.

MATERIALS

Treated Red Cedar Hand Split Shakes: No. 1 hand split and re-sawn red cedar shakes with sawn backs, 24"x3/8-1/2" with 7-1/2" weather exposures. Treatment shall be .80 CCA.

At Rosedown Old Barn only roof provide 15# felt under treated wood shingles.

WORKMANSHIP

Application: The starter course of shakes should be doubled 18" shakes.

Nailing: Secure each shake with two (only) rust-resistant (hot dipped zinc or aluminum) nails driven at least 1" from each edge, and 1" or 2" above the butt line of the course to follow. Adequate nail penetration into existing boards is important. The 2" length (6d) normally is adequate, but other lengths should be used if shake thickness or weather exposure dictates. Do not drive nail heads into shakes. All nails shall be hand-driven. Extra effort shall be made to not have extensive lengths of nails protruding from the underneath side of roof due to visual complications to the historic look of the structure. The contractor shall supply and install roofing with accessories conforming to hot dipped galvanized roofing nails 1" long with threaded shank, flashing to be installed to match existing with a lead covered appearance. No galvanized or copper finished appearance will be accepted.

The installation of the material shall be in accordance with industry standards to include, but not limited to, proper overlap, minimum of 2 nails per shingle, starter coarse, ridge course

and in uniform horizontal and vertical lines.

The color and style shall conform to existing roofing on other park buildings, contingent upon the owner's approval. Appropriate finishes will match existing building roof structures throughout the park.