

PROJECT MANUAL AND SPECIFICATION

1149 MYRTYL AVE, BROOKLYN, New York,

CONTRACT DOCUMENTS

1. REPAIR DRAWINGS:

- 01 A-100.00 GENERAL NOTES SHEET-1
- 02 A-101.00 GENERAL NOTES SHEET-2
- 03 A-102.00 SITE PLAN
- 04 A-103.00 BASEMENT/CELLAR FLOOR PLAN
- 05 A-104.00 BASEMENT/CELLAR ROOF FRAMING PLAN
- 06 A-105.00 DETAIL SHEET-1
- 07 A-106.00 DETAIL SHEET-2

2. PROJECT MANUAL

2023 Structural Repairs, at **1149 MYRTYL AVE, BROOKLYN, New York** (This document).

3. CONTRACT:

“Agreement between Owners and Contractors Based Upon a Lump Sum and Unit Prices” (A.I.A. Standard Form of Agreement) or other Contract executed by Owner and Contractor. To be provided by the Contractor to the owner within 3 days of acceptance.

4. MATERIAL SPECIFICATIONS FOR STRUCTURAL REPAIRS AND WATER PROFFING WORK AT CELLAR

Manufacturer’s Specifications, Material Product Data Sheets and Material Safety Data Sheets for each repair product and material used shall be provided to the Engineer by the Contractor.

INSTRUCTIONS TO BIDDERS

1. **GENERAL:** The purpose of the Contract Documents is to provide for the furnishing of all labor, materials, tools, equipment, supervision, transportation, and insurance to complete the project as set forth herein. The successful bidder will be required to furnish labor, materials, tools, equipment, supervision, transportation, and insurance to meet the requirements of the Contract Documents.
2. **INTERPRETATION OF CONTRACT DOCUMENTS:** Bidders shall familiarize themselves with the specified work to insure the fulfillment of the intent of the Contract Documents. Any bidder who is in doubt as to the true meaning of any part of the Contract Documents shall promptly request an interpretation thereof.
3. **GOVERNING LAWS AND REGULATIONS:** The attention of all bidders is directed to the applicable requirements of all federal, state, and municipal laws, regulations, rules and ordinances.
4. **SALES TAX:** All applicable taxes should be included in the Unit Prices & Lump Sum Bid.
5. **SUBSTITUTIONS:** To obtain approval to use products not specified herein, to use tools not specified herein, to use methods not specified herein or to vary any aspect of the specifications, bidders shall submit written requests with their bid. Such requests may also be made during the Walk-through Inspection. Requests shall clearly describe the product, tool or method for which approval is being requested. The necessary data to demonstrate the acceptability of the proposed substitution will increase the likelihood of approval. If a specific product or repair material is not indicated in this document, the Contractor shall provide product data sheets for their preferred product for approval.
6. **EXAMINATION:** The bidder shall carefully examine all documents and all areas of the building in the Scope of Work to be performed, to obtain firsthand knowledge of the existing conditions. The bidder shall give consideration to the methods that will be used to access all areas within the scope of repairs. It is advisable to request that a particular method of repair will be allowed or that a particular method of access will be acceptable if there are doubts regarding its acceptability. Such request shall be made following the procedures for "substitutions" as described above.
7. **ENGINEER'S APPROVAL** shall never be construed as diminishing from the responsibility of the Contractor. The lack of the Engineer's approval, or disapproval, may have direct consequences to the Contractor, in terms of minimum standards that must be followed. However, any approval by the Engineer, tacit or otherwise, is not an endorsement of any procedures used by the Contractor for rigging, sidewalk protection or methods of repairs. It is also no reflection on the quality of repairs, expected lifetime of such repairs, materials used for repair or labor performing the repairs. The Contractor shall accept sole responsibility for safety to pedestrians, his crew and the Engineer. The Contractor shall also accept sole responsibility for every aspect of all work performed, unless specifically noted.

END OF SECTION

GENERAL INFORMATION

REPAIR SPECIFICS: The methodology of each type of repair is outlined in these specifications and bidders completely before bidding must understand the associated Repair Drawings. Every effort will be made to accommodate the Contractor's experience utilizing particular products should they be deemed appropriate and equivalent to those specified. If such product substitutions will have a large impact on the prices bid, it is suggested that the optional narrative be submitted with the Bid Form to elaborate. Such substitutions can also be made after the Contract is executed with approval of the Engineer and Owner. In addition to the specifications detailed in this document, all manufacturers' specifications must be followed. In situations where there is a discrepancy, the Contractor shall request clarification from the Engineer or Owner's Representative. It is possible that additional conditions will become apparent during the repair process that have not been specified. In such cases, the Contractor will make recommendations and it will be required that the Engineer approve of all methods suggested. The Contractor is required to satisfy the Engineer's recommendations as set forth in the contract documents, and shall perform and complete all work required by these documents. Alternative methods of repair and alternative materials may be used in instances where the Engineer is notified of such proposed changes and approves them in advance in writing. Should any Building component become damaged during the repair process and require additional repairs, that work must be performed in a manner consistent with these specifications. Where such damage is the result of fault on the part of the Contractor, he shall absorb the cost of such repairs. Should the quantity of any type of repair required exceed the amount estimated in the lump sum bid, the Contractor will be required to get written authorization from the Owner's Representative before performing the additional repairs. If the Contractor performs these extra repairs without such authorization, he will bear the expense of such work.

MATERIALS: The Contractor shall be required to provide manufacture's specifications for the Engineer's approval for every product used. Actual repair samples shall be provided unless it imposes an unreasonable inconvenience, such as with providing a sample stone replacement repair. It will be up the Engineer's sole discretion to waive the requirement of sample repairs for any type of repair or material.

CONTRACTORS OBLIGATIONS PRIOR TO BIDDING: Each contractor planning to submit a bid for this project shall perform an inspection prior to submitting a bid (If needed). Contractors should specifically assess the accessibility and circumstances for transporting and storing equipment and materials. These inspections can be scheduled with the Building Owner's Representative or be done during the walk-through inspection.

END OF SECTION

TECHNICAL SPECIFICATIONS FOR REPAIR

The following pages follow the same layout as the Bid Form.

In situations where there is a discrepancy between the Repair Drawings (Details) and these specifications, decisions regarding what and how repair work shall be executed, and how such work will be priced, shall be up to the Engineer's discretion. The Engineer's decision will always favor using the Repair Drawings to determine the method of repair and this document to determine how work is to be priced.

I. GENERAL CONDITIONS:

General Condition Costs: All costs associated with this Project that cannot be attributed to Items II through VI shall be included in this item, such as insurance, disposal, protection of roofs, clean up, demobilization, meetings, management, overhead, profit, etc.

Scope of Work: The scope of this Project as per DOB approved drawing and depends of field condition.

Electric Power: The Owner will take responsibility for costs associated with providing adequate and appropriate electric power. If additional power is required, bidders should note so in their qualifications.

Payment: All General Conditions costs will be paid in entirely without additional markups regardless of the Project schedule and marginal increases or decreased in unit price work, unless otherwise specified. Repair work and types of repairs, which are not mentioned in this Project Manual, will be priced using Time & Material procedures described, which should already include any expenses relating to General Conditions.

Bonds: Bidders may assume that bonds will be required and included in lump sum cost.

Transport & Disposal: The cost associated with the transport of materials & disposal should be included in this item.

Documentation of all Unit Cost Work: It is the Contractor's responsibility to provide mark-ups of all Unit Cost work performed.

All Kind of Protection: The cost associated with erecting, dismantling and renting any protection necessary to perform repairs in safety, shall be paid by the Contractor. It shall be the Contractor's responsibility also to assure that the minimum requirements specified by the Municipal Code of the City of New York, and required by the Department of Buildings and the Department of Transportation, are always maintained.

Permits and Fees: The Contractor shall assume the cost of all expediting fees, including the filing for a repair permit, with all associated fees; pulling permit; closing out permit at project completion;

.SPECIFICATION

A. Brick Replacement

Standard practices for brick replacement are to be followed and steel ties are to be installed every two (2) square feet. This repair is priced by the **Square Foot**. If replacement requires toothing in or corner brick replacement, a multiplier will be used at the Engineer's discretion.

B. Steel Beam and Loly column Replacement – I

It is to include the removal of existing steel/wood girder and column, footing and the installation of a new steel beam, column and footing. All steel must be minimum grade of ASTM50 or above

Replacement are to be performed in the following manner:

- Install shoring before removing any beam, column and footing. One column and footing at a time.
- New footing, column and steel beam is to be installed.

C. Wood joist Replacement:

Shoring must be installed before replacing the wood joist. Contractor must submit specification of wood joist before installation. Wood joist replacement must be completed phase by phase.

D. **Wood Joist hanger:** Provide data sheet for engineer approval before installation.

E. METAL REPAIRS

A. Metal Repairs

1. Scraping & Painting – 2 Coats Rust Inhibiting Paint

This repair includes removing deteriorated paint and surface rust, and painting the metal cladding with a primer and two (2) coats of a rust inhibiting paint. The paint color match must be provided by the contractor

Time & Material

Pricing: No additional compensation will be provided for overhead protection, mobilization, moving stages and General Conditions.

- Pricing should be based on a lump sum cost.
- Cost of material shall be factored into price.

