

**TECHNICAL SPECIFICATIONS FOR
MANAGER'S RESIDENCE FLOORING**

**FONTAINEBLEAU STATE PARK
ST. TAMMANY PARISH, LA**

**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) **Replace existing flooring in Manager's Residence at Fontainebleau State Park. Structure is approximately 1568 square feet total. Excluded area will be Mud, Kitchen, Dining, Hall, and both bathrooms.**
- 2) **Replace existing door frame and reinstall door to exterior exit of Den.**

All linear footage measurements 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 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.

PRE-BID DATE: 10-18-16 at 10:00 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 a 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 subparagraph, 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 -SITWORK

02070 Selective Demolition

Demolition work shall take place throughout this project, as is necessary to coordinate timetable and accommodate the work of other trades.

Remove without damage to surrounding surfaces and dispose of off-site:

- Existing wooden base shoe-Protect wall during removal
- Existing vinyl base shoe-Protect wall during removal
- Existing loose floor tile and adhesive products
- Existing sheet flooring and or carpet
- Any work required to accommodate new
- Any trash
- Miscellaneous leftover debris resulting from this work
- Contractor must also make provisions to work around visitors and other park activities in a way that will incorporate safety in all regards.
- Existing tile flooring will remain in water heater closets where identified in field and any loose tiles in this area will be re-attached with adhesive as directed.
- All furniture in cabins shall be removed and stored by contractor prior to work and re-installed in same location after completion of required work.

Note: The Park Manager will have final word on whether he would like to keep any of the above components for use elsewhere on the park.

DIVISION 6-WOOD AND PLASTICS

06100 Rough Carpentry

PART 1 – LUMBER

1.1 All materials to be #2 or better southern yellow pine. Any wood that is in direct contact with the ground shall be .40 pressure-treated in conformance with American Wood Preservative Association Standards

PART 2 – EXECUTION

2.1 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.

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. Contractor to remove existing wood door and frame to exterior entrance to den. Replace wood door frame and re-install existing door. Paint all to match existing. Prime all raw

wood and install two coats of paint to be approved by Project Officer. Baseboard and moulding to be stained to match existing. Replace thresholds at all exterior doors as approved by Project Officer.

DIVISION 9-FINISHES

09555 Wood Flooring

The Manager's Residence shall receive new laminate (wood) flooring throughout except where indicated by Project Officer. The new flooring shall be equal to the following item and models listed from Lowes.com.

- 1) Style Selections 4.96-in w x 4.23-ft l Orchard Plum wood Plank Laminate Flooring
Item 435866 Model D2796SB
- 2) Blue Hawk 100-sq ft Standard 2 mm flooring Underlayment
Item 113768 Model A62530
- 3) Simple Solutions 2.37-in x 78-74-in Medium Apple 4-n-1 floor Moulding
Item 451973 Model MG000457
- 4) EverTrue 11/16-inx11-inx12 Moulding
Item 14408 Model 10612FJPM/D/PJFQTR106
- 5) TEC Skill Set Gray and Silver Indoor Floor Patch
Item 643500 Model 7155813025

Product shall be rated for heavy traffic and shall be asbestos-free. Use manufacture's recommended underlayment. Provide all transitions to match flooring as required.

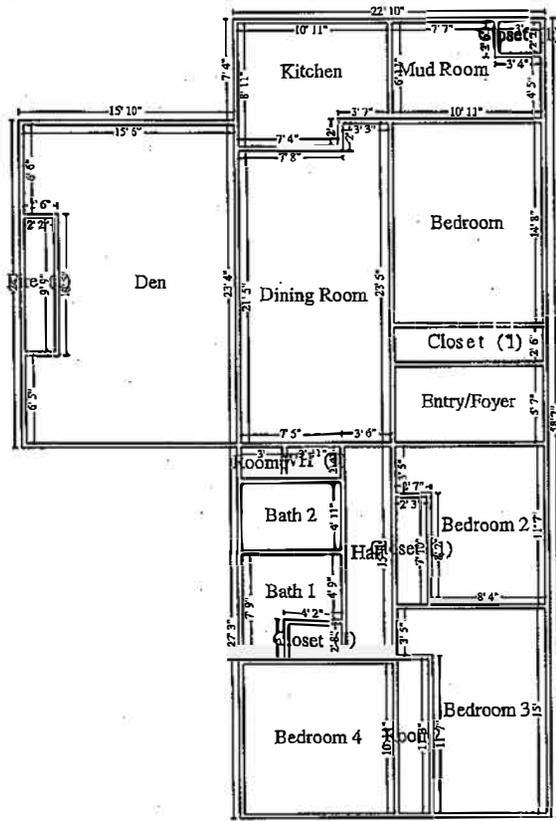
Clean all areas where new laminate flooring is to be installed. Building is approximately 1568 square feet. Areas to be excluded will be mud room, kitchen, dining, hall, and two bathrooms. The Contractor shall be responsible for preventing any existing protrusions, patterns, etc. from showing through the new floor. The Contractor, with the installer, will examine the areas to verify that the substrates and conditions are satisfactory for the installation and comply with the manufacturer's requirements. Existing tile may be laid over if properly adhered and approved by Project Officer. All other areas will be properly cleaned and leveled. Contractor will replace any baseboard with like kind that is missing, damaged, or as determined by the Project Officer. Install new moulding throughout new installation, dining room, and hall.

Follow manufacturer's recommended procedure for installation. New flooring shall be cut and fitted to walls, columns, cabinets and other appurtenances to produce tight joints.

Protection of the new flooring during construction is the responsibility of the contractor. Prohibit traffic from floor finish for 24 hours after installation. Cover finished floor with secured paper or cardboard to protect during construction period.

Flooring shall be cleaned after installation and just prior to the date scheduled for inspections. Remove excess adhesive from floor, base and wall surfaces without damage. Clean, seal and wax floor surfaces in accordance with manufacturer's instructions.

Main Level



Main Level