Traffic at site (p3)

SPECIFICATIONS FOR RESTORATION OF DOORPIECE AT THE HOTTENSTEIN HOUSE ROUTE 222 & HOTTENSTEIN ROAD MAXATAWNY TOWNSHIP, BERKS COUNTY, PA

HISTORIC PRESERVATION TRUST OF BERKS COUNTY
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GENERAL CONDITIONS

CONTRACT:

The general conditions of the Contract or Contracts awarded pursuant to this invitation to bid shall be as set forth herein, and in any supplemental documents signed by the parties or appended hereto prior to awarding a Contract or Contracts.

Note: The Owner invites any party to submit a proposal or bid on the entire project or components of the project as grouped on page 4 under Description of Work. At the Owner's discretion the general conditions of the Contract for Construction (standard form of the American Institute of Architects, Document A107) may be utilized in whole or in part in the Contract or Contracts awarded hereunder. Such sumpplementary general conditions, special conditions, and this entire document shall apply to all trades and divisions of the Contract and all sections of the specifications. Any modifications to any general conditions specified herein shall be in addition to, or modification of, the provisions of such general conditions in case of conflict.

PAYMENTS:

Bidders shall submit their proposed schedule of payments with their proposal. The Schedule of Payments shall call for periodic payments as the work progresses, with the right of the Owner to have inspection of the work accomplished by Owner's agent to verify the progress of the work. The Owner will retain ten percent (10%) of the total cost of the Contract until final acceptance of the completely installed painted doorway, including steps, stoop and related masonry.

INSURANCE:

The Contractor shall carry Workmen's Compensation Insurance for every person employed by him on the premises and shall maintain such insurance in full force during the entire time of this Contract. The Contractor shall carry comprehensive General and Automotive Liability Insurance of $100,000 to $300,000 (minimum) and Property Damage Insurance of $25,000 to $50,000 (minimum).

COMPLETION:

The proposal shall stipulate the time necessary to complete the work or portion of the work subject to the proposal. All work shall be substantially completed at such time stipulated in the proposal, unless the time is extended by mutual consent of the parties in writing.

1% per day penalty

SPECIAL CONDITIONS

GENERAL:

The Contract work includes furnishing all materials, equipment, tools, labor and services necessary for completion of the project, including any special tooling for mouldings or other woodwork.

All work shall be done as shown on drawings, called for in the Description of Work and Specifications, and in a manner as directed by the Specifications. The supervision of the contract work shall be done by the Owner, or its designated agent.

PERMITS AND LOCAL CODES:

The laws in force at the building location shall govern.

The Contractor shall procure and pay for all necessary building permits and for inspection services of local authorities.

Safety barricades, fences, temporary walks, shall be erected in compliance with the local building code and police regulations.

MATERIALS:

All materials shall be as shown on the Drawings and noted in the Description of Work and in the Sepcifications.

Any substitution shall be permitted, only upon receiving a written consent from the Desginer or the Owner.

Upon request by the Designer or Owner for furnishing samples other than those listed in the Specifications, the Contractor shall submit the requested samples for approval.

LABOR:

All work shall be performed in the best and most professional manner by mechanics skilled in their respective trades.

This contract shall be subject to the labor laws of Pennsylvania where the project is located and subject to labor rules and regulations of the local authorities.

PERFORMANCE:

By submitting a bid, the bidder agrees and warrants that he has examined the drawings and specifications and found that they are adequate for proper completion of the project.

The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items. Any necessary adjustments between field measurements or between field measurements and drawings shall be made in accordance with the decision of the Owner or its Agent.

The building and grounds shall be kept clean at all times. After completion of the Contract, and before receiving the final payment, the Contractor shall have all parts of the project areas cleaned wherever such cleaning is needed.

The Owner may select a general contractor or sub-divide the Project and award severl contracts according to the sub-division of the work. If a general contract is awarded, the general contractor is responsible for organizing and managing the entire work. Any contractors not under his jurisdiction will be instructed to confer with him before starting their work, and must conform to reasonable directions from him or his foreman. Failure to do so should be reported at once to the Designer. The General Contractor, on the other hand, mus cooperate and extend every possible aid to such contractors.

Any question of interpretaion of documents must be referred to the Designer. Any adjustments made without such authority must be corrected at Contractor's expense.

Storage of materials, mixing of mortar and plaster, and all heavy operations must be confined to areas designated by Owner. Entrance to the property shall be by route designated by Owner only. Contractor will be responsible for and must repair any damage to adjoining properties as a result of this operation.

Contractor shall protect his tools, equipment, materials, etc., as Owner will not be responsible for same. Material stored on site shall be protected by Contractor to extent he considers necessary. Owner will not be responsible for any loss. Owner will carry fire insurance protecting its interests.

SPECIAL REPAIRS:

At completion, repair all cracks or damage to millwork, masonry and other components, refit all swollen or shrunken woodwork, and refinish.

During guarantee period of two (2) years, repair re-fit or refinish doorway or portions thereof.

Just prior to expiration of guarantee, make repairs as outlined above to masonry, woodwork and painting, without cost to Owner, except that damage caused by use of the building and not due to warping, shrinkage, or faulty workmanship shall not be thus repaired.

GENERAL:

Contractor to visit site and base his proposal accordingly.

AGREEMENT:

Standard Form of Agreement Between Owner and Contractor, A.I.A Document A-107, or other contract form agreeable to the parties, shall be the basis of payment and agreement between the two parties.

DESCRIPTION OF WORK

GENERAL:

For determining the scope of work, this section shall be used in conjunction with the drawings, with Special Conditions, and with corresponding sections of the Specifications.

DEMOLITION AND REMOVAL:

(Bid 6/1) C-1
Start 7/10 Installation

Debris from alterations shall be removed from the site. This includes old foundations, as required to properly erect new work. Sound, old foundations may remain.

B-5 LANDSCAPING:

Restore landscape adjoinin deleted flashing nor change in elevation, as required. Hand rake a deleted alum. plinth

CONCRETE:

B B
(Bid May 1)
Complete 8/1

Install all concrete as shc otings, etc. All concrete 2500 psi.

MASONRY:

Construct footings, foundations and erect stone steps, all as shown.

B-3 SHEET METAL WORK:

B Installation Lead-coated copper roof.

B-2 CARPENTRY WORK:

Erecting all millwork, including bucks and nailers required, to produce the work shown.

A MILLWORK: (Bid May 1 –

Furnish all millwork required to produce the work shown.

B-4 PAINTING:

Paint all new millwork, as specified. Include back-prime of all members.

3/15 – Bids out
4/15 – Closing Bids
5/1 – Award A & B
6/1 – " C
7/1 – Complete A & B
7/10 – ~~Start~~ Begin C
10/1 – Complete (11/1)

① Mason porch (½ day)
detail of coping (FS)

② Frees – 639-0111

③ Masons

latest 10/1

CONCRETE WORK

SCOPE:

All plain and reinforced concrete work shown on the drawings, including footings and slab under stone steps and stoop.

The Contractor for this work shall furnish all materials, reinforcement, tools, equipment and labor necessary for the completion of this part of the work.

MATERIALS:

CEMENT - Standard brands of Portland cement of American manufacture, Type I or Type II shall be used in this work. It shall conform to the current standard specifications for Portland cement of the American Society for Testing Materials #C09, amended to date. Cement shall be stored in a weather-tight building, protected from dampness.

High early setting cement may be used. This cement shall conform to all the tests and conditions specified for Standard Portland cement.

Cement that has hardened or partially set shall not be used in this work. It shall be promptly removed from the site.

FINE AGGREGATE - Sand shall be used for the fine aggregate. It shall be well graded, fine to coarse. All sand shall be washed and shall contain no more than five percent (5%) by weight of clay, silt or loam, and shall be free of dust, alkali, lumps or other injurious substances.

COARSE AGGREGATE - shall consist of clean, hard, strong, durable gravel or crushed stone, free from soft, thin, elongated or laminated pieces or other deleterious matter. It shall range in size from #4 to 3/4" and shall be well graded.

CINDERS - (under cement floors) to be clean anthracite cinders, free from ash. Crushed stone is acceptable alternate.

REINFORCING STEEL - 1/2" deformed bars in footings, 8" x 8", #8/8 WWF in all floor slabs.

CONCRETE - shall be central plant batched. Evidence of reliability and record of performance of Central Plant must be submitted to Designer for approval, if requested.

The concrete for all this work shall produce a compressive strength of two thousand five hundred pounds per square inch at the age of twenty-eight days.

A concrete shall be placed immediately after being delivered and thoroughly worked into place. No retempered concrete will be permitted in any part of this work.

Materials specified above - the truck driver shall carry a ticket with each truckload of concrete delivered stating 2,500 psi strength.

DEPOSITING CONCRETE:

The concrete shall be transported from the mixer to the place of final deposit rapidly and in as small masses as practical. Precautions shall be taken to prevent the separation of the aggregates and cement in transporting and placing the concrete. Concrete shall not be dumped for a greater height than four feet. When it is necessary to place concrete at a lower elevation than four feet, chutes or spouts shall be used. Forms shall be sprinkled with water before concrete is poured.

The concrete shall be well rodded and worked in the forms so as to produce a dense mass. Care shall be taken to work the concrete around the reinforcing steel.

FOOTINGS:

Pour concrete footings, of sizes as determined.

SLABS:

Slab to be set on firm earth, on cinder or stone fill, with steps at the proper elevations for mason to set stone.

All exposed surfaces of concrete shall be protected from premature drying. It shall be kept wet for a period of seven days after placing, except for high early strength cement the time may be reduced to three days.

DEPOSITING CONCRETE IN COLD WEATHER:

In freezing weather, suitable means shall be provided for maintaining the concrete at a temperature not lower than fifty degrees F. for not less than four days after placing, and three days thereafter it shall be maintained above freezing.

FORMS:

All forms erected by Carpenter (see Carpenter Work).

Before any concrete is placed in the forms, care shall be taken that the forms are thoroughly wetted and the space to be occupied by the concrete is free from shavings and all other debris.

The Contractor shall be solely responsible for the safety of the construction during and after form removal. No act shall relieve the Contractor of such responsibility.

MASONRY WORK

SCOPE:

Stone steps, including foundations, and plinth blocks under columns, all as shown.

MATERIALS:

FACE STONE - red sandstone, to match existing lintels and base course. If this material is unobtainable, Indiana limestone will be used, standard buff, pluck planer, rough weathered finish. In either case, all crisp, new corners to be softened to give appearance of 200 years weathering.

CEMENT, LIME AND SAND - to be best quality; sand to be clean and sharp. All sand shall pass a #8 sieve and be well graded from coarse to fine. All products shall be ASTM standard. White cement and dark sand shall be required for pointing work, balance to be Portland.

Mortar for masonry work shall be lime cement prepared by throroughly mixing lime putty, cement and sand, adding sufficient clean water to produce a mass of approved consistency, proportions as follows: one volume lime putty, one volume cement, six volumes sand. Approved factory mixed lime and cement (1/2 each) may be used for all mortar if desired, proportions: one volume mix, three volumes sand.

Mortar shall be used within one hour after mixing and the use of retempered mortar is expressly forbidden. During cold weather, the water, cement and sand shall be heated, and no work is to be erected when the temperature is below freezing. Cover with salt hay and boards at night. Any frozen work must be replaced.

CUT STONE:

All cut stone to be prepared according to drawings. Submit shop drawings of this work, showing nosings, jointing, thickness, etc., all standard dowels, ties and anchors.

TOOLING:

Exposed vertical faces of cut stone to be tooled. Tooling shall consist of parallel lines of rounded grooves, arranged in pattern, as shown. In general, these lines shall be vertical, with horizontal tooling at corners or edges.

CONSTRUCTION:

Set all cut stone in cooperation with General Contractor. Paint all concealed built-in faces with A. C. Horn Dehydrative No. 4 (or equal), set all dowels and ties. Point all exposed stone as directed. Before setting stone steps and platform, coat the top of the stepped slab with A. C. Horn Thiopoxy 62 (or equal), approximately 10 mills thick (at rate of 150 sq. ft./gal.) in strict accordance with manufacturer's directions. The stone steps shall be bedded and set on this coating after one hour and within four hours. All face work to be thoroughly cleaned upon completion.

works with existing conditions

(1) specify nosing
(2) clarify bedding + ptg to the real problem

SHEET METAL WORK

SCOPE:

Roofing lead coated copper. See detail drawing.

FLASHINGS AND COUNTERFLASHINGS:

Furnish all necessary roofing material.

Tack roofing neatly around perimeter of wood pediment roof, every two inches on turned down edge.

GENERAL:

All roofing and sheet metal work must be complete in every respect, and must be kept in watertight and perfect condition, free of charge, and corrections made without charge, for one year after completion.

CARPENTER WORK

SCOPE:

All Carpenter work of every description, including management of the job and direction of other trades. Carpenter work shall not be sublet. All men engaged in carpenter's work shall be direct employees of General Contractor. Erect millwork. Carpenter to verify all measurements at site before ordering millwork or stonework.

DEMOLITION:

In general, demolition is to be done under direct supervision of carpenter's foreman.

Work includes, but is not limited to, removal of existing structure in order to achieve the necessary changes as shown on the drawings. Sound old foundations may remain after proving depth of foundation.

MATERIALS:

All lumber to be well seasoned, free from defects, sound and solid throughout.

SETTING OF MILL AND FINISH WORK:

Set all millwork carefully, according to drawings. This work shall be done by expert Carpenters only, neat, true to line, finished carefully and smoothly sanded where necessary.

DOORPIECE:

Doorpiece with attached columns and pedimented cornice as shown. Note original length of Greek Key molding to be incorporated into restored pediment.

Frieze with triglyphs and guttae, bed molds, Greek Key, soffit, fascia and crown mold, all as shown. Note variance in spacing Greek Key motif at pilasters.

Engaged columns (Schwerd or equal) as shown, with special bases and caps to match evidence at the site. See detail drawings.

PAINTING

MATERIALS:

All materials must be strictly as specified and they shall be brought to the site in original sealed containers. No substitutions permitted without consent of Owner, in reply to a written request, furnishing comparative costs and satisfactory proof of equal quality.

OUTSIDE PRIMER - for all woodwork, MAB Seashore Primer Coat

OUTSIDE PAINT - for all woodwork, MAB Seashore House Paint

GUM TURPENTINE - pure spirits, best grade

LINSEED OIL - same as above

SHELLAC - pure gum, undiluted

RUST-OLEUM - for exterior metal work

WORKMANSHIP:

Only expert painters shall be employed, and all work must be neat, true to line and free from imperfections; brush strokes must be avoided as much as possible, and where these occur, it will be necessary to thoroughly sandpaper these areas and give an additional coat. Sandpaper thoroughly between each coat and allow sufficient drying time between coats.

BACKPRIME:

Backprime all millwork before erection.

EXTERIOR:

All millwork, including existing door, panelled jambs and head, and trim.

Exterior woodwork shall be sanded to remove all excessive roughness, loose edges, slivers and splinters, then brushed to remove dust. Next, prime with MAB Seashore Primer, then knots and sappy streaks shall be given a thin coat of shellac, after primer is dry. All cracks, nail holes and surface defects shall be puttied, followed by a second coat of MAB Seashore House Paint. Third coat to be MAB Seashore House Paint. Sandpaper between coats.