

Comprehensive Automobile Liability - Owned, Leased and Hired Vehicles

Limits: Combined Bodily Injury/Property Damage: \$300,000.00

A copy of any current Certificate of Insurance should be included with your bid. In the event that you are the successful Bidder, you will be required to provide a Certificate naming the City as an "Additional Insured".

- 6.13 GENERAL CONDITIONS:** Except as noted in the Special Conditions (Part VI) or Technical Specifications/Scope of Services (Part VII), all terms and conditions of the general conditions contained within this ITB are included by reference.

PART VII – TECHNICAL SPECIFICATIONS/SCOPE OF SERVICE

- 7.01 SCOPE OF SERVICES** will consist of the following items:

The Contractor shall provide construction services for the remodeling of Wilton Manors Fire Station 16 at 533 NE 22nd Street, Wilton Manors, Florida 33305. Building construction is to meet all requirements of the Florida Building Code 2014 Edition for High Velocity Hurricane Zones and the Florida Prevention Code 2010. Preference would be given to Broward County contractors.

- 7.02 SPECIFICATIONS** all pricing must include each Division and itemized on the Price Chart provide. Failure to comply may cause the bid to be non-responsive.

- 7.03 DIVISION 1. – GENERAL REQUIREMENTS** – itemize as indicate in the Price Chart.

7.03.1 Remodel the kitchen, remove all wood cabinets, counter tops, sink and faucet and replace. Add new pantry and add a low cabinet under the ice machine and full height pantry.

7.03.2 Remodel both toilet rooms to comply with ADA requirements.

7.03.3 Remove two roof top air conditioning units, close openings, and add new air conditioning equipment and ductwork.

7.03.4 Remove all ceiling tiles in all spaces and replace. Suspended grid is to remain.

7.03.5 Replace front window at entrance with impact storefront.

7.03.6 Provide a new handicapped ramp and railings at the front entrance.

7.03.7 Abandon the sanitary plumbing and install new plumbing. Kitchen sanitary plumbing is to be routed thru the exterior to avoid breaking the floor or floor tile.

7.03.8 Replace ventilation fan in second floor of Bay area.

7.03.9 New water piping overhead.

7.03.10 New 50 gallon electric water heater.

7.03.11 New ceramic tile flooring in the toilet rooms.

7.03.12 New ceramic tile flooring in the kitchen.

7.03.13 New engineered luxury vinyl plans flooring in the storage room where the new AC AHU will be located as manufactured by Coretec Plus, Ankara Travertine 50LVT104 12' x 24" x 8 mm.

7.03.14 Patch and paint all interior walls.

7.03.15 Wash the exterior walls and paint.

7.03.16 Repair all wall cracks.

7.03.17 Re use as much as practical the existing lay in fluorescent light fixtures.

7.03.18 Pre manufactured ADA showers by Freedom Showers or approved equal.

7.04 DIVISION 2. – SITE WORK

7.04.1 **Site Clearing** – Existing trees to remain shall be marked prior to clearing and protected to prevent damage. Repair or replace any damaged vegetation or terrain that is to be protected. Sod as needed after construction is completed to cover all bare areas.

7.04.2 **Demolition** – This job consists of partial demolition. Areas to remain protected from weather. Remove all demolition debris from site. Remove any items specified to be replaced. Contractor to visit the site to document any additional demolition required to complete the work.

The remains of slabs and asphalt are to be removed.

The entry walk is to be removed in order to prepare for the new handicapped access.

7.04.3 **Landscaping** – Provide and install all plants, materials and labor required to execute the landscaping as described in the Contract Documents. No new landscaping indicated unless the city requires improvements to the existing landscaping as part of the plan review and retroactive landscaping. Landscape site per construction documents with appropriate sod, plants, trees, and shrubs suitable for local climate and site requirements as listed below. Landscaping budget shall be determined by the plans included. Make allowance for mulching and new sod as needed for any damaged areas around construction.

Initial bid shall only contain sodding areas around the building disturbed by the construction.

7.04.4 **Irrigation** – Repair any existing irrigation system as required around the structure to be remodeled if disturbed.

7.04.5 **Site Access** – The building and access to the building has to be maintained during construction.

7.04.6 **Exterior sewer placement** – The kitchen sewer is to be relocated around the exterior of the structure. Prior to commencing any plumbing work, the invert and the location of the existing sewer lateral are to be located to confirm there will be enough fall by gravity.

Patch asphalt driveway with hot asphalt rolled.

7.05 DIVISION 3. – CONCRETE

Patch any concrete cut during construction for plumbing installation. Refer to structural details for additions to the ADA compliant entrance on the south side. Patch flooring level at damaged areas. Compact subgrade, treat for termite and include 6 mil vapor barrier. All concrete to be 3000 PSI strength.

7.06 DIVISION 4. – MASONRY

None

7.07 DIVISION 5. – METALS

7.07.1 Provide shop drawings for the handicapped ramp railings for approval.

7.07.2 Provide NOA for the aluminum stands for the AC units

7.07.3. Provide steel bollards to protect air conditioning condensing units as referenced.

7.08 DIVISION 6. – CARPENTRY

7.08.1 **Rough Carpentry** – Lumber shall be of live, sound stock and properly dried. Pressure treated lumber shall be used where any lumber shall come into contact with concrete, masonry block or soil and when using as support members for decks, porches or balconies. Lumber for use at exterior shall have a maximum 12 percent moisture content. Provide adequate bracing and shoring during the construction process. Studs and joists cut to install plumbing and/or wiring shall be reinforced by adding metal or wood structural reinforcing to strengthen member back to original capacity and maintain structural integrity. Holes bored shall not be larger than 1/3 the depth and not closer than 2” to the top or bottom of the joist.

A field inspection is in order to verify all studs to be removed due to fire or rot

damage.

7.08.2 **Wood Species** – Stud grade. All partitions are non-load bearing.

7.08.3 **Millwork – Interior Trim** – Moisture content for interior woodwork shall be 8-10 percent to reduce excess shrinking. Provide and install interior wood trim as shown in construction documents.

Base Molding: 5 ½” high colonial finger joint paint grade.

Crown Molding: None.

Chair Rail: None.

Window Casing: None.

Crown Moldings: None.

Door casings: Pre hung paint grade.

7.08.4 **Interior Kitchen Cabinetry** – Install pre-fabricated or custom cabinetry as specified in construction documents. Dimensions of base cabinets shall be: 24”deep x 34”high to comply with ADA requirements.

Food Pantry cabinet is to be 8 feet tall. Dimensions of wall cabinets shall be: 12”deep x 42”high. Provide concealed or decorative hinges and cabinet hardware. Provide metal cover under kitchen sink bottom cabinet. Provide PT wood kick plate painted or metal.

Provide a sample of kitchen cabinet to City for approval.

Base and wall cabinets, doors and trim to be solid wood only. Pre finished. Provide a sample of proposed cabinet and the installed cost as a line item.

7.08.5 **Countertops** – Solid surface, acrylic and polyester, counter tops and back splash 6” minimum shall be provided and installed per construction documents and finish schedules for the kitchen and toilets.

Allow \$ 50.00 per square foot installed in the budget. Final selection is to be done by the City.

7.09 DIVISION 7. – THERMAL AND MOISTURE PROTECTION

7.09.1 **Waterproofing & Damp Proofing** – All joints and penetrations in walls, floors, and roofs shall be made watertight using approved methods and materials. Waterproofing and damp proofing recommendations contained herein are minimum, check with local code officials for additional requirements.

7.09.2 **Slab Foundations** – Install a minimum (6 mil) polyethylene vapor barrier in all slabs, directly underneath concrete as required. Lap joints not less than 12 inches and tape and seal in accordance with manufacturer’s guidelines. Termite treats all new slab areas including plumbing trenches.

7.09.3 **Thermal Protection – Insulation** – Effective R values shall be in accordance with local and state energy codes. Floor, walls and ceilings insulation shall be constructed with: batt, Fiberglass, reflective foil, insulation.

7.09.4 **Exterior Walls** – Wall insulation shall be Foil R-4.1 where disturbed only.

7.09.5 **Ceilings** – N.A.

7.09.6 **Roof Coverings** – Patch roof as required where the existing roof top air conditioning units are to be removed.

7.10 DIVISION 8. – DOORS, WINDOWS AND GLAZING

Note: All exterior doors and windows shall be Miami-Dade Approved storm resistant classified as “Large Missile Impact” resistant door/window. Lobby window are to be impact resistant. Frame color to match with glazing single laminated standard tint to match.

7.10.1 **Interior Doors** – Interior doors shall be pre-hung split-jamb units, including casing on both sides of the door. Casing shall be finger joint for paint finish and match existing. Doors 180 degree hinges, see floor plan. Doors are to be solid core. Style is to match.

Hardware lever type ADA compliant.

Provide automatic self-closers at toilet room doors.

7.10.2 **Thresholds** – Provide and install marble thresholds at toilet to hallway connection.

7.11 DIVISION 9. – FINISHES

7.11.1 **Gypsum Wallboard** - Gypsum board must be held firmly against the framing while fastening to avoid later movement of gypsum board on the shank of the nails or screws.

A. Nails or Screws: Nails and screws shall be a minimum 3/8” and a maximum of 1/2” from edges and ends of wallboard and the heads shall be seated slightly below the surface without breaking the paper. Nails shall be spaced not to exceed 7” on ceilings or 8” on sidewalls. Head diameter shall be a nominal 1/4” with the length 1 1/2” to penetrate a minimum of 7/8” into nailing member. Nails shall meet the minimum requirements of ASTM C514 and may include coated, etched treated or annular ring shanks to improve withdrawal resistance. Drywall screws shall meet the minimum requirements of ASTM C1002. Bugle-shaped heads shall be 0.315” in nominal diameter and contain a No. 2 Phillips driving recess. Type “W” screws are designed for easier fastening in wood.

B. Joints: At gypsum wallboard joints install a 2” strong, cross threaded tape with a cross tensile strength of 45 lbs per lineal inch. Press a strong, good quality

tape firmly onto sheathing joints and around openings, imbedded in joint cement. At corners and angles, install metal corner beads as specified by manufacturer. If corners are rounded, install corner reinforcement as required. Spread gypsum wallboard mud at all tape joints, corner beads, nails and screw penetrations and where a smooth surface is needed. Apply second coat of wallboard mud after a minimum 24 hours. After drying (minimum 48 hours), must sand all joints and other areas to a smooth consistent surface.

- C. **Interior Walls:** Sheath walls and ceilings with 1/2" gypsum wallboard, either vertically with long edges parallel to framing, or horizontally with long edges at right angles to framing members. Apply one layer of 1/2" x 4' x 8' or 9' foot lengths to all wall surfaces. Offset joints between layers at least 10". All gypsum wallboard surfaces to be finished in smooth sleek finish.

Build headers at 3 locations where the suspended ceiling patterns change. See A-4. Bottom at 7'-6" A.F.F

- D. **Ceramic tile walls;** Provide ceramic tile on the wall behind the urinal 30 inches wide and 6 feet high on Durock.
- E. **Baseboards;** Provide ceramic tile at the toilet rooms. All other areas baseboards are to match existing in those rooms.
- F. **Ceilings:** Remove ceiling tiles and save metal grids. The new air conditioning duct system will require removal of the ceiling tiles. The kitchen and toilet rooms are to receive new suspended tiles of the washable and moisture resistant type. All other spaces to receive fissured acoustical 2 x 4 suspended tiles in all spaces including bedrooms. Repair grid as necessary.
- G. **Water Resistant Gypsum Wallboard:** Around showers, tubs, or as required by applicable building codes, install 1/2" water resistant board in all bathrooms. Paint gypsum wallboard with non-absorbent epoxy paint at toilet rooms. Showers to be pre molded, pre manufactured.

7.11.2 **Tile, Marble** – Tile shall be appropriate grade and finish in accordance with applicable building codes and owner requirements. Contractor shall properly clean all surfaces to be covered and install appropriate underlayment per manufacturer's recommendations. Installation should be carried out with a slow setting cement adhesive, well mixed per manufacturer recommendations. Grouting of control joints can be executed either with cement based grout or with resin based organic materials. See allowances.

- A. **Thresholds:** Install marble thresholds between room/room at door openings as needed if applicable.
- B. **Window Stool:** Install marble window stools (sills) at new window.

7.11.3 **Wall Finishes** – Walls shall be clean and free of defects such as cracks or unfinished joints prior to installation of wall finishes. If mildew is evident, mildew must be removed and surface properly treated to inhibit further mildew growth. Provide sleek smooth finish on all walls.

7.11.4 **Paints and Coatings** – Prepare each surface to receive scheduled work. Colors selected by owner.

Discuss with the owner spaces to be painted.

A. Exterior Walls:

Discuss with the owner paint requirements.

B. Specify Trim Paint: Manufacturer, description, color, finish and item number.

C. Interior Walls - All nail heads shall be set below the surface and finished smooth. Joints should be taped and covered with a suitable drywall joint compound. Sand the spackled nail heads and joint compound smooth and dust well before priming. Interior walls shall receive a primer coat and two coats of flat or low-gloss paint. Surfaces shall be sanded before each finish layer is applied.

D. Interior Wood - Wood surfaces shall be sanded smooth before finish is applied. Putty areas with a wood based filler where nails or other defects appear in the surface.

E. Paint/Stain - Prime wood surfaces including faces, edges and ends before installation. After installation, apply at least one coat of wood primer and two coats of finish paint. Surfaces shall be sanded before each finish layer is applied.

7.12 DIVISION 10. – SPECIALITIES

A. Bathroom Accessories - Contractor shall install all accessories and ADA grab-bars in all baths.

B. ADA Showers – Showers to be pre molded, pre manufactured ADA compliant showers.

7.13 DIVISION 11. – EQUIPMENT

Appliances – Install electrical appliances as shown on construction documents, including all venting and supply requirements per manufacturer’s recommendations. See electrical specifications for wiring information.

Range and grease hood exist to remain.

Re-use Fire Station existing dish washer.

Re-use Fire Station existing ice maker.

City to purchase new side by side 26 cubic foot refrigerator with water and ice dispenser (36" w x 36" d x 70" h).

7.14 DIVISION 12. – MECHANICAL

7.14.1 **Plumbing:** Plumbing shall be a fully operational system of hot and cold water. Provide and install all piping, soil, vents, drains, sewage removal and water supply systems to connect with appropriate water and sewage systems. Provide and install appropriate insulation around piping. All permits and inspections are to be obtained by contractor as required by local building codes and the Uniform Plumbing Code.

Replace all water piping distribution lines and sanitary lines. Provide a water supply S.O.V. at cold and hot water supply to fixture. Abandon and cap any water piping under slab. Supply the two existing toilet rooms to remain with hot and cold water from above the slab lines.

7.14.2 **Waste Piping:** Drainage system shall be Schedule 40 PVC pipe. All connections shall have PVC cement or appropriate joint compound and assembled tight for no leakage. Condensate drains shall be constructed of Schedule 40 PVC. Valves shall be Milwaukee Brand or equal. Building sewer shall be approved Schedule 40 PVC pipe. Connection to public sewer system shall comply with all local requirements. Caulk joints or provide neoprene gaskets for all sewer lines. Pitch shall be a minimum 1/8" per foot for soil lines larger than 3" diameter and a minimum of 1/4" per foot for soil lines 3" diameter or less. Plumber is to confirm location of sewer lateral prior to commencing any work.

Existing sanitary lines under the slab NOT is to be re used.

7.14.3 **Water Pipes:** From public water line, install Type "L" or "K" 1.25" (minimum) copper pipes or PVC. Use 1/2" minimum lines from supply lines to each plumbing fixture as required. At water heaters and hose bibs install a minimum 3/4" pipe. From water heater install 3/4" pipe to each room with branches to fixtures as described above. Fittings shall be wrought copper, soldered with 95-5 solder and suitable flux. Use polished chrome adjustable brass P-traps with wall escutcheons at all exposed locations.

Note: PVC for hot and cold water piping may also be used. No polybutylene piping to be used.

Provide shut-off valves at sinks, toilets, water heater and other fixtures as required.

Test all pipes that are under 100 lbs. pressure per building code requirements.

Any water piping lines that are not under the slab and in good condition may remain.

7.14.4 **Waste Drainage:** Install sewage clean-out at the end of each horizontal drainage run and every 75 feet per building code requirements. Vents shall be installed throughout plumbing connections and connected with the vertical stacks and vented through the roof. Check with local building code officials for specific venting requirements.

All waste drainage to be replaced.

7.14.5 **Water Heater:** Install a NEW 50 gallon Rheem electric water heater. Water heater shall have appropriate safety valves, back flow preventers, pressure relief valves and drain assemblies. Follow manufacturer recommendations and building code requirements for installation and use.

Provide secondary safety pan at all water heaters and pipe to exterior.

7.14.6 **Plumbing Fixtures:** Provide necessary piping, water and drains for plumbing fixtures as shown on the construction documents and listed herein.

7.14.7 **Heating, Venting and Air Conditioning:** HVAC shall be a fully operational engineered system designed to meet local weather conditions and building requirements. All permits and inspections shall be obtained by contractor as required by applicable building codes.

7.15 DIVISION 13 – ELECTRICAL

7.15.1 Electrical: Electrical service to remain.

7.15.2 Light Fixtures: Provide necessary circuits and wiring for light fixtures as listed below. All lighting shall be switched as noted on construction documents. For exact locations of fixtures, see construction documents and finish schedules. Provide fixture allowances for surface mounted are listed in Contract Documents.

Recessed 6" hi hat fixtures are not part of fixture allowance and shall be included in base bid.

7.16 WILTON MANORS GREEN BUILDING PROGRAM

Contractor shall address the following green building components:

1. Sustainable site development

- a. Construction pollution prevention.
- b. Construction site materials recycling.
- c. Stormwater management.

- d. Alternative transportation.
- e. Minimizing heat island effect.

2. Materials and recycling

- a. Recycling of demolition waste.
- b. Storage and collection of recyclables post-occupancy.
- c. Building reuse.
- d. Regional materials.
- e. Pervious and/or porous pavers.

- 7.17** Contractor responsible to obtain all copies of plans including cost of copies. Copies obtained from architect will be billed at \$ 1.50 per print. Contractors to revise bid as per latest plans FOR CONSTRUCTION after the City of Wilton Manors has approved the permit plans. A PDF file is also available upon request at no charge.
- 7.18** Architectural and engineering plans indicate what to build. However contractor shall include in his bid any additional items necessary to complete work as per applicable codes and for installation of any materials and equipment.
- 7.19** Contractor shall include the cost of the job superintendent and any other items necessary for the construction such as but not limited to the following unless specifically exempted as noted:
Storage sheds, temporary toilet, surveying for layout, spot survey, final survey, elevation certificate, equipment rental, safety equipment, expendable tools, temporary fencing, temporary tree barriers for trees to remain, final clean up, dumpster service, labor, and other expenses, temporary electric and connection including use during construction, water connection fee and water use during construction. At present no recent surveys exist.
- 7.20** The contractor will pay for liability and builder's risk insurance.

Owner to pay for any building permit fees and impact fees.

Each sub-contractor is to pay for his or her permit fees.
- 7.21** Contractor to provide a schedule of values on an AIA form. During construction this schedule of values to be used for each construction draw to be submitted on AIA forms and draws will be based on the percentage of completion of each line item with a 10% retainage.
- 7.22** The fire station shall remain in full operation during the construction including the use of the toilet facilities. Only one toilet room is to be remodeled at a time.

PART VIII – PERFORMANCE EVALUATION AND MONITORING

8.01 LIQUIDATED DAMAGES: Failure to respond to requests by the City of Wilton Manors within twenty four (24) hours regarding inadequate maintenance practices will result in a \$30 per day deduction from the following payment.

8.02 DISPUTE RESOLUTION: Any disputes pertaining to this bid between the City of Wilton Manors and the Contractor shall be settled internally with the appropriate City staff making the final decision using the following protocol: 1. Department Superintendent / Supervisor; 2). Department Director; 3). City Manager.

The Finance Director shall be present and included during any dispute resolution meetings pertaining to this Bid. If a dispute cannot be resolved through the protocol set forth in this section, the dispute shall be brought to a court of competent jurisdiction. The Venue shall be in Broward County and the laws of Florida shall be controlling.