

# **PROJECT MANUAL**

FOR

## **Exterior Building Restoration Balconies, Walkways and Exterior Walls**

AT

**THE EAST HORIZON CONDOMINIUM  
ASSOCIATION, INC.**

401-403-405-407 HIGHWAY A1A  
Satellite Beach, FL 32937

PREPARED BY

**Keystone Engineering, Inc.**

JAMES E. EMORY, P.E.  
STATE OF FLORIDA  
CERTIFIED PROFESSIONAL ENGINEER  
#60965

October 3, 2017

THE EAST HORIZON CONDOMINIUM, Indialantic, FL  
BUILDING RESTORATION AND REFURBISHMENT PROJECT

**PROJECT DIRECTORY**

PROJECT LOCATION: East Horizon Condominium  
401-403-405-407 Highway A1A  
Satellite Beach, FL 32937

OWNER: East Horizon Condominium Assoc. Inc.  
401-403-405-407 Highway A1A  
Satellite Beach, FL 32937

PROPERTY MANAGER: Brett McDowell, CAM  
Oceanside Property Management  
1275 S. Patrick Drive, Suite C  
Satellite Beach, Fl. 32937  
Office Phone (321) 241-4946  
Cell Phone for Maintenance (321) 960-4370  
Fax (321) 610-1021  
[info@oceansidepm.com](mailto:info@oceansidepm.com)

PROJECT ENGINEER: James E. Emory, P.E.  
Keystone Engineering and Consulting, Inc.  
18 Danube River Drive  
Cocoa Beach, FL 32931  
Tel: (321) 480-5840  
Fax: (321) 459-2888  
Email: [jemory@cfl.rr.com](mailto:jemory@cfl.rr.com)

THE EAST HORIZON CONDOMINIUM, Indialantic, FL  
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**Section 010 - INVITATION TO BID**

**Invitation to Bid:**

Notice is hereby given that The East Horizon Condominium will accept bids for the EXTERIOR BUILDING RESTORATION AND REFURBISHMENT PROJECT of their property located at 401-403-405-407 Highway A1A, Satellite Beach, FL 32937, as described in the Project Manual. Bid is by invitation only from pre-qualified selected Contractors.

The Owner will receive sealed proposals from pre-qualified contractors until 2:00 PM on Thursday November 16, 2017 at the address listed in the Project Manual. A mandatory pre-bid meeting will be held at 10 AM on Thursday October 26, 2017 at the site.

To obtain a project manual, email Keystone Engineering at [jemory@cfl.rr.com](mailto:jemory@cfl.rr.com). Bid documents will be sent in advance. Should a Bidder find discrepancies or ambiguities in, or omissions from, the plans and/or specifications, and quantities provided, or should he be in doubt as to their meaning, the Bidder shall at once notify the Project Engineer before the bids are submitted for appropriate interpretation.

If, in the opinion of the Project Engineer the question raised is of general interest or has the possibility of impacting the submission of the proposals by others, an interpretation will be issued in the form of an Addendum. Addenda, so issued, will be forwarded to all prospective bidders listed on the official bidders list maintained by the Project Engineer.

All Bidders shall acknowledge the receipt of each Addendum on his/her proposal in the space provided.

THE EAST HORIZON CONDOMINIUM, Indialantic, FL  
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**SECTION 020 – INSTRUCTIONS TO BIDDERS**

**GENERAL**

To be entitled to consideration, proposals shall be made in accordance with the following instructions:

**EXAMINATION OF THE SITE AND DOCUMENTS**

Before submitting a proposal, the bidder shall:

1. Carefully examine the project requirements and specifications as applicable.
2. Visit the site of the work and fully inform himself of existing conditions and limitations.
3. Rely entirely upon his own judgment in preparing his proposal, and include in his bid a sum sufficient to cover all items required by the Contract.
4. Contractor is to verify any supplied fixed item bid quantities. Any variance in measurable quantities found, are to be brought to the attention of the Engineer prior to submission of bids. Change orders will not be considered for any variances in measurable quantities after the submissions of bids.

**INTERPRETATIONS**

- A. Questions regarding the project requirements and specifications should be addressed to the Project Engineer and will be answered by addenda addressed to all Bidders. Questions shall be emailed to both the Project Engineer and Project Manager.
- B. Neither Owner nor Engineer will be responsible for oral interpretations.
- C. Questions received less than 72 hours before the time set for Bid opening cannot be answered.
- D. All Addenda issued during the bidding period will be incorporated into the Contract.

**FORM OF BID**

- A. Submit Bid in form furnished by Project Engineer without alterations in the form, or any recapitulation of the work to be done.
- B. Fill in all blank spaces in the form: sign in longhand.
- C. If Bidder is a partnership or co-partnership, each partner must sign; if a corporation, print name of state in which incorporated, followed by the signature or signatures of the person or persons authorized to sign, and the names of the offices they hold in the corporation.

**ORAL AND TELEPHONE BIDS**

Oral and telephone bids, or modification of bids, cannot be considered.

**OWNER'S RIGHT**

The Owner reserves the right to accept or reject any or all bids or any portion of bids on this project for whatever reason and without explanation. Contractors may be requested to participate in an interview with the Owners and Project Engineer following an evaluation of the bids. Owner may choose to complete project in phases or eliminate certain phases for this bid.

**SUBSTITUTIONS**

- A. Bids shall be based upon the articles and materials named in the specifications.
- B. Substitutions may be made with the bid under the following conditions:
  1. Bidders may submit, on a separate sheet enclosed with the Bid Form, a list of proposed substitutions which they are willing to guarantee, and stating the additions to or deductions from the Bid prices in case they are allowed.
  2. Technical data shall be submitted, as above.

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3. The Owner reserves the right to reject all such proposals, and they will not be used to determine the low bid.

ALTERNATE BIDS

- A. Except as stated above, alternate bids other than those listed in the bid form cannot be considered.
- B. Failure to bid upon all items listed in the Bid Form may cause rejection of the Bid.

SUBMISSION OF BID

- A. Enclose two copies of your Bid in a sealed envelope addressed to:

Brett McDowell, CAM  
Oceanside Property Management  
1275 S. Patrick Drive, Suite C  
Satellite Beach, Fl. 32937  
Office Phone (321) 241-4946

RE: EAST HORIZON CONDOMINIUM  
BUILDING RESTORATION AND REFURBISHMENT PROJECT

THE EAST HORIZON CONDOMINIUM, Indialantic, FL  
BUILDING RESTORATION AND REFURBISHMENT PROJECT

Bid Sheet

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**Section 030- BID FORM:**

PROJECT: The East Horizon Condominium  
BUILDING RESTORATION AND REFURBISHMENT PROJECT

Submit Bid to: Brett McDowell, CAM  
Oceanside Property Management  
1275 S. Patrick Drive, Suite C  
Satellite Beach, Fl. 32937  
Office Phone (321) 241-4946

Submit sealed Bids in duplicate marked "EAST HORIZON-BUILDING RESTORATION AND REFURBISHMENT PROJECT"

Submitted by: \_\_\_\_\_  
Company Name

Date: \_\_\_\_\_

The undersigned

- A. Acknowledges receipt of:
  - 1. Project Manual for The EAST HORIZON BUILDING RESTORATION AND REFURBISHMENT PROJECT
  - 2.
  - 3. Addenda numbers \_\_\_\_\_
- B. Has examined the Project site and Bidding documents
- C. Agrees:
  - 1. To hold the Bid open for sixty (60) calendar days after the bid due date.
  - 2. To execute a satisfactory AIA 101-2007 contract with the owner and to submit required insurance certificates to owner within seven (7) days after notice of award.
  - 3. Provide a five-year non-prorated warranty, unless otherwise specified, for all labor and materials incorporated into the project. Submit prior to contract signing.
  - 4. Removal and reinstallation of the shutters and shutter fasteners, as needed, will be the responsibility of the Association or Unit Owner.

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Bidder Company Name \_\_\_\_\_  
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- D. Contractor proposes to accomplish the work in accordance with the contract documents, best industry practices and following Florida building codes. The Base bid represents a stipulated sum for all costs of work total including: management, supervision, overhead, labor, materials, insurance, equipment, tools, permits, transportation and any individual costs incurred. Variable quantity bid items will be adjusted for actual volume of work completed, up or down, by the unit cost bid.
- E. Shutters removal, reinstallation and replacement will be handled by the Association and/or unit owner as needed via a shutter subcontractor. The shutter work will be coordinated with the contractor. Shutters will be removed as needed in advance of the work and reinstalled after all work is complete in a given area.
- F. The owners will have the option to purchase new sliding glass doors from the contractor. Owners will place their order and payment with the Association by the designated date and the contractor will provide and install the doors (Windoor 7000 Series, CWS 8900 Series or PGT 570 Series or equivalent) and bill the Association as part of the project monthly billing.



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Bidder Company Name \_\_\_\_\_  
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	A	B	C	D	E	F
1		<b>EAST HORIZON BUILDING 1 Balconies Bid Sheet</b>	<b>Post-Tensioned Structure</b>		<b><u>Option 1</u></b>	
2		<u>Item</u>	<u>Est. Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
3	1	Mobilization	1	EA	\$ -	\$ -
4	2	Floor Coating Removal	6618	SF	\$ -	\$ -
5		a. Floor Tile Removal	1052	SF	\$ -	\$ -
6	3	Concrete Repairs				
7		a. Floor Surface	526	SF	\$ -	\$ -
8		b. Slab Edge	390	LF	\$ -	\$ -
9		c. Slab Full Depth	298	SF	\$ -	\$ -
10		d. Column/Beam/Header	7	CF	\$ -	\$ -
11		e. Small Repairs Allowance	50	EA	\$ -	\$ -
12		f. Ceiling Spalls	10	SF	\$ -	\$ -
13		g. Profiling Mortar	2500	SF	\$ -	\$ -
14		h. Window Sill Allowance	18	LF	\$ -	\$ -
15	4	Interior Weather Barricade and Door Removal	11	EA	\$ -	\$ -
16		(interior finishes by others)				
17	5	Railings Remove and Reinstall w/New Hardware	1097	LF	\$ -	\$ -
18		a. Install New Railings	33	LF	\$ -	\$ -
19	6	Recoat Balcony Floors	7670	SF	\$ -	\$ -
20	7	Stucco Over Masonry Repairs Allowance	400	SF	\$ -	\$ -
21	8	Electrical Allowance	1	EA	\$ 1,200.00	\$ 1,200.00
22	9	Post Tension Cable Repairs Allowance	150	EA	\$ -	\$ -
23	10	Exterior Building Walls Painting	1	LS	\$ -	\$ -
24		<b>Balconies Base Bid Total</b>			<b>\$</b>	<b><u>1,200.00</u></b>
25						
26		<b>Alternatives and Costs to Consider</b>				
27		Shutter and Fastener Removal by others	as needed to access needed repairs			
28		PT Cable Replace North-South	1	EA	\$ -	\$ -
29		PT Cable Replace East-West	1	EA	\$ -	\$ -
30		Paint Railings	1130	LF	\$ -	\$ -
31						
32						

THE EAST HORIZON CONDOMINIUM, Indialantic, FL  
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Bidder Company Name \_\_\_\_\_  
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	A	B	C	D	E	F
1		<b>EAST HORIZON BUILDING 2 Balconies Bid Sheet</b>	<b>Precast Building Structure</b>		<b>Option 1</b>	
2		<u>Item</u>	<u>Est. Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
3	1	Mobilization	1	EA	\$ -	\$ -
4	2	Floor Coating Removal	3243	SF	\$ -	\$ -
5		a. Floor Tile Removal	4427	SF	\$ -	\$ -
6	3	Concrete Repairs				
7		a. Floor Surface	180	SF	\$ -	\$ -
8		b. Slab Edge	185	LF	\$ -	\$ -
9		c. Slab Full Depth	72	SF	\$ -	\$ -
10		d. Column/Beam/Header	9	CF	\$ -	\$ -
11		e. Small Repairs Allowance	50	EA	\$ -	\$ -
12		f. Ceiling Spalls	10	SF	\$ -	\$ -
13		g. Profiling Mortar	2500	SF	\$ -	\$ -
14		h. Window Sill Allowance	18	LF	\$ -	\$ -
15		i. Panel Joint Seams	90	LF	\$ -	\$ -
16		j. Floor Topping Remove and Replace	800	SF	\$ -	\$ -
17	4	Interior Weather Barricade and Door Removal	3	EA	\$ -	\$ -
18		(interior finishes by others)				
19	5	Install New Railings	1130	LF	\$ -	\$ -
20	6	Recoat Balcony Floors	7670	SF	\$ -	\$ -
21	7	Stucco Over Masonry Repairs Allowance	400	SF	\$ -	\$ -
22	8	Electrical Allowance	1	EA	\$ 1,200.00	\$ 1,200.00
23	9	Exterior Building Walls Painting	1	LS	\$ -	\$ -
24		<b>Balconies Base Bid Total</b>				<b>\$ 1,200.00</b>
25						
26		<b>Alternatives and Costs to Consider</b>				
27		Shutter and Fastener Removal by others	as needed to access needed repairs			
28		Reframe/Stucco/Re-Install Windows at Clubhouse East Wall				\$ -
29						

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Bidder Company Name \_\_\_\_\_  
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	A	B	C	D	E	F
1		<b>EAST HORIZON BUILDING 3 Balconies Bid Sheet</b>	<b>Post-Tensioned Structure</b>			<b><u>Option 1</u></b>
2		<u>Item</u>	<u>Est. Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
3	1	Mobilization	1	EA	\$ -	\$ -
4	2	Floor Coating Removal	4887	SF	\$ -	\$ -
5		a. Floor Tile Removal	2783	SF	\$ -	\$ -
6	3	Concrete Repairs				
7		a. Floor Surface	183	SF	\$ -	\$ -
8		b. Slab Edge	631	LF	\$ -	\$ -
9		c. Slab Full Depth	525	SF	\$ -	\$ -
10		d. Column/Beam/Header	41	CF	\$ -	\$ -
11		e. Small Repairs Allowance	50	EA	\$ -	\$ -
12		f. Ceiling Spalls	10	SF	\$ -	\$ -
13		g. Profiling Mortar	2500	SF	\$ -	\$ -
14		h. Window Sill Allowance	18	LF	\$ -	\$ -
15		i. Corner Bead Replace	100	LF	\$ -	\$ -
16	4	Interior Weather Barricade and Door Removal	15	EA	\$ -	\$ -
17		(interior finishes by others)				
18	5	Railings Remove and Reinstall w/New Hardware	1130	LF	\$ -	\$ -
19	6	Recoat Balcony Floors	7670	SF	\$ -	\$ -
20	7	Stucco Over Masonry Repairs Allowance	550	SF	\$ -	\$ -
21	8	Electrical Allowance	1	EA	\$ 1,200.00	\$ 1,200.00
22	9	Post Tension Cable Repairs Allowance	300	EA	\$ -	\$ -
23	10	Exterior Building Walls Painting	1	LS	\$ -	\$ -
24		<b>Balconies Base Bid Total</b>				<b>\$ 1,200.00</b>
25						
26		<b>Alternatives and Costs to Consider</b>				
27		Shutter and Fastener Removal by others	as needed to access needed repairs			
28		PT Cable Replace North-South	1	EA	\$ -	\$ -
29		PT Cable Replace East-West	1	EA	\$ -	\$ -
30		Paint Railings	1130	LF	\$ -	\$ -
31						
32						

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Bidder Company Name \_\_\_\_\_  
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	A	B	C	D	E	F
1		<b>EAST HORIZON BUILDING 4 Balconies Bid Sheet</b>	<b>Post-Tensioned Structure</b>		<b>Option 1</b>	
2		<u>Item</u>	<u>Est. Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
3	1	Mobilization	1	EA	\$ -	\$ -
4	2	Floor Coating Removal	3888	SF	\$ -	\$ -
5		a. Floor Tile Removal	4884	SF	\$ -	\$ -
6	3	Concrete Repairs				
7		a. Floor Surface	430	SF	\$ -	\$ -
8		b. Slab Edge	442	LF	\$ -	\$ -
9		c. Slab Full Depth	300	SF	\$ -	\$ -
10		d. Column/Beam/Header	9	CF	\$ -	\$ -
11		e. Small Repairs Allowance	60	EA	\$ -	\$ -
12		f. Ceiling Spalls	10	SF	\$ -	\$ -
13		g. Profiling Mortar	3000	SF	\$ -	\$ -
14		h. Window Sill Allowance	24	LF	\$ -	\$ -
15	4	Interior Weather Barricade and Door Removal	10	EA	\$ -	\$ -
16		(interior finishes by others)				
17	5	Railings Remove and Reinstall w/New Hardware	1356	LF	\$ -	\$ -
18	6	Recoat Balcony Floors	8772	SF	\$ -	\$ -
19	7	Stucco Over Masonry Repairs Allowance	550	SF	\$ -	\$ -
20	8	Electrical Allowance	1	EA	\$ 1,200.00	\$ 1,200.00
21	9	Post Tension Cable Repairs Allowance	225	EA	\$ -	\$ -
22	10	Exterior Building Walls Painting	1	LS	\$ -	\$ -
23		<b>Balconies Base Bid Total</b>			<b>\$</b>	<b>1,200.00</b>
24						
25		<b>Other Alternatives and Costs to Consider</b>				
26		Shutter and Fastener Removal by others	as needed to access needed repairs			
27		PT Cable Replace North-South	1	EA	\$ -	\$ -
28		PT Cable Replace East-West	1	EA	\$ -	\$ -
29		Paint Railings	1356	LF	\$ -	\$ -
30						
31						

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 BUILDING RESTORATION AND REFURBISHMENT PROJECT

Bidder Company Name \_\_\_\_\_  
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	A	B	C	D	E	F
1		<b>EAST HORIZON BUILDING 1 Walkways Bid Sheet</b>	<b>Post-Tensioned Structure</b>			<b><u>Option 1</u></b>
2		<u>Item</u>	<u>Est. Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
3	1	Mobilization	1	EA	\$ -	\$ -
4	2	Floor Coating Removal	3710	SF	\$ -	\$ -
5	3	Concrete Repairs				
6		a. Floor Surface	352	SF	\$ -	\$ -
7		b. Slab Edge	20	LF	\$ -	\$ -
8		c. Slab Full Depth	30	SF	\$ -	\$ -
9		d. Column/Beam/Header/Stairs	5	CF	\$ -	\$ -
10		e. Small Repairs Allowance	30	EA	\$ -	\$ -
11		f. Ceiling Spalls	10	SF	\$ -	\$ -
12		g. Profiling Mortar	1800	SF	\$ -	\$ -
13		h. Window Sill Allowance	12	LF	\$ -	\$ -
14	4	Install New Railings-Walkways	368	LF	\$ -	\$ -
15	5	Recoat Walkway Floors	3710	SF	\$ -	\$ -
16	6	Prep and Recoat Stairs	1440	SF	\$ -	\$ -
17	7	Stucco Over Masonry Repairs Allowance	250	SF	\$ -	\$ -
18	8	Electrical Allowance/Corroded Fasteners	1	EA	\$ 1,200.00	\$ 1,200.00
19	9	Post Tension Cable Repairs Allowance	20	EA	\$ -	\$ -
20		<b>Walkways Base Bid Total</b>			<b>\$</b>	<b>1,200.00</b>
21						
22						
23		<b>Alternatives and Costs to Consider</b>				
24		Replace Stair Railings	200	LF	\$ -	\$ -
25						

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Bidder Company Name \_\_\_\_\_  
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	A	B	C	D	E	F
1		<b>EAST HORIZON BUILDING 2 Walkways Bid Sheet</b>	<b>Precast Building Structure</b>		<b><u>Option 1</u></b>	
2		<u>Item</u>	<u>Est. Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
3	1	Mobilization	1	EA	\$ -	\$ -
4	2	Floor Coating Removal	3710	SF	\$ -	\$ -
5	3	Concrete Repairs				
6		a. Floor Surface	146	SF	\$ -	\$ -
7		b. Slab Edge	10	LF	\$ -	\$ -
8		c. Slab Full Depth	10	SF	\$ -	\$ -
9		d. Column/Beam/Header	10	CF	\$ -	\$ -
10		e. Small Repairs Allowance	30	EA	\$ -	\$ -
11		f. Ceiling Spalls	10	SF	\$ -	\$ -
12		g. Profiling Mortar	800	SF	\$ -	\$ -
13		h. Window Sill Allowance	12	LF	\$ -	\$ -
14		i. Panel Joint Seams	120	LF	\$ -	\$ -
15		j. Floor Topping Remove and Replace	1278	SF	\$ -	\$ -
16	5	Install New Railings	368	LF	\$ -	\$ -
17	6	Recoat Walkway Floors	3710	SF	\$ -	\$ -
18	7	Prep and Recoat Stairs	1440	SF	\$ -	\$ -
19	8	Stucco Over Masonry Repairs Allowance	400	SF	\$ -	\$ -
20	9	Electrical Allowance/Corroded Fasteners	1	EA	\$ 1,200.00	\$ 1,200.00
21		<b>Walkways Base Bid Total</b>				<b>\$ 1,200.00</b>
22						
23						
24		<b>Alternatives and Costs to Consider</b>				
25		Replace Stair Railings	200	EA	\$ -	\$ -

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Bidder Company Name \_\_\_\_\_  
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	A	B	C	D	E	F
1		<b>EAST HORIZON BUILDING 3 Walkways Bid Sheet</b>	<b>Post-Tensioned Structure</b>		<b><u>Option 1</u></b>	
2		<u>Item</u>	<u>Est. Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
3	1	Mobilization	1	EA	\$ -	\$ -
4	2	Floor Coating Removal	3710	SF	\$ -	\$ -
5	3	Concrete Repairs				
6		a. Floor Surface	738	SF	\$ -	\$ -
7		b. Slab Edge	90	LF	\$ -	\$ -
8		c. Slab Full Depth	40	SF	\$ -	\$ -
9		d. Column/Beam/Header/Stairs	2	CF	\$ -	\$ -
10		e. Small Repairs Allowance	30	EA	\$ -	\$ -
11		f. Ceiling Spalls	10	SF	\$ -	\$ -
12		g. Profiling Mortar	1800	SF	\$ -	\$ -
13		h. Window Sill Allowance	12	LF	\$ -	\$ -
14	4	Install New Railings-Walkways	368	LF	\$ -	\$ -
15	5	Recoat Walkway Floors	3710	SF	\$ -	\$ -
16	6	Prep and Recoat Stairs	1440	SF	\$ -	\$ -
17	7	Stucco Over Masonry Repairs Allowance	400	SF	\$ -	\$ -
18	8	Electrical Allowance/Corroded Fasteners	1	EA	\$ 1,200.00	\$ 1,200.00
19	9	Post Tension Cable Repairs Allowance	40	EA	\$ -	\$ -
20		<b>Walkways Base Bid Total</b>				<b>\$ 1,200.00</b>
21						
22						
23		<b>Alternatives and Costs to Consider</b>				
24		Replace Stair Railings	200	LF	\$ -	\$ -
25						

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Bidder Company Name \_\_\_\_\_  
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	A	B	C	D	E	F
1		<b>EAST HORIZON BUILDING 4 Walkways Bid Sheet</b>	<b>Post-Tensioned Structure</b>		<b><u>Option 1</u></b>	
2		<u>Item</u>	<u>Est. Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
3	1	Mobilization	1	EA	\$ -	\$ -
4	2	Floor Coating Removal	4418	SF	\$ -	\$ -
5	3	Concrete Repairs				
6		a. Floor Surface	826	SF	\$ -	\$ -
7		b. Slab Edge	82	LF	\$ -	\$ -
8		c. Slab Full Depth	58	SF	\$ -	\$ -
9		d. Column/Beam/Header/Stairs	6	CF	\$ -	\$ -
10		e. Small Repairs Allowance	40	EA	\$ -	\$ -
11		f. Ceiling Spalls	10	SF	\$ -	\$ -
12		g. Profiling Mortar	2300	SF	\$ -	\$ -
13		h. Window Sill Allowance	18	LF	\$ -	\$ -
14	4	Install New Railings-Walkways	444	LF	\$ -	\$ -
15	5	Recoat Walkway Floors	4418	SF	\$ -	\$ -
16	6	Prep and Recoat Stairs	1728	SF	\$ -	\$ -
17	7	Stucco Over Masonry Repairs Allowance	300	SF	\$ -	\$ -
18	8	Electrical Allowance	1	EA	\$ 1,200.00	\$ 1,200.00
19		a. Corroded Fasteners	120	EA	\$ -	\$ -
20	9	Post Tension Cable Repairs Allowance	48	EA	\$ -	\$ -
21		<b>Walkways Base Bid Total</b>				<b>\$ 1,200.00</b>
22						
23						
24		<b>Alternatives and Costs to Consider</b>				
25		Replace Stair Railings	240	LF	\$ -	\$ -
26						



THE EAST HORIZON CONDOMINIUM, Indialantic, FL  
 BUILDING RESTORATION AND REFURBISHMENT PROJECT

Bidder Company Name \_\_\_\_\_  
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	A	B	C	D	E	F
1		<b>EAST HORIZON BUILDING 1 Balconies Bid Sheet</b>	<b>Post-Tensioned Structure</b>		<b><u>Option 2</u></b>	
2		<u>Item</u>	<u>Est. Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
3	1	Mobilization	1	EA	\$ -	\$ -
4	2	Floor Coating Removal	0	SF	\$ -	\$ -
5		a. Floor Tile Removal-As needed-Replace by others	260	SF	\$ -	\$ -
6	3	Concrete Repairs				
7		a. Floor Surface	526	SF	\$ -	\$ -
8		b. Slab Edge	390	LF	\$ -	\$ -
9		c. Slab Full Depth	298	SF	\$ -	\$ -
10		d. Column/Beam/Header	7	CF	\$ -	\$ -
11		e. Small Repairs Allowance	50	EA	\$ -	\$ -
12		f. Ceiling Spalls	10	SF	\$ -	\$ -
13		g. Profiling Mortar	0	SF	\$ -	\$ -
14		h. Window Sill Allowance	18	LF	\$ -	\$ -
15	4	Interior Weather Barricade and Door Removal	11	EA	\$ -	\$ -
16		(interior finishes by others)				
17	5	Railings Remove and Reinstall w/New Hardware	1097	LF	\$ -	\$ -
18		a. Install New Railings	33	LF	\$ -	\$ -
19	6	Recoat Balcony Floors-Topcoat Only	6618	SF	\$ -	\$ -
20		a. Base Coat Repair as needed	2000	SF	\$ -	\$ -
21	7	Stucco Over Masonry Repairs Allowance	400	SF	\$ -	\$ -
22	8	Electrical Allowance	1	EA	\$ 1,200.00	\$ 1,200.00
23	9	Post Tension Cable Repairs Allowance	150	EA	\$ -	\$ -
24	10	Exterior Building Walls Painting Touchup Only	8,000	SF	\$ -	\$ -
25		<b>Balconies Base Bid Total</b>			<b>\$</b>	<b>1,200.00</b>
26						
27		<b>Alternatives and Costs to Consider</b>				
28		Shutter and Fastener Removal by others	as needed to access needed repairs			
29		PT Cable Replace North-South	1	EA	\$ -	\$ -
30		PT Cable Replace East-West	1	EA	\$ -	\$ -
31		Paint Railings	1130	LF	\$ -	\$ -
32						
33						

THE EAST HORIZON CONDOMINIUM, Indialantic, FL  
 BUILDING RESTORATION AND REFURBISHMENT PROJECT

Bidder Company Name \_\_\_\_\_  
 Bid Sheet Page 12 of 20

	A	B	C	D	E	F
1		<b>EAST HORIZON BUILDING 2 Balconies Bid Sheet</b>	<b>Precast Building Structure</b>		<b><u>Option 2</u></b>	
2		<u>Item</u>	<u>Est. Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
3	1	Mobilization	1	EA	\$ -	\$ -
4	2	Floor Coating Removal	0	SF	\$ -	\$ -
5		a. Floor Tile Removal as needed-Replace by others	1100	SF	\$ -	\$ -
6	3	Concrete Repairs				
7		a. Floor Surface	180	SF	\$ -	\$ -
8		b. Slab Edge	185	LF	\$ -	\$ -
9		c. Slab Full Depth	72	SF	\$ -	\$ -
10		d. Column/Beam/Header	9	CF	\$ -	\$ -
11		e. Small Repairs Allowance	50	EA	\$ -	\$ -
12		f. Ceiling Spalls	10	SF	\$ -	\$ -
13		g. Profiling Mortar	0	SF	\$ -	\$ -
14		h. Window Sill Allowance	18	LF	\$ -	\$ -
15		i. Panel Joint Seams	90	LF	\$ -	\$ -
16		j. Floor Topping Remove and Replace-minimum am	200	SF	\$ -	\$ -
17	4	Interior Weather Barricade and Door Removal	3	EA	\$ -	\$ -
18		(interior finishes by others)				
19	5	Install New Railings	1130	LF	\$ -	\$ -
20	6	Recoat Balcony Floors-Repair and Topcoat only	3243	SF	\$ -	\$ -
21		a. Base Coat Repairs as needed	1000	SF	\$ -	\$ -
22	7	Stucco Over Masonry Repairs Allowance	400	SF	\$ -	\$ -
23	8	Electrical Allowance	1	EA	\$ 1,200.00	\$ 1,200.00
24	9	Exterior Building Walls Painting-Touch up only	8,000	SF	\$ -	\$ -
25		<b>Balconies Base Bid Total</b>			<b>\$</b>	<b>1,200.00</b>
26						
27		<b>Alternatives and Costs to Consider</b>				
28		Shutter and Fastener Removal by others	as needed to access needed repairs			
29		Reframe/Stucco/Re-Install Windows at Clubhouse East Wall			\$	-
30						

THE EAST HORIZON CONDOMINIUM, Indialantic, FL  
 BUILDING RESTORATION AND REFURBISHMENT PROJECT

Bidder Company Name \_\_\_\_\_  
 Bid Sheet Page 13 of 20

	A	B	C	D	E	F
1		<b>EAST HORIZON BUILDING 3 Balconies Bid Sheet</b>	<b>Post-Tensioned Structure</b>		<b><u>Option 2</u></b>	
2		<u>Item</u>	<u>Est. Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
3	1	Mobilization	1	EA	\$ -	\$ -
4	2	Floor Coating Removal	0	SF	\$ -	\$ -
5		a. Floor Tile Removal-as needed-Replace by others	700	SF	\$ -	\$ -
6	3	Concrete Repairs				
7		a. Floor Surface	183	SF	\$ -	\$ -
8		b. Slab Edge	631	LF	\$ -	\$ -
9		c. Slab Full Depth	525	SF	\$ -	\$ -
10		d. Column/Beam/Header	41	CF	\$ -	\$ -
11		e. Small Repairs Allowance	50	EA	\$ -	\$ -
12		f. Ceiling Spalls	10	SF	\$ -	\$ -
13		g. Profiling Mortar	0	SF	\$ -	\$ -
14		h. Window Sill Allowance	18	LF	\$ -	\$ -
15		i. Corner Bead Replace	100	LF	\$ -	\$ -
16	4	Interior Weather Barricade and Door Removal	15	EA	\$ -	\$ -
17		(interior finishes by others)				
18	5	Railings Remove and Reinstall w/New Hardware	1130	LF	\$ -	\$ -
19	6	Recoat Balcony Floors-Topcoat Only	4887	SF	\$ -	\$ -
20		a. Base Coat Repair as needed	1500	SF	\$ -	\$ -
21	7	Stucco Over Masonry Repairs Allowance	550	SF	\$ -	\$ -
22	8	Electrical Allowance	1	EA	\$ 1,200.00	\$ 1,200.00
23	9	Post Tension Cable Repairs Allowance	300	EA	\$ -	\$ -
24	10	Exterior Building Walls Painting	8,000	SF	\$ -	\$ -
25		<b>Balconies Base Bid Total</b>			<b>\$</b>	<b>1,200.00</b>
26						
27		<b>Alternatives and Costs to Consider</b>				
28		Shutter and Fastener Removal by others	as needed to access needed repairs			
29		PT Cable Replace North-South	1	EA	\$ -	\$ -
30		PT Cable Replace East-West	1	EA	\$ -	\$ -
31		Paint Railings	1130	LF	\$ -	\$ -
32						
33						

THE EAST HORIZON CONDOMINIUM, Indialantic, FL  
 BUILDING RESTORATION AND REFURBISHMENT PROJECT

Bidder Company Name \_\_\_\_\_  
 Bid Sheet Page 14 of 20

	A	B	C	D	E	F
1		<b>EAST HORIZON BUILDING 4 Balconies Bid Sheet</b>	<b>Post-Tensioned Structure</b>			<b><u>Option 2</u></b>
2		<u>Item</u>	<u>Est. Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
3	1	Mobilization	1	EA	\$ -	\$ -
4	2	Floor Coating Removal	0	SF	\$ -	\$ -
5		a. Floor Tile Removal-as needed-replace by others	1200	SF	\$ -	\$ -
6	3	Concrete Repairs				
7		a. Floor Surface	430	SF	\$ -	\$ -
8		b. Slab Edge	442	LF	\$ -	\$ -
9		c. Slab Full Depth	300	SF	\$ -	\$ -
10		d. Column/Beam/Header	9	CF	\$ -	\$ -
11		e. Small Repairs Allowance	60	EA	\$ -	\$ -
12		f. Ceiling Spalls	10	SF	\$ -	\$ -
13		g. Profiling Mortar	0	SF	\$ -	\$ -
14		h. Window Sill Allowance	24	LF	\$ -	\$ -
15	4	Interior Weather Barricade and Door Removal	10	EA	\$ -	\$ -
16		(interior finishes by others)				
17	5	Railings Remove and Reinstall w/New Hardware	1356	LF	\$ -	\$ -
18	6	Recoat Balcony Floors-Topcoat Only	3888	SF	\$ -	\$ -
19		a. Base Coat Repair as needed	1800	SF	\$ -	\$ -
20	7	Stucco Over Masonry Repairs Allowance	550	SF	\$ -	\$ -
21	8	Electrical Allowance	1	EA	\$ 1,200.00	\$ 1,200.00
22	9	Post Tension Cable Repairs Allowance	225	EA	\$ -	\$ -
23	10	Exterior Building Walls Painting	8,000	SF	\$ -	\$ -
24		<b>Balconies Base Bid Total</b>				<b>\$ 1,200.00</b>
25						
26		<b>Other Alternatives and Costs to Consider</b>				
27		Shutter and Fastener Removal by others	as needed to access needed repairs			
28		PT Cable Replace North-South	1	EA	\$ -	\$ -
29		PT Cable Replace East-West	1	EA	\$ -	\$ -
30		Paint Railings	1356	LF	\$ -	\$ -
31						
32						

THE EAST HORIZON CONDOMINIUM, Indialantic, FL  
 BUILDING RESTORATION AND REFURBISHMENT PROJECT

Bidder Company Name \_\_\_\_\_  
 Bid Sheet Page 15 of 20

	A	B	C	D	E	F
1		<b>EAST HORIZON BUILDING 1 Walkways Bid Sheet</b>	<b>Post-Tensioned Structure</b>		<b><u>Option 2</u></b>	
2		<b>Item</b>	<b>Est. Quantity</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Extended Cost</b>
3	1	Mobilization	1	EA	\$ -	\$ -
4	2	Floor Coating Removal	0	SF	\$ -	\$ -
5	3	Concrete Repairs				
6		a. Floor Surface	352	SF	\$ -	\$ -
7		b. Slab Edge	20	LF	\$ -	\$ -
8		c. Slab Full Depth	30	SF	\$ -	\$ -
9		d. Column/Beam/Header/Stairs	5	CF	\$ -	\$ -
10		e. Small Repairs Allowance	30	EA	\$ -	\$ -
11		f. Ceiling Spalls	10	SF	\$ -	\$ -
12		g. Profiling Mortar	0	SF	\$ -	\$ -
13		h. Window Sill Allowance	12	LF	\$ -	\$ -
14	4	Install New Railings-Walkways	368	LF	\$ -	\$ -
15	5	Recoat Walkway Floors-Topcoat Only	3710	SF	\$ -	\$ -
16		a. Base Coat Repair as needed	1000	SF	\$ -	\$ -
17	6	Prep and Recoat Stairs	1440	SF	\$ -	\$ -
18	7	Stucco Over Masonry Repairs Allowance	250	SF	\$ -	\$ -
19	8	Electrical Allowance/Corroded Fasteners	1	EA	\$ 1,200.00	\$ 1,200.00
20	9	Post Tension Cable Repairs Allowance	20	EA	\$ -	\$ -
21		<b>Walkways Base Bid Total</b>				<b>\$ 1,200.00</b>
22						
23						
24		<b>Alternatives and Costs to Consider</b>				
25		Replace Stair Railings	200	LF	\$ -	\$ -
26						

THE EAST HORIZON CONDOMINIUM, Indialantic, FL  
 BUILDING RESTORATION AND REFURBISHMENT PROJECT

Bidder Company Name \_\_\_\_\_  
 Bid Sheet Page 16 of 20

	A	B	C	D	E	F
1		<b>EAST HORIZON BUILDING 2 Walkways Bid Sheet</b>	<b>Precast Building Structure</b>			<b><u>Option 2</u></b>
2		<b><u>Item</u></b>	<b><u>Est. Quantity</u></b>	<b><u>Units</u></b>	<b><u>Unit Cost</u></b>	<b><u>Extended Cost</u></b>
3	1	Mobilization	1	EA	\$ -	\$ -
4	2	Floor Coating Removal	0	SF	\$ -	\$ -
5	3	Concrete Repairs				
6		a. Floor Surface	146	SF	\$ -	\$ -
7		b. Slab Edge	10	LF	\$ -	\$ -
8		c. Slab Full Depth	10	SF	\$ -	\$ -
9		d. Column/Beam/Header	10	CF	\$ -	\$ -
10		e. Small Repairs Allowance	30	EA	\$ -	\$ -
11		f. Ceiling Spalls	10	SF	\$ -	\$ -
12		g. Profiling Mortar	0	SF	\$ -	\$ -
13		h. Window Sill Allowance	12	LF	\$ -	\$ -
14		i. Panel Joint Seams	120	LF	\$ -	\$ -
15		j. Floor Topping Remove and Replace-Minimum	200	SF	\$ -	\$ -
16	5	Install New Railings	368	LF	\$ -	\$ -
17	6	Recoat Walkway Floors-Topcoat only	3710	SF	\$ -	\$ -
18		a. Base Coat Repair as needed	800	SF	\$ -	\$ -
19	7	Prep and Recoat Stairs	1440	SF	\$ -	\$ -
20	8	Stucco Over Masonry Repairs Allowance	400	SF	\$ -	\$ -
21	9	Electrical Allowance/Corroded Fasteners	1	EA	\$ 1,200.00	\$ 1,200.00
22		<b>Walkways Base Bid Total</b>				<b>\$ 1,200.00</b>
23						
24						
25		<b>Alternatives and Costs to Consider</b>				
26		Replace Stair Railings	200	EA	\$ -	\$ -

THE EAST HORIZON CONDOMINIUM, Indialantic, FL  
 BUILDING RESTORATION AND REFURBISHMENT PROJECT

Bidder Company Name \_\_\_\_\_  
 Bid Sheet Page 17 of 20

	A	B	C	D	E	F
1		<b>EAST HORIZON BUILDING 3 Walkways Bid Sheet</b>	<b>Post-Tensioned Structure</b>			<b><u>Option 2</u></b>
2		<u>Item</u>	<u>Est. Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
3	1	Mobilization	1	EA	\$ -	\$ -
4	2	Floor Coating Removal	0	SF	\$ -	\$ -
5	3	Concrete Repairs				
6		a. Floor Surface	738	SF	\$ -	\$ -
7		b. Slab Edge	90	LF	\$ -	\$ -
8		c. Slab Full Depth	40	SF	\$ -	\$ -
9		d. Column/Beam/Header/Stairs	2	CF	\$ -	\$ -
10		e. Small Repairs Allowance	30	EA	\$ -	\$ -
11		f. Ceiling Spalls	10	SF	\$ -	\$ -
12		g. Profiling Mortar	0	SF	\$ -	\$ -
13		h. Window Sill Allowance	12	LF	\$ -	\$ -
14	4	Install New Railings-Walkways	368	LF	\$ -	\$ -
15	5	Recoat Walkway Floors-Topcoat only	3710	SF	\$ -	\$ -
16		b. Base Coat Repair as needed	1200	SF	\$ -	\$ -
17	6	Prep and Recoat Stairs	1440	SF	\$ -	\$ -
18	7	Stucco Over Masonry Repairs Allowance	400	SF	\$ -	\$ -
19	8	Electrical Allowance/Corroded Fasteners	1	EA	\$ 1,200.00	\$ 1,200.00
20	9	Post Tension Cable Repairs Allowance	40	EA	\$ -	\$ -
21		<b>Walkways Base Bid Total</b>				<b>\$ 1,200.00</b>
22						
23						
24		<b>Alternatives and Costs to Consider</b>				
25		Replace Stair Railings	200	LF	\$ -	\$ -
26						

THE EAST HORIZON CONDOMINIUM, Indialantic, FL  
 BUILDING RESTORATION AND REFURBISHMENT PROJECT

Bidder Company Name \_\_\_\_\_  
 Bid Sheet Page 18 of 20

	A	B	C	D	E	F
1		<b>EAST HORIZON BUILDING 4 Walkways Bid Sheet</b>	<b>Post-Tensioned Structure</b>		<b><u>Option 2</u></b>	
2		<u>Item</u>	<u>Est. Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
3	1	Mobilization	1	EA	\$ -	\$ -
4	2	Floor Coating Removal	0	SF	\$ -	\$ -
5	3	Concrete Repairs				
6		a. Floor Surface	826	SF	\$ -	\$ -
7		b. Slab Edge	82	LF	\$ -	\$ -
8		c. Slab Full Depth	58	SF	\$ -	\$ -
9		d. Column/Beam/Header/Stairs	6	CF	\$ -	\$ -
10		e. Small Repairs Allowance	40	EA	\$ -	\$ -
11		f. Ceiling Spalls	10	SF	\$ -	\$ -
12		g. Profiling Mortar	0	SF	\$ -	\$ -
13		h. Window Sill Allowance	18	LF	\$ -	\$ -
14	4	Install New Railings-Walkways	444	LF	\$ -	\$ -
15	5	Recoat Walkway Floors-Topcoat Only	4418	SF	\$ -	\$ -
16		a. Base Coat Repair as needed	1200	SF	\$ -	\$ -
17	6	Prep and Recoat Stairs	1728	SF	\$ -	\$ -
18	7	Stucco Over Masonry Repairs Allowance	300	SF	\$ -	\$ -
19	8	Electrical Allowance	1	EA	\$ 1,200.00	\$ 1,200.00
20		a. Corroded Fasteners	120	EA	\$ -	\$ -
21	9	Post Tension Cable Repairs Allowance	48	EA	\$ -	\$ -
22		<b>Walkways Base Bid Total</b>				<b>\$ 1,200.00</b>
23						
24						
25		<b>Alternatives and Costs to Consider</b>				
26		Replace Stair Railings	240	LF	\$ -	\$ -
27						



**Sliding Glass Door Pricing**

Price Each Per Unit-Including Installation				
Quantity Range for Ordering/Pricing Purposes				
<u>Sliding Glass Door Size</u>	<u>0 to 10</u>	<u>10 to 20</u>	<u>20 to 50</u>	<u>50 or more</u>
6'-0" x 6'-8"	\$ -	\$ -	\$ -	\$ -
8'-0" x 6'-8"	\$ -	\$ -	\$ -	\$ -
16'-0" x 6'-8"	\$ -	\$ -	\$ -	\$ -
6'-0" x 8'-0"	\$ -	\$ -	\$ -	\$ -
8'-0" x 8'-0"	\$ -	\$ -	\$ -	\$ -
16'-0" x 8'-0"	\$ -	\$ -	\$ -	\$ -

**Mobilization Credit/Discount -if All Balcony and Walkway Phases are awarded in a Single Project. Otherwise assume each bid sheet to stand on its own as a project. Bidders understand that some aspects of Option 1 and Option 2 may be combined as a final project direction.**

**Option I Single Phase Mobilization Discount: \$ \_\_\_\_\_**

**Option II Single Phase Mobilization Discount: \$ \_\_\_\_\_**

THE EAST HORIZON CONDOMINIUM, Indialantic, FL  
BUILDING RESTORATION AND REFURBISHMENT PROJECT

Bid Sheet

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E. Time and Material Work

Labor rate per hour for any work not considered in the above items, which does not lend well to unit pricing or cannot be successfully negotiated

Hourly rate:

Skilled Labor \_\_\_\_\_

Labor \_\_\_\_\_

% Mark up on Materials/subcontractors \_\_\_\_\_

F. Schedule of Work-*Please provide the earliest start date available based on current schedule. It is understood that the start date may change if other projects are awarded between the bid date and award date.*

4. Start Date \_\_\_\_\_

5. Total Calendar days to complete work \_\_\_\_\_ Option 1 All Phases

6. Finish Date \_\_\_\_\_

7. Attach description of anticipated workforce, number of stages/stacks worked on at a time, total manpower, etc.

E. List of proposed subcontractors (the use of local subcontractors is encouraged)

TRADE

SUBCONTRACTOR NAME, ADDRESS AND PHONE#

1.

2.

3.

Bidders Information:

Firm Name: \_\_\_\_\_

Business Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

By \_\_\_\_\_

Signature

Type/Print Name

\_\_\_\_\_  
Title

Corporate Seal

THE EAST HORIZON CONDOMINIUM, Indialantic, FL  
BUILDING RESTORATION AND REFURBISHMENT PROJECT  
**SECTION 040- GENERAL CONDITIONS OF THE CONTRACT**

The contract document shall be the Standard Form of Agreement between the Owner and Contractor, AIA Document A-101, 2007 Edition. Payment Application shall use forms AIA G702 and 703.

The General Conditions of the Contract shall be AIA Document A-201, 2007 Edition, and is incorporated into the Contract Documents by reference.

Additional Copies of these documents may be obtained from The American Institute of Architects, 1735 New York Avenue, N.W., Washington, D.C. 20006, or from local AIA office.

THE EAST HORIZON CONDOMINIUM, Indianalantic, FL  
BUILDING RESTORATION AND REFURBISHMENT PROJECT

**SECTION 100**

**Project Description**

The work planned for this project includes full restoration of the balconies and walkways, with options to consider a full comprehensive restoration, OPTION 1, or a structural restoration with minimal preventative/aesthetic considerations, OPTION 2. The work will include removal of the balcony floor finishes, the repair of spalled concrete on the balcony slabs, integrated with necessary post-tension cable lock offs, splices and/or replacements as required. Additionally, the project will include the application of a decorative waterproof floor coating system, remove/reinstall and/or replace the aluminum railing systems. The project also considers a large number of interior sliding glass door intrusions for concrete repairs which will include new sliding glass doors, and the removal and reinstallation of any newer serviceable doors, with weather barricades.

Option 1 is the full restoration option, and considers removal of shutters as needed by others, the full removal of all existing floor finishes including coatings and tile, down to the bare concrete surface, the full structural repair of the reinforced concrete, post-tensioning and prestressed panels, removal and reinstallation and optional coating of all surface mounted railings with new stainless steel hardware, removal and replacement of all existing cored railings with Kynar (or equivalent) coated surface mounted railings, new decorative protective floor coatings with specific profiling mortar application for improved drainage and full exterior building envelope painting and waterproofing.

Option 2 is a reduced cost project that focuses on the needed structural repairs, post-tension and prestressed concrete with only strategic floor coating and tile removal as needed to access visible or detectable repairs with removal of shutters as needed, tile removed as needed and replaced by others, coatings removed as needed and touched up then a full application of a new wear coat with no profiling mortar, wall coatings as needed to cover repairs. Aluminum railing work is the same for both option 1 and 2 as a safety consideration.

Ultimately the Association Board of Directors may choose to combine elements of options 1 and 2 for budgetary considerations.

The East Horizon complex consists of four oceanfront condominium buildings, three 5 story buildings and one 6 story building. Three of the buildings are horizontal slab post-tensioned design, and one building is prestressed panel design. The buildings are approximately 34 years old. The buildings have living unit access via common walkways, stairs and elevators with 4 total stacks each and 5 or 6 levels of private balconies. The buildings are supported by structural load bearing columns. The exterior walls are a masonry construction with a painted stucco finish.

The walkway coatings are an acrylic painted system with a textured finish. The balconies have a variety of floor finishes ranging from various coatings to tile. The balcony railings of three of the buildings are a newer surface mounted system, that will be removed and reinstalled with possible new paint. All other railings are a cored-in-place system that will be replaced with new.

A high percentage of the sliding glass doors are older or original installation. Many may need to be replaced to perform the needed structural repairs. Others may be replaced to provide better protection from the elements and to minimize future building deterioration.

THE EAST HORIZON CONDOMINIUM, Indialantic, FL  
BUILDING RESTORATION AND REFURBISHMENT PROJECT

**SECTION 101- SUMMARY OF WORK**

All work to meet current, applicable building codes, industry standards and manufacturer's requirements.

The contractor shall furnish all labor materials equipment, incidentals, supervision and insurances to install and complete the work items described in these documents, a summary of which follows.

The Contractor is to visit the site and become familiarized with the conditions present. The Contractor shall incorporate these conditions into the bids as to cover necessary costs for access, mobilization, debris removal and any other related project aspect.

1. Mobilization and General Conditions

Includes all costs of project related to permit process, on site storage and equipment, debris removal, dumpsters, building access equipment, and demobilization at project completion and all other costs not specifically covered by other bid line items. The mobilization is a fixed cost line item and shall not be increased or decreased by any changes in the work scope after contract award.

2. Floor Coating and Tile Removal

Option 1: All balcony floor finish coatings and tile are to be stripped and removed to the bare structural concrete surface. It is the contractor's responsibility to remove the finishes to allow for the full inspection and restoration of the concrete and provide a suitable surface for coating application. The project includes a partial strategic application of profiling mortar to level the slabs as best possible for drainage before the coating application.

Option 2: Tile will be removed only as needed and identified to access the concrete repairs, post tension lock-offs and for railing installations. Tile removal will be paid on a unit cost basis and the replacement of any tile will be by others. Coatings will be removed only as needed and only as incidental to the areas of concrete restoration only and no additional cost for coating removal will apply.

3. Concrete Repairs

All concrete repairs shall be performed to ICRI and ACI Standards on a unit cost basis. Concrete and stucco repair work will be as directed by the project engineer including size, location, surface preparation and proper inspections. All concrete repair unit prices are to include incidental stucco replacement. Reinforcing steel replacement/supplement and dowelling will be on an as-needed basis at the unit costs provided in the bids.

- a. Floor Surface Repairs: Defined as concrete repairs to the topside of the horizontal slab under the first mat of reinforcing steel, measured on a square foot basis.
- b. Slab Edge Repairs: Defined as full depth concrete repairs of the outer 12" of balcony edge requiring formwork, measured on a linear foot basis
- c. Full Depth Repair: Defined as concrete repairs that require the removal of the slab to the full depth of the concrete requiring form work, away from the 12" balcony edges, measured on a square foot basis. Full depth repairs will include any openings required for post-tension cable lock offs.
- d. Columns/Beam/Header: Defined as concrete repairs to the columns, beams, headers or other areas of the building not defined above, measured on a cubic foot basis with a minimum repair size of .5 CF per location.

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- e. Small Repairs: Defined as spot locations of stray steel or reinforcing chair legs, embedded abandoned fasteners or any other repair less than .25 CF.
- f. Ceiling Spalls: Defined as concrete repairs to the underside of the horizontal slab under the first mat of reinforcing steel, measured on a square foot basis.
- g. Profiling Mortar:

Option 1: All balconies and Walkways shall be checked for drainage characteristics after the floor finishes are removed and concrete repairs are completed. Contractor shall use appropriate polymer modified cementitious topping material capable of sloping to a featured edge without loss of bond, following manufacturer's instructions and providing compatibility with both host surface adhesion and coating/sealant finishes. Water tests by contractor shall be conducted on each balcony/walkway area to ensure positive drainage has been achieved prior to finish coating application. Profiling mortar may not be able to correct all drainage issues due to the inability to slope over a given distance or due to the height restrictions involved such as at sliding glass door tracks.

Option 2: No profiling mortar is to be used under option 2, as the product requires the full removal of the existing floor finish and the application direct to the bare concrete surface for adhesion.

h. Window Sill Repairs

Window sills that are identified as spalled due to reinforcing steel corrosion are to be excavated to fully remove the internal reinforcing steel, and then formed, poured and textured to match the original finish.

i. Panel Joint Seams

Install proper sealant joint at the panel butt joint seams above cantilever beams. Panel joint shall be constructed for a 1" wide opening (incidental topping repairs needed will be paid as a separate line item under concrete repairs for "topping"). Joint is to be filled with a 1¼" compressed backer rod to prevent 3-sided adhesion. Install self leveling silicone joint sealant (DOW 890-SL or equal) into opening above compressed backer rod. Leave sealant recessed 3/8" below slab surface and do not apply deck coating to sealant. Choose sealant color to closely match deck finish coating.

Toppings: Precast panel toppings will be removed and replaced as needed for structural repairs or to provide a suitable surface for coating adhesion. Toppings that are cracked shall be removed as directed by the project engineer. Toppings that may be loose, and not fully bonded to the substrate may remain at the discretion of the engineer if the topping is not detrimental to the coating application or the long term performance of the project to control budget costs.

4. Interior Weather Barricade-Sliding Glass Door Intrusions

Locations where the concrete damage extends under the sliding glass door track and to the interior of the unit will (as directed by the project engineer) require removal of the sliding glass door, construction of a plywood framed weather barricade wall in compliance with IBC 3306-6, reinstallation of the existing door, if applicable, unless unit is receiving a new door. The contractor will be responsible for preparing the unit, including removal of door and necessary flooring and the construction of a weather tight barrier constructed of plywood. After concrete repairs are completed the contractor will reinstall doors or install a new door as applicable, and restore the unit to paint ready condition with smooth drywall finish and ceiling texture completed.

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Separate pricing is provided for intrusions with a door removal and reinstall, and a door removal that will receive a new door. New door pricing is a separate line item and is not to be included in the weather barricade unit cost.

Owner will be responsible for blinds, drapes, shutters, finishes and flooring replacement.

5. Aluminum Railings

New Railings: The existing cored in place railings are to be removed and replaced with a code compliant, welded system to match the existing remaining surface mounted railing profile and color, recently replaced railings that are to remain, using Kynar 500XL (or equal) finish with T-5 or T-6 6000 aeries aluminum as applicable to the various railing components. Railing reinstallation shall be surface mounted with reinforced post to base plate connection. Channels shall be 2" x 1" x .125", base plates shall be 5" x 5" X 3/8" with 4 each, minimum 2 1/2" embedment 316 stainless fasteners, washers and nuts set in predrilled holes filled with dielectric epoxy or urethane sealant, inert shoulder washers and plastic acorn caps. The contractor is entitled to all scrap value of existing railings.

Existing Surface Mounted Railings: The existing surface mounted railings to be retained are to be removed, stored during construction and reinstalled with minimum 2 1/2" embedment 316 stainless fasteners, washers and nuts set in predrilled holes filled with sealant and inert shoulder washers and plastic acorn caps.

Railing fastener system washers shall be presoaked chemically to remove impurities. First, degrease them with hot detergent solution and rinse. Then soak in a glass container at 140-degree F nitric acid solution, 1/3 acid and 2/3 water for 30-60 minutes. Then rinse well in hot water. After treatment, the washers are to be clear coated for added protection. An option will be considered to utilize white Delrin synthetic washers in lieu of stainless steel.

Railing Repainting: An option is provided to repaint all of the existing railings using the Sherwin Williams Procril system with a two-year warranty. An alternative bid for the application of an electrostatic paint system will also be considered.

6. Recoat Balcony/Walkway Floors

OPTION 1: Recoat all elevated balcony and walkway floor surfaces after prep and profiling and other related prep work is complete, including all cant beads and perimeter sealants, install two coats of Sherwin Williams Shercrete Flexible Concrete Waterproofer or equal, with the first coat the non-sanded version and the second coat the sanded version with an added textured knockdown finish. Finish coat using Sherwin Williams Armorcoat acrylic topcoat finish or equal in accordance with manufacturers' written specifications. Sealant shall be a single component urethane compatible with coating system tooled neatly to a 1" convex bead. A 4' x 4' mock up area is to be installed by the contractor for engineer and Association approval. Association will approve the standard color for floor finish. The balcony and walkway decorative finish shall be a knock-down surface with an 18" diagonal tile pattern as the standard.

OPTION 2: The coatings will not be fully removed in option 2. The coatings will be removed as needed to accomplish repairs and other work as needed only. Any areas where the floor coating has been removed shall be perimeter ground smooth to assist in provided a feathered coating edge transition. It is understood that this transition may remain visible. The repaired area shall be recoated with a base coat material, Sherwin Williams Shercrete Flexible Concrete Waterproofer or equal, to reestablish a full surface coat of combined old and new coatings and paid on a square foot basis. The remaining portion of the balcony/walkway shall be cleaned and prepped as best possible for coating adhesion. A full topcoat layer shall be applied to the entire balcony/walkway

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surface for color uniformity. No warranty will be available for the floor coatings under option 2 due to the presence of existing coatings of questionable composition and quality.

7. Stucco Over Masonry Repairs

Loose or damaged stucco will be removed and replaced following proper industry standards and textured to match in areas as directed by the project engineer. After loose stucco is removed, the surface shall be prepared as needed to provide a suitable substrate for new stucco adhesion. This will include removal of any otherwise unsuitable substrate materials. Stucco placement shall be a two coat application to follow the manufacturer's directions for surface preparation, non-corrosive mesh as needed, bonding agent and application criteria. The stucco application shall also follow the requirements of the National Concrete Masonry Association TEK 09-03A and ASTM C926.

8. Electrical Allowance

In the event electrical issues are encountered as part of the project, the contractor is to engage a licensed electrician for any needed repairs. The contractor shall be reimbursed for this electrical work at cost (as evidenced by invoices supplied from the electrician) and the percentage markup identified in the T&M section of the bid sheet.

9. Post Tension Lock Off and Splice

Post tensioned cable repairs will be completed on an as needed basis to accomplish the necessary concrete repair work associated with the balconies or walkways. Certified technicians are required for any post tension cable repairs, lock-offs, splices or cable replacement. In areas of balcony slab edge repairs, as directed by the project engineer, install an appropriate PT lock off device prior to excavating concrete behind the edge back up steel. Unit price is to include installation of lock off device, splice chuck installation, new cable end, and complete anchor head system, and re-tensioned after edge repair is completed and lock off device is removed. Related concrete work will be paid at the unit cost in the bid sheets.

10. Exterior Wall and Ceiling Painting

Option 1: The building shall undergo complete repainting, waterproofing and sealing of the exterior building walls and related components. The work will include the necessary cleaning, surface prep, substrate repairs, crack treatment, sealants, primers, and coating application to achieve a seven-year 100% acrylic satin finish system from a single manufacturer.

Areas to paint include but are not limited to: Exterior stucco walls, ceilings, edges, columns and trim, window sills, perimeter walls, unit entry door exterior trim, common doors, both sides, inside and top of parapet (20 mil dry system), garage walls, and garage doors, pool wall and stair walls, shutter boxes and vertical guides. Any areas not specifically mentioned above that require clarification BEFORE bids are submitted and resolved in advance of project award. Areas for painting not requested for clarification prior to award will be the responsibility of the contractor.

Areas not to paint are: Railings, unit entry doors, door and window metal frames, balcony and walkway floors.

Sealant application to include: perimeter door and window frames, floor to wall intersections, intersection of dissimilar materials when one or both are being painted, electrical outlets and light fixtures, shutter boxes, and roof scuppers.

Bidder is to submit technical data for all projects intended for use on the project and list their intended application to achieve a seven-year labor and materials warranty.



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Option 2: For option 2, the painting will be limited to partial touchup of the areas needed due to building structural repairs. Areas painted shall be squared off or rectangular in nature, with proper surface prep and cleaning, with a primer/sealer application and one coat of acrylic paint to match the existing finishes as closely as possible. A single color shall be submitted and approved for touch up painting of all areas due to the variety of color variations that exist in different areas. The new paint match will be imperfect and noticeable. Paint repairs/touch-up will be paid on a unit cost basis.

**New Sliding Glass Doors**

Sliding Glass Door Fenestrations-IF REQUIRED OR IF ANY OWNER CHOOSES FOR THE PROJECT, THE BASIS FOR THE DOOR REPLACEMENT SHALL BE AS FOLLOWS:

Existing openings are to be field measured by the contractor and replaced to match existing dimensions and configurations for fixed and sliding panels including orientation. Installations must take precautions necessary to avoid post tension cables and damage to same. The owners Association will obtain a list from owners electing to replace their doors as part of the project. The Association will also collect funds as required for the sliding glass doors including deposits and pay the contractor as part of the project billing process. The contractor will not be required to bill and collect from individual owners. Windoor 7000 Series, CWS 8900 Series or PGT 570 Series is the standard for the project. The purchase of doors from individual owners will be made through the Association as part of the project contract.

Sliding Glass Doors (Operable)

Remove and dispose of all existing sliding glass doors, wood bucks, and glazing shims. Remove all existing sealants and fasteners to achieve debris free and ready-to-install surface condition.

Purchase and install, single opening assemblies compliant with all safety/impact/energy efficiency glazing compliant requirements of the 6<sup>th</sup> Edition 2017 Building Code. All glazing shall be large missile impact, monolithic and tinted to comply with the current endangered species act and current building code requirements for thermal efficiency with 240 low e glass. Panel configuration shall match existing and include extruded box screens. Colors to be chosen by owners, including two tone option if available.

All installation fasteners shall be 300 series stainless steel and fully encapsulated in an approved silicone or polyurethane sealant. Tracks shall be clear anodized finish, and aluminum doors shall have the Kynar or equal paint finish. **New doors shall be purchased 1" shorter to allow for a mortar bed at threshold for balcony sloping as needed.**

**Hurricane Preparations:** In the event the project location is placed on a hurricane watch, the contractor shall take necessary reasonable precautions to prepare the site and protect any units under construction that may shutters and/or sliding glass doors removed. The contractor shall secure the site by removing any equipment and materials that would be affected by high winds, and place the materials in the storage units, interior of the building (if possible) or anchor down as best possible. Staging equipment shall have planks removed, lowered to the ground and be anchored down and/or to the building.

Unit sliding glass door openings that have had shutters removed and/or sliding glass doors removed shall be boarded up with 3/4" plywood extending a minimum of 4" to each side. The plywood shall be fastened to the wall with tapcons, minimum 3/16" diameter and 2" length at 12" on center. Top and bottoms of the plywood shall be anchored with a 2 x 4 lumber fastened to the floor and ceiling tightly abutting the plywood panels, fastened to the floor and ceiling with tapcons, 3/16" diameter and 3" length at 2' on center. The full perimeter of the plywood shall be sealed with a 1" convex bead of urethane sealant. Hurricane prep work shall be paid to the contractor on a time and material basis in accordance with the bid documents.

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**Staging and Project Duration**

1. Staging of the work

The work will be performed in a sequence that is suitable to the contractor and to fully expedite the work in an efficient manner that does not compromise the quality of work. The contractor must demonstrate an effort to sequence the work with minimum inconvenience and interruption of the tenants, owners and building occupants.

2. Schedule

Contractor shall provide schedule availability for start dates and duration on the bid sheets based on current workload and backlog. It is understood that the schedule availability may change if other projects are awarded before this project.

3. Contract

The contract documents will include a standard AIA contract between owner and contractor with appropriate attachments and references.

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**SECTION 102- PROVISIONS FOR INSURANCE**

**102-1** Without limiting any of the liabilities obligations of the Contractor, the Contractor shall furnish to the Owner a duly executed Certificate of Insurance, stating that the following types of insurance coverage and limits are in force and that insurance will not be canceled without ten (10) days prior notice to the Owner by the Insurance Agent.

A. Commercial General Liability:

General Aggregate	\$2,000,000.00
Products/Completed Operations Aggregate	\$1,000,000.00
Personal and Advertising Injury	
Owners and Contractors Protective	\$2,000,000.00
Each Occurrence	\$1,000,000.00

B. Automobile Liability:

Combined Single Limit/Each Occurrence	
Bodily Injury/Property Damage	\$1,000,000.00

C. Excess Liability Umbrella:

Each Occurrence	\$1,000,000.00
Aggregate	\$1,000,000.00

D. Worker's Compensation and Employers Liability:

Each Accident	\$1,000,000.00
Disease Each Employee	\$1,000,000.00
Disease Policy Limit	\$1,000,000.00

Contractor shall indemnify and hold harmless the Owner, Engineer and his agents and employees from and against all claims, damages, losses and expenses arising out of or resulting from the performance of the work, provided that any such claims, damages, loss or expense are caused in whole or in part by any negligent act or omission on the part of the Contractor, any subcontractor, or anyone directly employed by the Contractor.

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**SECTION 103- PAYMENT AND PROGRESS SCHEDULE**

- 103-1** The Contractor shall submit a schedule of estimated construction progress within ten (10) days of award of the contract
- 103-2** The schedule shall be in the form of a bar chart and shall adequately annotate all activities and start/finish dates
- 103-3** The schedule shall be updated upon the submission of each application for payment on a monthly basis. No applications and certificates for payment will be approved without being accompanied by the updated progress schedule.
- 103-4** Payment Requests (and back-up data for billings) are to be submitted to the Engineer in the form of progress billings for work completed to date or qualified stored materials. Within approximately 7 days, the Engineer will review the pay request and either approve payment amount, request additional information or modify the payment amount due. Within 7 days of the Engineer approved payment request, the Owner will provide payment to the Contractor. The Contractor shall include appropriate lien releases for each payment including from all sub-contractors and suppliers. Payments will be in the form of progress draws for work completed based on using AIA G702/703 pay applications with a 10% retainage held until 30 days after project completion.
- 103-5** Retainage will be reduced to 5% at substantial completion and paid in full once all punch list work is completed.

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**SECTION 104 – JOB SITE CONDITIONS AND REQUIREMENTS**

- 104-1** Hours of Construction Operation: Monday through Friday 7:30 a.m. to 5:00 p.m. with the exception of national holidays. No work is permitted on Saturday or Sunday, unless otherwise designated by Owner. Noisy activities, such as jack-hammering, are not permitted until after 8:00 a.m.
- 104-2** Parking: The Contractor's personnel are authorized to park in areas designated on the site plan, or otherwise designated by the Owner.
- 104-3** Construction Trailers: One or possibly two construction trailers shall be permitted to remain overnight on the site at a location designated by the Owner for the duration of the contract.
- 104-4** Dumpster: One or possibly tow dumpsters are permitted on site at a location designated by the Owner and shall be provided by the Contractor
- 104-5** Portable Toilets: Portable toilets are permitted on site. Yes  X  No  . If "No", Contractor may use facilities in the building as designated by the Owner. If "Yes", Owner must approve location.
- 104-6** Clean Up: The job site shall be left free of major debris at the end of work each day. The dumpster shall be emptied on a scheduled basis. The dumpster shall not be filled above top sides.
- 104-7** Contractor Use of Premises: Limit use of the premises to areas indicated; allow for Owner occupancy and use by the public.
- 104-8** Confine operations to areas within limits indicated. Portions of the building beyond areas in which work operations are indicated are not to be disturbed.
- 104-9** Keep driveways and entrances clear at all times. Do not use these areas for parking or storage of materials. Schedule deliveries to minimize requirements for storage of materials.
- 104-10** Use of the Existing Building: Maintain the existing building on an operational condition throughout construction. Repair damage caused by construction operation. Take precautions necessary to protect the building and occupants during the construction period.
- 104-11** Contractor will not be allowed use of the elevators. Stairways shall not be used for storage and shall be kept clean and free debris at all times
- 104-12** Full Owner Occupancy: The Owners will occupy the site and existing building during the entire period of construction. Cooperate with the Owner to minimize conflicts and facilitate Owner usage. Perform the work as so not to interfere with the Owner's operations.
- 104-13** Contractor shall remove all material, equipment, and debris from the premises within five (5) working days from final inspection by Consultant and Association.
- 104-14** Rubbish shall be lowered by the way of chutes, taken down on hoists, or lowered in receptacles. Under no circumstances shall any waste be dropped or thrown from one level to another outside the building.

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- 104-15** Care should be taken by workmen not to mark, soil, or otherwise deface finished surfaces. In the event that finished surfaces become defaced, clean and restore such surfaces to their original condition.
- 104-16** Contractor must coordinate with Owner for the protection of automobiles while work is in progress to safeguard against possible damage to any vehicles.
- 104-17** The responsibility for the removal and reinstallation of external ladders, mechanical equipment etc. Other devices must be determined prior to commencement of the work and a policy agreed between the Owner and Contractor that is both practical and equitable for this purpose. The policy to be adopted shall form an amendment to the contract.
- 104-18** The pool area must remain accessible as best possible during the project, unless safety dictates otherwise.
- 104-19** At the request of the Association, and on a time and material basis from the rates quoted in the bid, the Contractor is to restore all landscaping that is damaged or relocated for project needs, including sod, mulch, soil, trees and shrubbery at the cost and discretion of the Association including the provided percentage markup on the bid sheet. The Association reserves the right to contract with outside services for landscaping restoration. Contractor will reimburse Association for any landscape damage due to negligence only.

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**SECTION 105 – CONTRACTOR RESPONSIBILITY**

- 105-1** Contractor shall maintain his own credit standing for material purchases in accordance with terms set forth by suppliers and shall supply lien releases when Notice to Owner has been filed by the Contractor and/or his suppliers.
- 105-2** Contractor shall properly maintain payrolls and pay related taxes and insurance required.
- 105-3** Contractor shall pay sales tax levied on materials at the point of purchase.
- 105-4** Contractor must be duly licensed by the governing body of the area in which the facility is located, and obtain all required permits for the work involved. Negligence in obtaining proper permit resulting in a fine shall be the total responsibility of the Contractor.
- 105-5** Contractor shall employ competent superintendents, foremen, and workmen. Contractor shall remove any person employed in the job that shall conduct himself improperly or be deemed incompetent or negligent in the performance of his duties by the Contractor.
- 105-6** Contractor shall see that personnel employed on the job are fully and properly clothed in identifiable uniforms while working on the premises or entering any part of the facility
- 105-7** Contractor shall provide the Owner with safety notices to be posted in conspicuous locations accessible to all residents/ guests. Notices shall remain posted for the duration of the construction contract and additional notices may be obtained on request.
- 105-8** Contractor shall take all reasonable precautions to protect adjacent surfaces, finishes, and properties. However, when the work, by its nature, involves activities that may result in potential damage: i.e., vibration of the structure or the creation of excessive dust, Contractor shall not be responsible for damages resulting from the normal and unavoidable circumstances of the work.
- 105-9** Contractor shall protect adjacent surfaces, finishes, and foliage from damage or staining during application.
- 105-10** Contractor will be responsible for providing window rinsing in the areas of work at the completion of that given area.
- 105-11** Other specific Contractor responsibilities may be as listed under Job Site Conditions and Requirements.
- 105-11** Contractor shall protect swimming pool area and maintain its use for owners during non-working hours.

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**SECTION 106 – ASSOCIATION RESPONSIBILITY**

- 106-1** Exterior work is to be performed from the exterior of buildings. However, in the event it becomes necessary to enter the building, Owner will, with 24 hour minimum notification, provide access and be in attendance for building entry.
- 106-2** Association will assign parking spaces to the Contractor for vehicles and equipment. Water and electricity use will be confined to common building sources only. Individual owner unit electricity and water is not to be used. Any modification of the utility source required will be the responsibility of the Contractor. Any utility source modified is to be restored to original condition at the end of the project unless otherwise approved by the owner.
- 106-3** Association will be responsible to remove or protect miscellaneous loose objects in the work area; i.e., potted plants, patio furniture, etc. If items are not removed, Contractor will take due care to protect them, but will not be responsible for any damages that might occur.
- 106-4 Association will be responsible for notifying all concerned of the work being performed in order to avoid any injuries or damages to personal property. Areas of possible overspray or dripping of material will be marked off and signs will be erected by Contractor. Association will be responsible for enforcement of restricted areas, and no compensation will be paid by Contractor for damages or injuries occurring within the zoned areas by owners that encroach on marked areas willfully.
- 106-5** It will be the responsibility of the Association to perform any trimming or pruning of foliage which will interfere with the contracted work. Although Contractor will take all reasonable precautions for the protection of plants. Owner shall be responsible for assessment of potential plant damage resulting from unavoidable exposure to fumes and/or residue of materials. Plants that would recover naturally in time shall be done at the discretion and expense of the Owner.
- 106-6 Association shall be responsible to advise residents/tenants, neighbors of potential damage situations that may occur in the normal course of the work, such as vibrations or excessive dust, and will assume responsibility for any claims for damages resulting from normal and unavoidable circumstances of the work.
- 106-7** The Association shall furnish electrical power (110-volt) and water for the Contractor's use. Any modification to the source of electricity is the contractor's responsibility. Drinking water is to be furnished by the Contractor.



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**SECTION 107- SAFETY AND PUBLIC CONVENIENCE**

- 107-1** Contractor shall mark off and erect signs in areas where overspray/dripping or hazardous conditions may occur. No damages will be paid for items or vehicles located or parked within the zoned areas. Contractor shall not be liable for injuries or damages to persons disregarding signs or barriers.
- 107-2** Contractor shall be responsible for safety administration on the job including tools, equipment, and work methods and must be in compliance with all OSHA safety regulations.
- 107-3** Contractor shall comply with applicable noise abatement and work hour ordinances.
- 107-4** In the event of discovery of Asbestos materials incorporated in the construction of the building it shall be the responsibility of the Owner to determine and execute the necessary action to comply with safety and environmental regulations.
- 107-5** The Contractor shall provide and maintain all equipment, such as temporary stairs, ladders, ramps, runways, chutes, etc., as requested for the proper execution of the work.
- 107-6** The Contractor shall secure all stages, ladders and other equipment, materials and supplies at the end of each work day.
- 107-7** All such apparatus, equipment, and construction methods shall meet all requirements as set by local, state, or federal laws applicable thereto.

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**SECTION 108 – PRODUCT DELIVERY, STORAGE, AND HANDLING**

- 108-1** Deliver all materials to job site in unopened container, bearing Manufacturer's brand, product name, product number, batch number, and color designated.
- 108-2** Store materials and equipment at the site in a properly ventilated and secured trailer in an area assigned for this purpose by the Owner. Do all receiving, opening, and mixing in this location.
- 108-3** Comply with Manufacturers recommendations as to environmental conditions under which materials can be applied. Protect adjacent surfaces from spattering or overruns using adequate drop cloths, masking, etc., as necessary.
- 108-4** Repair or cause to be repaired any damaged surfaces that occur as a result of matters relating to paragraph 108-3 above.
- 108-5** Contractor must familiarize himself and his crew with MSDS information and ensure that his site staff has access to MSDS sheets for each product used.

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**SECTION 109 – SUBMITTALS AND MATERIALS APPROVAL**

- 109-1** Color selections shall be made by the Engineer and Owner.
- 109-2** Samples of final finish shall be prepared on the job and shall be entire member or 4' x 4' area painted in place.
- 109-3** Materials other than those specified herein may be submitted to the Engineer, prior to bid date, together with sufficient data to prove equal-to or better-than qualities of materials specified.
- 109-4** Immediately following the signing of the contract, or after the Owner has issued a notice to proceed with the work, the Contractor must submit a list of products to be utilized on the project. The Contractor must submit to the Engineer in the form of a three-ring binder which shall include all technical literature from each manufacturer for all products specified, including those approved by the Engineer and submitted prior to bidding.
- 109-5** Sample warranties must be included. Where the status of manufacturer's warranties has changed or differs from those specified, a statement must be included pertaining thereto.
- 109-6** Shop drawings must be prepared and submitted to the Engineer for review and approval prior to fabrication for any work requiring off-site manufacture and assembly. Such items may include metal flashing etc.

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**SECTION 110 - REPAIR OF SPALLED CONCRETE**

**PART 1- GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract apply to this Section.
- B. American Society for Testing and Materials (ASTM)
  - 1. ASTM A 615: "Specification for Deformed and Plain Billet Steel Bars for Concrete Reinforcing."
  - 2. ASTM C 31: "Standard Practice for Making and Curing Concrete Test Specimens in the Field"
  - 3. ASTM C 33: "Standard Specification for Concrete Aggregates"
  - 4. ASTM C 39: "Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens"
  - 5. ASTM C 78: "Standard Test Method for Flexural Strength of Concrete Using Simple Beam with Three-Point-Loading"
  - 6. ASTM C 94: "Standard Specification for Ready Mix Concrete"
  - 7. ASTM C 109: "Standard Test Method for Compressive Strength of Hydraulic Cement Mortars"
  - 8. ASTM C 143: "Standard Test Method for Determining Slump of Fresh Concrete"
  - 9. ASTM C 150: "Standard Specifications for Portland Cement"
  - 10. ASTM C 171: "Standard Specifications for Sheet Materials for Curing Concrete"
- C. American Concrete Institute (ACI)
  - 1. ACI 301: "Standard Specifications for Structural Concrete for Buildings"
  - 2. ACI 318: "Building Code Requirements for Reinforced Concrete"
  - 3. ACI 530/ASCE 5-88: "Building Code Requirements for Masonry Structures"
  - 4. ACI 530.1/ASCE 6-88: "Specifications for Masonry Structures"
- D. Concrete Reinforcing Steel Institute (CRSI)
  - 1. CRSI Manual of Standard Practice

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E. International Concrete Repair Institute (ICRI)

1. ICRI 03730: "Surface Preparation for the Repair of Deteriorated Concrete"
2. ICRI 03733: "Selecting and Specifying Materials for Concrete Repair"

**1.2 SUMMARY**

This specification describes the patching of exterior vertical and overhead surfaces including but not limited to balconies, walkways, beams, columns, stairs and landings with a hand-applied, set-accelerated Portland cement, repair mortar. The replacement of reinforcement may be necessary.

**1.3 SUBMITTALS**

A. General: Submit the following according to Conditions of the Contract and Specification Sections:

1. Product data for materials specified
  - a. Provide the Manufacturer's technical information, including label analysis and instruction for handling, storage, and use of each material proposed. Include Material Safety Data Sheet.
2. Mix Design: Provide mix designs for Plant batched or field-mixed batches

**1.4 QUALITY CONTROL**

- A. Manufacturing Qualifications: The Manufacturer of the specified product shall be ISO 9001 Certified and have in existence a recognized ongoing quality assurance program independently audited on a regular basis.
- B. Contractor Qualifications: CONTRACTOR shall be a qualified in a field of concrete repair and protection with a successful track record of 5 years or more. CONTRACTOR shall maintain qualified personnel who have received product training by a Manufacturer's representative.

**1.5 DELIVERY, STORAGE, AND HANDLING**

- A. Deliver repair materials to the job site in the Manufacturer's original, unopened, waterproof containers bearing Manufacturer's name and label, and the following information:
  1. Product name or title of material.
  2. Product description.
  3. Manufacturer's stock number and date of manufacture.
- B. Store all materials off the ground and protect from rain or temperature extremes until ready for use.

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**PART 2- PRODUCTS**

**2.1 REPAIR MATERIALS, GENERAL**

Manufacturer: Provide products manufactured by Sika, Tamms or equal. Repair materials must have a documented electrical resistance of 50,000 ohm-cm or less in areas of Active Cathodic Protection, and 15,000 ohm-cm or less in areas of passive corrosion mitigation.

**2.2 PORTLAND CEMENT MORTAR**

- A. Horizontal Surfaces: Sika, Tamms or equal
- B. Vertical/Overhead: Sika, Tamms or equal

**2.3 RELATED MATERIALS**

- A. Reinforcement: Provide deformed reinforcement conforming ASTM A 615, Grade 60.
- B. Formwork: Use plywood or metal formwork free of defects. Formwork shall be straight, level and flat to provide a finished product meeting tolerance specified in ACI 301.
- C. Bond Breaker: Use bond breaker compatible with repair material and subsequently applied coatings.
- D. Moisture-Retaining Cover: Provide white-burlap-polyethylene sheet complying with ASTM C 171.
- E. Liquid Applied Curing Compound: Use curing compound complying with ASTM C 309, Type 1, Class B. –NIC
- F. Reinforcing Steel Primer: NIC

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**PART 3- EXECUTION**

- A. Examine substrates where repairs are specified.
  - 1. Repairs shall extend to sound concrete as indicated or verified by ENGINEER.
- B. Coordination of Work: Notify the ENGINEER about anticipated problems using the materials or procedures specified.
- C. CONTRACTOR shall locate, identify and mark work areas requiring repair using Drawings as guidance. ENGINEER shall review areas marked prior to removal operations.

**3.2 PREPARATION**

- A. Remove loose, damaged or deteriorated concrete with spade-edged, lightweight pneumatic chipping hammer. Saw cut around the perimeter of the area to be repaired to a depth of at least  $\frac{1}{2}$  inch or greater if recommended by the repair material Manufacturer. No feathered edges permitted. Sandblast or roughen saw cut edges to promote bond with repair material.
- B. The depth of removal shall not be less than  $\frac{1}{2}$  inch. The removal shall extend to sound concrete and satisfactory reinforcement. The criteria for replacing or augmenting reinforcing steel shall be:
  - 1. If the entire length of exposed reinforcement is greater than or equal to 85 percent effective cross-sectional area, no reinforcing steel replacement or augmentation may be necessary.
  - 2. If any portion of the reinforcing steel has less than 85 percent effective cross-sectional area, new reinforcing steel shall be installed per ACI 03730 and exposed reinforcing steel shall be at least 36 bar diameter on both sides of the section having less than 85 percent effective cross-sectional area. All areas so treated shall be inspected by the ENGINEER prior to application of repair mortar.
- C. Obtain a fractured aggregate profile at the surface of the excavation. The horizontal plane formed at the bottom of the excavation shall be chipped to a near flat surface forming rectangularly shaped repair areas, as indicated on the drawings and as referenced in ICRI 03730. Clean steel to remove all contaminants and rust. A tight oxide remaining on steel will be acceptable. Chip back behind reinforcing steel so that the area under the rebar will be equal to or greater than  $\frac{3}{4}$  inch. Position bar so at least 1 inch of concrete is maintained.
- D. Remove all loose material so no dust, latence, loose aggregate or particles remain. Clean the area to be repaired by water blast to remove all debris.
- E. Soak surfaces of excavation by ponding at least 8 hours before applying repair mortar. Allow surface to become saturated surface dry before placing patch material.
- F. ENGINEER shall inspect preparation of repair surface prior to concrete repair mortar placement to approve for concrete placement and to record volume or unit measurement of repair.
- G. Mix mortar in accordance with Manufacturer's instructions.
- H. Note that Manufacturer requires addition of approved aggregate to the mortar mix.

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**3.3 PLACEMENT**

- A. Remove standing water from pre-dampened patch area. Surfaces shall be surface dry at time of application.
- B. Scrub Coat:Scrub repair material into substrate to fill pores and voids.
- C. Apply mortar as per manufacturer's directions. A single pour for the required depth is preferred. Where successive layers are required, key in and compact thoroughly to secure bond. Score successive lifts and allow each to initially set (30 minutes) before applying next layer.
- D. Continue expansion and/or control joints, and drip lines through the repair.
- E. Trowel to smooth, hard troweled finish after initial set compatible with the surrounding surface and even adjoining edges.

**3.4 CURING**

- A. Wet cure horizontal patch for 72 hours after placement by fogging or placement of wet burlap or other saturated blanket (carpet remnant) covered by a polypropylene sheet to reduce evaporation.
- B. Cure overhead and vertical patches with membrane sealer.
- C. Protect from rain and temperatures below 40 degrees for not less than 24 hours.

**3.5 ACCEPTANCE**

- A. Repair Surfaces: Inspect repair surfaces for smoothness and verify surface tolerances specified for each surface and finish. Correct low and high areas as specified. Test unformed surfaces sloped to drain for trueness of slope and smoothness by using a straight edge and by ponding water.
- B. Repair finished unformed surfaces containing defects that affect the concrete's durability. Surface defects include crazing and cracks in excess of 0.01 inch wide or that penetrate to the reinforcement or completely through non-reinforced sections shall be removed and replaced. Patch areas that exhibit spalling, disbondment at edge, popouts, honeycombs, rock pockets, and other objectionable conditions shall be removed and replaced with new patch mortar.
- C. Correct high areas in surfaces by grinding after concrete has cured at least 1 day.
- D. Correct low areas during or immediately after completing surface finishing operations by cutting out low areas and replacing with patching mortar. Finish repaired areas to blend into adjacent concrete.
- E. Repair methods not specified above may be used, subject to acceptance of ENGINEER.

**3.6 CLEANING**

- A. Cleanup: At the end of each workday, remove empty containers, rags, rubbish, and other discarded materials from the site.



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**3.7 PROTECTION**

- A. Protect other Work, whether being prepared or not, against damage by abrasive blasting. Correct damage by cleaning, repairing or replacing, as acceptable to ENGINEER.
- B. Provide appropriate signs to notify public of hazards associated with operation.
- C. Protect all nearby vehicles, passing traffic, living areas, and dwellings from debris generated.

Inspect work area protection prior to starting Work on any shift to ensure all protective devices are in place and secure. Inspect work area protection throughout course of Work. Repair any discrepancies immediately.