

BAKER COUNTY HISTORIC JAIL – PHASE VI REPAIRS
42 West McIver Ave.
Macclenny, Florida 32063

For BAKER COUNTY BOARD OF COMMISSIONERS
55 North 3RD Street
Macclenny, Florida 32063

KENNETH SMITH ARCHITECTS, INC.
Architects
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OUTLINE SPECIFICATIONS

March 20, 2018

1. GENERAL REQUIREMENTS

- A. General: In all cases, local building codes and ordinances shall govern the specific designs and work subject thereto. All work shall be in conformance with the best practices of the trade involved. All work shall be accomplished in strict compliance with material and product manufacturers' printed direction and instructions.
- B. Scope of Work: Complete repairs to the existing building and related site improvements in accordance with the Contract Documents. The work shall include securing permits, insurance, inspection certificates, and guarantees; furnishing materials, labor, supervision, tools, machinery, equipment, scaffold, hoist, transportation services, and all incidentals necessary to complete the work.
- C. Notice of Commencement: The Contractor, as agent for the Owner, shall prepare a Notice of Commencement, file, and post same as required by the Mechanics' Lien Law, Florida Statutes.
- D. Time of Completion: The Contractor shall commence and complete the work as agreed with the Owner. The Contractor shall be assessed Liquidated Damages by the Owner of \$200/per day for failure to complete the work in the allotted time schedule.
- E. Insurance: Contractor shall purchase and maintain the following minimum insurance coverage acceptable to the Owner for the duration of the work of this contract. All insurance policies shall be with insurers qualified and doing business in Florida. The Baker County Board of Commissioners and the Baker County Historical Society shall be named as *additional insured* on liability and property damage insurance certificates.

Workmen's Compensation Insurance: Provide workmen's compensation insurance for all employees connected with the work of this project. This insurance shall comply fully with the Florida Workmen's Compensation Law.

Contractor's Public Liability and Property Damage Insurance: General Liability and Comprehensive Automobile Liability Insurance coverage shall be provided as required to protect the General Contractor and Client from claims for damage for personal injury, including accidental death, as well as claims for property damages, which may arise from operating under this agreement, whether such operations be by himself or by anyone directly or indirectly employed by him. Limits of liability insurance shall be a minimum of \$500,000 per occurrence and \$1,000,000 annually.

Contractual Liability-Work Contract: The Contractor's Liability Policy shall cover such contracts when they are affected.

Builder's Risk: Not required.

Certificates: The Contractor shall submit two copies of insurance certificates to the Owner.

- F. Codes: Comply with all applicable codes and ordinances including Florida Building Code and local Baker County and City of Macclenny Building Ordinances.
- G. Grant: This project is being funded by a state Historic Matching Grant administered by the Florida Department of State, Division of Historic Resources. All project work shall comply with grant requirements. A copy of the project grant may be reviewed at the Baker County Board of Commissioners office.
- H. Substitutions: Make no substitutions without the approval of the Architect or Owner.
- I. Clean Up: The Contractor at all times shall keep the premises free from accumulations of waste materials or rubbish caused by his operations and shall pay particular attention to the elimination of food wastes from the site as a preventive method of rodent control. Remove all construction waste materials and rubbish from and about the Project, as well as all his tools, construction equipment, machinery, and surplus materials at the completion of the work.
- J. Final Cleaning: At completion of work, clean all areas where work has been completed and return site to a normal level of "First Class" maintenance/cleaning. Remove non-permanent protection and labels, polish glass, clean exposed finishes, touchup finish damage, remove debris and broom and vacuum floors, wash pavement areas, sanitize plumbing fixtures, and police yards and grounds.
- K. Damages to Improvements: Promptly repair damages caused to existing improvements or work completed by others by construction activities at no additional cost to the Owner. Repair damaged areas to condition existing at the start of work. Take protective measures as required to avoid damages to existing roadways, utilities, and other improvements. Photograph all adjacent sidewalks prior to commencing work to record existing conditions.
- L. Utilities - Temporary: Power and water for construction shall be furnished by the Owner. Contractor shall provide and maintain all temporary connections to the existing water and electrical systems available at the site. Temporary connections shall be installed and maintained by the Contractor in an approved manner with protective devices as required to protect the existing buildings and systems. Contractor shall remove all temporary connections at completion of the work.
- M. Indemnification: To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner and the Architect and their agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, settlements made in good faith and arbitration awards, arising out of or resulting from the performance of the Work, provided that any such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of the Owner's tangible property (other than the Work itself) including the loss of use resulting there from. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in the General Conditions.
- N. Changes in the Work: No work on proposed changes shall be started until the estimate of proposed changes has been approved by the Owner. Provide a complete itemization of costs including labor, materials, and subcontractors' breakdowns for all changes. Provide a statement with each bid proposal indicating the Contractor's proposed markup for any changes required during the scope of work.
- O. Security: Establish procedures and execute operations to provide continuous building security. Provide temporary protections for openings and at other locations as may be appropriate or required during construction. Deny entrance of unauthorized persons to work area.

- P. Submittals: Submit a minimum of 5 copies each of the following for the Architect for review and acceptance prior to commencing with the work of each affected trade:
1. Electrical and lighting.
 2. New doors, frames and door hardware.
 3. Painting.
- Q. Smoking: No smoking is permitted in the building.
- R. Pre-bid Meeting: A non-mandatory pre-bid meeting will be held at the Old Baker County Jail at time and date.
- S. Bid Alternates: Provide bid alternates for the following:
1. Install two (2) new interior doors as indicated at second floor Foyer No. 214.
 2. Modify and paint metal railing at second floor Foyer No. 214 and hand tool clean, install bolts and repaint metal stair in foyer No. 118. See note on plan drawing.
- T. Door Keying: The contractor shall be issued a front and East side door keys at the start of the work. The contractor shall have 5 new matching keys machined for the front door and turnover the new keys and return the issued keys and new keys to the Historical Society at the completion of the work.
- U. Aliens: The employment of unauthorized aliens by any bidder is considered a violation of section 274A(e) of the Immigration and Nationality Act. If the bidder knowingly employs unauthorized aliens, such violation shall be cause for unilateral cancellation of this contract.
2. SITE WORK – None
 3. CONCRETE WORK – None.
 4. MASONRY WORK – None.
 5. METALS – None.
 6. WOOD AND PLASTICS - None
 7. THERMAL AND MOISTURE PROTECTION – None.
 8. METAL DOORS AND FRAMES AND HARDWARE -
 - A. Hollow Metal Doors and Frames:
 1. Provide doors complying with level 2 and physical performance level C for standard duty, model 2, full flush, minimum 18 ga., 0.042 inch face sheet thickness. Fabricate doors from metallic coated steel sheets.
 2. Door Vision Lights: Manufacturers standard glass light kit consisting of glass light moldings as required.
 3. Hollow Metal Door Frames shall be 16 ga., thick for level 1 or 2 steel doors fabricated to receive 3 silencers on strikes. Fabricated door frames from metallic coated steel sheets. Provide countersunk openings for exposed bolts. Fabricate frames with mitered and welded corners that are ground smooth.

4. Prepare doors and frames for morticed and concealed hardware.
5. Shop prime doors and frames.

B. Door Hardware:

Hardware – Doors 216 and 216A: Provide the following at each door.

3 each	Butts	Stanley	FBB 179 4 ½ X 4 ½ 10B
1 each	Latch set	Schlage	AL10S JUP 10B
1 each	Stop	Rockwood	412S 10B at door 216 and 440 10B at door 216A

9. FINISHES

1. Painting:

- a. Lead Paint: Test existing interior painted surfaces to be disturbed by work of this project for lead paint. Should existing lead paint be present, all lead paint associated work shall be completed by an E.P.A. "Certified Renovator" as per the RRP Rule and shall submit copies of current E.P.A. Certification to the architect. A paint survey dated April 11, 2003 was completed prior to Old Jail renovations completed in 2007. A copy of the paint survey is attached for reference.

- b. Scope: Clean, prepare, and paint all new and existing surfaces disturbed by work of this project except prefinished items including new doors, frames, existing metal stair, and new and existing stair railings and disturbed concrete surfaces.

- c. Cleaning & Preparation: Perform cleaning and preparation procedures in strict accordance with paint manufacturer's instruction. Remove all hardware, accessories, lighting fixtures, plates, and similar items not to be finish painted or provide surface applied protection. Reinstall removed items after completion of painting in each space.

Prime new wood. Fill holes and imperfections with putty or wood filler, countersink nails and fill nail holes. Sandpaper smooth when dried. At concrete fill cracks and imperfections with mortar patch material.

- d. Application: Apply material at rate of application and in accordance with recommendations of the manufacturer. Sand between coats. Finish coats shall be smooth, free of brush marks, streaks, laps, or pile-up of paint, and missed areas.

- e. Materials: Paint materials shall be the manufacturer's best grade "top-of-the-line" products as selected and approved by the Architect. Provide Benjamin Moore Products listed or equal products unless otherwise directed by Architect.

- f. Caulking: Interior, acrylic latex caulking compound, Pecora AC-20 or DAP acrylic latex, or equal.

g. Interior Paint Systems:

1. Concrete Walls: (Matt)

First Coat: Fiberlock LDC

Second and Third Coats: Benjamin Moore "Scuff X" (484)

2. Metal Stair and Railings, Metal Doors and Door Frames: (Semi-Gloss)

Hand tool clean to remove rust and loose paint.
First Coat: Fiberlock LDC

Second and Third Coats: Ben Moore Superspec Alkyd (P22).

3. Metal Stair: (Semi-Gloss)

Hand tool clean to remove rust and loose paint.

First Coat: Ben Moore Fresh Start Oil Primer

Second and Third Coats: INSL-X Sure step.

h. Colors: Match existing paint colors.

i. Cleaning: Touchup and restore any damaged finishes. Remove spilled, splashed, or spattered paint from all surfaces. Do not mar surface finish of item being cleaned.

10. SPECIALTIES – None.

11. EQUIPMENT – None.

12. FURNISHINGS – None.

13. SPECIAL CONSTRUCTION – None.

14. CONVEYING SYSTEMS – None.

15. MECHANICAL – None.

16. PLUMBING – None.

17. ELECTRICAL – See notes on drawings.

END OF SPECIFICATION