

TECHNICAL SPECIFICATIONS FOR
CABIN WALKWAYS

LAKE FAUSSE POINT STATE PARK
IBERIA PARISH, LOUISIANA

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) Contractor will clean/pressure wash all exterior porch, deck, handrail, and walkway on cabins 1-8.
- 2) Contractor will remove and replace handrail, approximately 225 Linear Feet.
- 3) Contractor will remove and replace Beams and Joists, approximately 485 Linear Feet.
- 4) Contractor will remove and replace deck boards, approximately 2010 Linear Feet.
- 5) Contractor will replace Timber Piles, approximately 70 Linear Feet.
- 6) Contractor will stain/finish all exterior porch, deck, handrail, walkway, and any new components installed in project on cabins 1-8.

Note: Due to facilities are able to be reserved for rental by the public, the contractor will be scheduled to work as facilities are available. Owner will block out reservations for acceptable work schedule and contractor will be responsible to be providing the required work in the required time.

All quantities are estimated, contractor is to verify all measurements in the field. All are to be field located by the Project Inspector. The desired number of days for this construction and the best window of time when the facility is not in use shall be coordinated with the project inspector and the park manager at the pre-construction meeting. This work is to be completed with as much expediency as possible in order to keep the inconvenience of the patrons using the facility to a minimum.

Any damage to the site, utilities or buildings will be repaired by the contractor at no additional cost to the State of Louisiana.

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' **Project Inspector, Jeff Jones ofc (318-357-3192) or cell (318-393-0596)**, and his decision 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 storage.

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 Procurement 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.

NON-MANDATORY PRE-BID DATE: May 17, 2016 at 1:00 P.M.

A MANDATORY JOB SITE VISIT IS REQUIRED PRIOR TO BID OPENING.

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 handheld 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

02000 Site Work

Comply with all applicable local, state and federal requirements regarding disposal of excess and waste materials. Perform site work operations and the removal of debris and waste materials to assure minimum interference with streets, walks and other adjacent facilities. Protect existing buildings, paving and other services of facilities on site and adjacent to the site from damage caused by site work operations. Cost of repair and restoration of damaged items at Contractor's expense.

02050 Demolition

PROTECTION

1. Protect and maintain all parts of the site that are to remain intact.
2. Provide, erect and maintain all fences, barricades, warning signs and guards as necessary for the protection of adjoining rooms and the public.
3. Ensure safe passage of persons around areas of demolition. Conduct operations to prevent injury to adjacent buildings structures, other facilities and persons.
4. Do not close or obstruct walks or other used facilities without permission from site manager and project inspector. Provide alternate routes around closed or obstructed traffic ways if required by park manager.

EXECUTION

1. Contractor shall use all means necessary to protect the general public that will have access to the project and site.
2. Provide protection against weather – rain, wind, storms, frost or 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.
3. Provide the proper protection for existing work, furnishings and fixtures likely to be damaged. When exterior openings are made in existing work, they shall be covered with watertight protection at the end of the workday.
4. Pressure wash all areas identified by Project Inspector. Clean all wood of all embedded dirt and/or pollutants. Do not over wash to damage soft wood and do not leave lap marks.
5. Remove all existing components of decks and walkways identified in these specifications or by project manager.
6. Condition of Structure: State Parks assumes no responsibility for actual condition of items to be demolished.
7. Repair and replace any damage to existing property such as wheel ruts, shrubs trees fences, buildings, etc.

02100 Clearing

Minor clearing of plant materials, roots and some underbrush may be required by this contract. The contractor may cut back small amounts that interfere with the work. Plant removal is to be kept at a minimum.

02130 Clean Up

All debris cleared from site and construction scraps to be cleaned up and removed by the contractor. Project site shall be left in a neat and clean condition.

02221 Excavation and Backfilling

Excavation of all necessary material will be done in a safe manner, not to damage adjacent areas or endanger the general public. Backfilling can be done with existing material (remove all organic matter) unless otherwise instructed by the Project manager. If additional materials are required, contractor shall provide at his expense. Compact the fill material to 95% modified density as instructed and add fill to prevent future subsidence.

DIVISION 3 – CONCRETE

Foundation plan is to be submitted with shop drawings

03100 Concrete Form Work

Shall conform to Chapter 7 of "Structure Code Requirements or Reinforced Concrete" (A.C.I. 318-63). Conform to the shape, size, lines and grades as called for by the plans or these specifications. Brace securely in position to support all construction loads. No (side) earth forming will be allowed. Earth forming for the bottom of footings shall be undisturbed damp soil. Bottom of slab shall be formed by damp sand which shall be tamped and compacted. The forms shall be removed as soon as possible after proper curing period.

03300 All Concrete Work

Shall conform to "A.C.T. 318-63", "A.C.I.-613", "A.C.I. 614", "A.C.I.-315" and local codes. Use only one brand of Portland cement throughout the project and it must conform to A.S.T.M., Spec. C150, Type 1. Course aggregate shall be clean, well graded gravel; A.S.T.M., Spec. C-33. Fine aggregates shall be clean, sharp, free of foreign matter; A.S.T.M. C-33. The strength of all concrete shall be 3,000 p.s.i. as shown on the plans with a minimum of 5.5 sacks of cement per yard and a maximum of 6.3 gallons of water per sack. All concrete shall be transported in accordance with A.S.T.M. C94. Concrete shall be discharged from the hauling container within a period of 1½ hours after the introduction of the cement to the aggregate. Mixing water shall not be added after the truck has left the plant. The delivery ticket shall indicate the delivery date and time of dispatch (pour completion shall not exceed ninety (90) minutes from dispatch), name and location of project, name of contractor, name of producer, truck number, quantity, class of concrete, and cement content. The ticket shall be submitted to the Owner for verification. The concrete must be deposited in one continuous pour. All unsatisfactory concrete must be removed by the Contractor with no cost to the Owner. A standard integral cement finish shall consist of

compressing the base and compacting by means of wood or power float. When the finish has stiffened sufficiently, trowel to a uniformly smooth, dense surface to the proper levels. Do not sprinkle dry cement or a mixture of cement and sand directly on the surface to absorb moisture. Entire slab should have a non slip light broom finish applied to it. Slope to drain. All concrete shall be protected from excessive heat, cold and/or moisture for a period of not less than 24 hours. All anchors for anchoring the structure to the slab shall be installed according the manufactures specifications.

DIVISION 6 – WOOD AND PLASTICS

06050 Fasteners and Supports

No nails are to be used on this project, except for temporary attachment. All screw attachments will be Primegard or equal deck screws of sufficient length for strong structural support. All decking to be secured with 3” decking screws. Deck screw attachments include the following: decking, joist to beam connections and toe railing connections. All decking screws are to be in a straight line by using a chalk line. In all cases, screws shall be driven flush without bending or splitting wood. All screwed joints shall be rigid, neat and should comply with good construction practice. When necessary the contractor shall pre-drill pilot holes to prevent material from splitting.

Posts shall be set in a concrete footing. Post shall be or 8 inch diameter posts and set a minimum of 3’ or one-third the length of post in ground whichever is greater

Affix all beams to post with ¾” machine bolts and nuts with flat and locking washers. All bolts, washers and nuts to be stainless steel, domestic manufacture, installed with bolt head (not nut) to inside. Bolts shall be of sufficient length and threads shall be deformed after installation. There is to be no more than ¼” of threaded bolt extending beyond the nut.

Joists are secured on top of beams with galvanized steel joist straps of domestic manufacture. Straps are to be hot dipped galvanized and not smaller than 18 gauge steel equal to Simpson Strong Tie. All holes provided on the strap must be used on both the beam and joist, these should be secured according to manufacturer.

06100 Rough Carpentry

PART 1 – Lumber

All wood used in this project shall be to APA standards, # 2 grade with a minimum retention of 80 lb/ft of CCA treatment or equal for posts, beams, and joints; and 60 lb/ft of CCA treatment for decking and handrails. All decking members shall be placed and attached to joist so that the bark side is up. All new materials will be like kind in size and configuration.

PART 2 – Execution

1. Sort and discard units of material with cosmetic or structural defects. Set work accurately to the levels and lines shown in the plans with all members plumb, level, true to a line, neatly

cut and fitted and solidly secured. Install all with crown edge up. No cracked, split, checked, splintered or deformed material shall be used.

2. The contractor is to provide all nails, bolts, screws and miscellaneous hardware required to complete the work. These materials shall be new, standard grade, free from rust and other contaminants.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

07120 Waterproofing

Entire structure should be coated with Thompson's Water Seal or equal. Install in accord with manufacturer's directions.