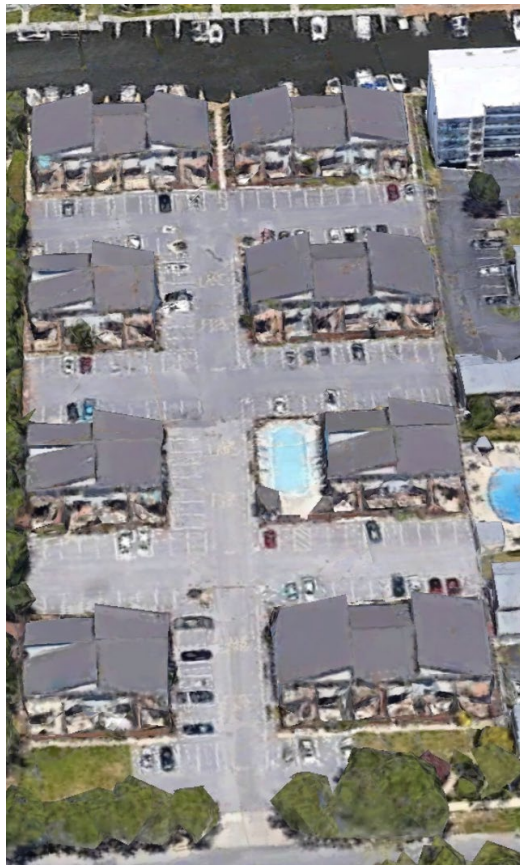


7165 Columbia Gateway Drive, Columbia, Maryland 21046
Phone: (410)-312-4761 Fax: (410)-312-0482

**Request for Proposal
Exterior Rehabilitation Project**

Club Ocean Villas I Condominium

*108 120th Street
Ocean City, Maryland
ETC Project M2-4717
October 1, 2024*



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Engineering and Technical Consultants, Inc.

7165 Columbia Gateway Drive, Suite B; Columbia, Maryland 21046
t 410.312.4761 f 410.312.0482

October 1, 2024

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
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ATTENTION: XXXXXXXXXXXXXXXXXXXX

SUBJECT: Request for Updated Exterior Rehabilitation Proposal
Club Ocean Villas I Condominium
108 120th Street
Ocean City, Maryland
ETC Project: M2-4717

Gentlemen:

Engineering and Technical Consultants, Inc. (ETC) is pleased to be serving as the Engineer to the Owner for the above referenced project and on their behalf, we respectfully request your proposal submission for exterior rehabilitation work.

THE WORK

The updated scope of work you are being asked to submit for involves the following revisions from the last bid process. This includes:

1. Contractor warranty is changed from five to two years.
2. Replacement of wall sheathing is changed from 100% to as needed (or where deteriorated). A base quantity of 2,500 square feet of replacement work per building is requested.
3. The new siding will be:
 - a. Horizontal lap siding on all building walls; and
 - b. Vertical vinyl board and batten style siding along the bottom four feet of end walls on buildings along the main drive lane.
4. The trim around the windows, entrance doors and sliding glass doors is changed from PVC to vinyl.

Professional Relationships That Endure...Over 30 Years!

5. The project is being bid in a phased manner with each phase intended to follow the next. The phases are listed below.
 - Phase 1 – Buildings 1 and 8
 - Phase 2 – Buildings 3, 4, 6 and 7
 - Phase 3 – Building 2 and 5 and mailbox kiosk

Provided in Appendix A to this proposal request are the updated specifications and drawings. Prior to submitting a proposal, you are responsible for inspecting the project; determining areas, quantities, etc.; and determining existing conditions. If any questions or concerns arise, please contact us for clarification.

ACCESS

The property may be inspected during normal business hours.

THE CONTRACT

The selected Contractor will be required to sign a contract with the Owner. This contract will be AIA Document A104, the 2017 edition of "Standard Abbreviated Form of Agreement Between Owner and Contractor." Additionally, Supplementary General Conditions are presented in Appendix B of this package, and these will be a part of the contract.

CONTRACT PAYMENT TERMS

The terms of payment for this contract will be as follows.

1. The Contractor may submit a monthly application for payment by the end of each calendar month for work performed.
2. All monthly applications for payment shall be only for completed (in-place) work, not stored materials, less ten (10) percent retainage.
3. The Contractor may request final payment (retainage) only after all punchlist work is totally complete and after all warranties, lien releases, etc. are properly executed and received.
4. The Contractor and Contractor's surety, if any, shall be liable for and shall pay the Owner the sum of five hundred dollars (\$500.00) as liquidated damages for each calendar day of delay (beyond the agreed contract date for substantial completion) until the work is substantially complete.

OTHER ITEMS/SPECIAL CONDITIONS

Due to the nature of this undertaking, there are several items that will be required.

1. Only limited on-site storage will be allowed. All parking space closures must be coordinated with the Owner prior to commencement of work. One trailer may be parked at the property to hold materials, equipment, etc. and the location shall be coordinated with and approved by the Owner. The designated storage area must be enclosed with a security fence and be locked after working hours.
2. Portable restrooms must be provided by the Contractor. The location shall be coordinated with the Owner.
3. Electric service will be provided where available; however, access to the electrical service will be the Contractor's responsibility.
4. Safe access/egress to/from the building and garage must be provided at all times. The Contractor will submit a written plan, acceptable to the Owner, for coordinating repair work at or above building entrances prior to execution of the Contract.
5. The Contractor will be required to prepare and submit a bar chart for his scheduled work and update the schedule weekly. All work that will affect the building and surrounding parking area use in any way must be coordinated in advance through the Owner.
6. Work is to be continuous from start date to completion, and the selected Contractor will be required to complete the work within the agreed time schedule.
7. All required building permits must be posted at the work site, and, upon completion of the project, the permit must be closed, and evidence provided for the same as part of the project close out procedure.

YOUR PROPOSAL

Please complete and return the proposal form attached in Appendix C. Your proposal must clearly present the following items.

1. Your price for the exterior rehabilitation work in accordance with the project specifications and drawings.
2. Your proposed cost for providing full payment and performance bonds for this work.
3. The time required (in calendar days) for completion of the work, including planned start and completion dates. Work is to be continuous from start date to completion and the selected Contractor will be required to complete the work within the agreed time schedule.
4. Your direct labor and material mark-up costs for any "extra" work required.
5. A listing of any subcontractor(s) proposed for use on this work, subject to the Owner's approval.

Your proposal must be submitted to:

Engineering and Technical consultants, Inc.
7165 Columbia Gateway Drive, Suite B
Columbia, Maryland 21046

ATTENTION: Mr. Kirk R. Parsons
kparsons@etc-web.com

Proposals are due by 4:00 PM on Thursday, October 17, 2024.

Please contact us if any questions arise or if we can be of any assistance.

Very truly yours,

ENGINEERING AND TECHNICAL
CONSULTANTS, INC.

Kirk R. Parsons
Vice President

APPENDICES: A - Specifications and Drawings
 B - Supplementary General Conditions
 C - Proposal Form

APPENDIX A
SPECIFICATIONS AND DRAWINGS

**EXTERIOR REHABILITATION SPECIFICATION
CLUB OCEAN VILLAS I
OCEAN CITY, MARYLAND
ETC PROJECT M2-4717**

Part 1 - GENERAL

1.01 Description of Work

- A. The Contractor shall provide supervision, labor, equipment, materials and implements to perform the work included in this specification. In general, the work will include the following items.
1. Obtain necessary permits prior to starting any required work.
 2. Coordinate, in advance, closure of work areas and staging with Owner's on-site representative.
 3. Install safety protective provisions to isolate work areas and protect vehicles, pedestrians, tenants, sidewalk areas, entrances, and interior/exterior building components from the work.
 4. Perform an existing condition survey of the work areas. Provide written documentation to Owner and Engineer for review prior to starting work. Survey sheet shall include documentation of any existing damaged building components, mechanical equipment or any other concerns that may affect the integrity of the work and/or building. All work must be coordinated with the Owner and Property Manager.
 5. Remove existing siding and associated components/accessories.
 6. Remove all existing windows and doors.
 7. Remove and replace existing wall sheathing where deteriorated. This work will be performed on a unit price basis.
 8. Visually examine all exposed wall framing and insulation and report to Owner and Engineer of any conditions that will impact the work. Provide pricing to replace all noted deterioration.
 9. Install new building wrap and associated flashings over all wall sheathing.
 - a. Install new stainless steel ledger flashings at all balcony-to-wall interfaces.
 - b. Install new color-coated aluminum flashings around top of intersecting masonry walls.
 - c. Install new color-coated aluminum apron flashings along the top of intersecting roofs or sheds.
 - d. Install new membrane flashings around perimeter (tops and sides) of all windows and doors.
 - e. Install new membrane flashings at miscellaneous penetrations through the wall.
 10. Install new ledger flashing at upper-level deck-to wall transitions as detailed.
 11. Install new windows and door assemblies. Reinstall existing windows and doors where indicated.
 12. Install new trim as noted on the drawings, including:
 - a. Inside and outside corners – 6" wide;
 - b. Horizontal and vertical locations – 6" wide;
 - c. Bottom of walls – 6" wide;
 - d. Perimeter of balcony parapet walls – 4" wide;
 - e. Tops of balcony parapet walls; and
 - f. At light fixtures, HVAC shutoffs, building signage, etc.

13. Install new vinyl siding as indicated on the drawings. Include all associated accessories, including but not limited to starter strips, J-channel, corner trim and window and door trim.
 - a. Main siding to be horizontal siding.
 - b. Use vertical board and batten siding along bottom 4 feet of end walls along main drive lane.
 - c. Install vinyl casing trim around all windows and doors.
 14. Install new color-coated aluminum wrap over existing rake and fascia boards.
 15. Install new vented vinyl soffits, including on sloped soffits.
 16. Remove and replace gutters.
 17. Install all new sealants as required.
 18. Remove and replace all dryer vent covers.
 19. Perform similar siding and trim replacement work on the exterior of the mailbox kiosk.
 20. Perform siding and trim replacement work at the electric meter sheds. The siding on these sheds will consist of PVC panels.
 21. Clean areas soiled by the work area and remove all debris from site.
 22. Provide written material and labor warranties for all the work performed.
- B. The Supplementary General Conditions and the manufacturers' recommendations and requirements are hereby made a part of this document as fully as if repeated herein and shall be followed except where modified by this document.
- C. All materials containing hazardous materials (asbestos, lead, etc.) shall be handled in strict accordance with applicable, current local, state and/or federal guidelines and regulations.

1.02 Quality Control

- A. The manufacturer shall certify that all materials intended to be used in the system are acceptable and compatible for the intended end use.
- B. The work shall be performed only by a qualified contracting firm, which has been performing similar work for not less than five (5) years and is licensed to do work in the State of Maryland. The qualified contracting firm shall also be approved (licensed, where applicable) by the materials manufacturers.
- C. The work will be inspected by the Owner's Engineer.
- D. A pre-work conference shall be convened by the Contractor at least one week prior to any work to review procedures and coordinate work with the Owner and his Engineer.
- E. The Owner, Owner's Engineer, and Contractor shall attend progress meetings (where appropriate). Meetings typically occur every two (2) weeks but will be scheduled at a frequency necessary to maintain proper communication.
- F. The Contractor will immediately make corrections and/or replacements of all deficient work noted by the Engineer. Any areas found to contain deformations, breaks, or other conditions that in the Engineer's opinion may adversely affect the life expectancy or performance of any building systems shall be repaired or replaced by the Contractor at the direction of the Engineer and at no extra cost to the Owner.

- G. All work shall be performed in accordance with the latest editions of the following industry standard references.
1. VSI - Vinyl Siding Institute
 2. SWRI – Sealant, Waterproofing and Restoration Institute
 3. MPI – Master Painters Institute
 4. SMA – Stucco Manufacturer’s Association
 5. SMACNA – Sheet Metal and Air Conditioning Contractor’s National Association
 6. ALSC – American Lumber Standard Committee
 7. SSPC – The Society for Protective Coatings
 8. IBC – International Building Code
 9. ANSI – American National Standards Institute
 10. ASTM - American Society for Testing and Materials
 11. OSHA – Occupational Safety and Health Administration
- H. Industry standards (based on the above references) will be used for all work in conjunction with this specification. The intent is to provide necessary general design criteria and to give the Contractor the opportunity to use his experience, skills, and ingenuity to develop the most effective, long-lasting repairs that meets applicable industry standards.

1.03 Submittals

- A. Prior to delivery of materials, submit a detailed list of all materials to be used along with manufacturers' certifications that all materials meet or exceed specified requirements and that all materials are compatible for the intended use.
- B. Prior to starting work, the Contractor shall submit the following items for approval by the Owner and Engineer.
1. Three copies of manufacturer's data (catalog cuts) and Material Safety Data Sheets (MSDS) for each major product to be used, especially color charts for siding, sealants, metal, etc. (include certification or other data substantiating compliance with the requirements).
 2. Applicator's license certification (where available) for materials to be installed, including license number, expiration date, and proof of experience.
 3. Requested work and material storage areas as well as detailed working sequence/schedule.
 4. Shop drawings of all proposed details for use on the project are to be provided for the Engineer's review and comment/approval prior to starting work.
 5. Certificate(s) of insurance, evidencing required coverage limits, for the Contractor and all Subcontractors and if required, full payment and performance bonds.
 6. Any applicable building /construction permits issued from the appropriate local jurisdiction.
 7. Copies of all proposed written warranties including Contractor’s labor and workmanship warranty and manufacturer’s warranties.
 8. Any other item requested by the Engineer for clarification and/or documentation purposes.
- C. Additional shop drawings may be required because of field conditions encountered and it is the Contractor's responsibility to submit these drawings for review and approval by the Engineer.

- D. It is the Contractor's responsibility to obtain approval of all submittals (as listed above) prior to starting work. Unapproved materials or other items shall not be utilized.

- E. All submittals, samples and pay requests shall be sent to the Engineer:
 - Engineering and Technical Consultants, Inc.
 - 7165 Columbia Gateway Drive, Suite B
 - Columbia, Maryland 21046

- F. Prior to final payment, the Contractor shall submit the following items, which shall be in a written form acceptable to the Owner:
 - 1. Applicable release of liens (covering the Owner and the Engineer);
 - 2. The Contractor's two (2) year (minimum) materials and workmanship guarantee (to encompass all work performed);
 - 3. The siding manufacturer's twenty-five (25) year (minimum) guarantee; and
 - 4. The sealant manufacturer's standard five (5) year (minimum) warranty for joint sealants.

1.04 Product Delivery, Storage and Handling

- A. All materials must be in the manufacturer's original sealed, unopened, dry, undamaged cans, tubes, etc. Cans, tubes, and other containers must be clearly labeled with all pertinent information including material name, date manufactured, product code and, if pertinent, UL/FM labels.

- B. Store all materials in dry protected areas. Store materials free of ground or deck and cover completely to prevent intrusion of moisture. Control storage temperature in accordance with manufacturer's instructions (do not allow materials to freeze).

- C. Any damaged materials and any materials that are improperly delivered, stored, or handled must be removed from the site.

- D. Do not store materials on any portion of any structure (sidewalk, pavement, stair landings, etc.) in concentrations large enough to cause damage or impose excessive stress or deflection.

1.05 Job Conditions

- A. Proceed with work only after all submittals are approved and pre-work conference is completed.

- B. The Contractor must examine all phases of work to be performed and notify the Owner, in writing, of any unsatisfactory conditions. The work may not proceed until conditions are satisfactory to all parties. The beginning of work will be considered the Contractor's acceptance of all conditions and prima facie evidence that surfaces are satisfactory.

- C. The work may proceed only when weather conditions are in compliance with the recommended limitations, and when conditions will permit the work to proceed in accordance with the project specification and the manufacturers' recommendations.

- D. Do not apply any primer, paint, or sealant to a damp or frozen surface or when the temperature is below 40 degrees, Fahrenheit.
- E. Jobsite is to be cleaned of all debris daily. All debris removed should be directly loaded into a dumpster or truck at a location mutually acceptable to the Contractor and the Owner and not stockpiled at the site.
- F. All cleanup of paint materials (brushes, roller, etc.) shall be performed outside in a location acceptable to the Owner. No cleanup will be allowed at facilities located inside the buildings.
- G. Parking will be provided at designated areas only. Unless authorized otherwise by the Owner, no vehicles shall be left on-site overnight.
- H. The Contractor shall comply with (and compel his officers, employees, guests, invitees, and those doing business with him to observe and obey) the safety and security requirements that may be promulgated by the Owner.

1.06 Project Safety and Protection

- A. The Contractor is solely responsible for providing protection (scaffolding, barricades, ribbons, signs, etc.) from damage or injury to people and property below and/or adjacent to the work area.
- B. The Contractor shall protect building surfaces, floors, landscaping, vehicles, personal property, etc. against drips, spills, etc.
- C. The Contractor shall provide barricades as necessary to prevent access to the balconies, where railings are removed.

PART 2 - PRODUCTS

2.01 Siding

- A. Vinyl Siding and accessories shall conform to all of the requirements established by ASTM Specification D 3679 such as manufactured by CertainTeed of Malvern, Pennsylvania.
 - 1. Horizontal Panels
 - a. Monogram XL
 - b. Panels shall be double dutch lap, four and one-half inches, with rough cedar finish.
 - c. Minimum .046 inch thick.
 - d. Colors to be selected by Owner from list of standard available colors.
 - 2. Board and Batten
 - a. Board and Batten 7"
 - b. Panels to have rough cedar finish.
 - c. Minimum .090 inch thick.
 - d. Colors to be selected by Owner from list of standard available colors.
- B. Protective Wrap: Tyvek Commercial Wrap as manufactured by DuPont of Wilmington, Delaware.

- C. Accessories:
 - 1. Membrane Flashing:
 - a. StraightFlash as manufactured by DuPont of Wilmington, Delaware for flanged rectangular windows and doors, metal flashings, etc.
 - b. FlexWrap as manufactured by DuPont of Wilmington, Delaware for curved windows.
 - 2. Joint Tape: Tyvek Tape as manufactured by DuPont of Wilmington, Delaware.
- D. Fasteners: Corrosion-resistant (aluminum or hot-dipped galvanized) nails with a minimum head diameter of 3/8 inch and of sufficient length to penetrate into studs/nailers/furring a minimum of 3/4 inch.

2.02 Synthetic Wood

- A. Trim: Cellular polyvinyl chloride (PVC) such as Synboard, manufactured by Biewer Lumber, Inc. of St. Clair, Michigan or AZEK Trimboards, manufactured by Vycom Corporation of Moosic, Pennsylvania.
 - 1. Size style/profile to match existing wood trim.

2.03 Wood Framing

- A. Wood Products, General
 - 1. Lumber: DOC PS 20 and applicable rules of lumber grading agencies certified by the American Lumber Standards Committee Board of Review.
 - a. Factory mark each piece of lumber with grade stamp of grading agency.
 - b. Provide dressed lumber, S4S, unless otherwise indicated.
 - c. Provide dry lumber with 19 percent maximum moisture content at time of dressing for 2-inch nominal thickness or less, unless otherwise indicated.
 - 2. Engineered Wood Products: Acceptable to authorities having jurisdiction and for which current model code research or evaluation reports exist that show compliance with building code in effect for Project.
 - a. Allowable Design Stresses: Meet or exceed those indicated per manufacturer's published values determined from empirical data or by rational engineering analysis and demonstrated by comprehensive testing performed by a qualified independent testing agency.
- B. Wood-Preservative-Treated Materials
 - 1. Lumber: AWPA Standard U1. Kiln-dry material after treatment to a maximum moisture content of 19 percent for lumber.
 - 2. Preservative Chemicals: ACQ, or other treatment as required by the local authorities
 - 3. Mark each treated item with treatment quality mark of an inspection agency approved by the American Lumber Standards Committee Board of Review.
 - 4. Application: Treat items indicated on Drawings, and the following:
 - a. Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.
 - b. Wood sills, sleepers, blocking, furring, stripping, and similar concealed members in contact with masonry or concrete.
 - c. All lumber exposed to the elements, including joists, decking, handrail components, and structural supports.

5. Treat all cut ends of treated lumber with additional preservatives.
- C. Dimensional Lumber
1. General: Of grades indicated according to the American Lumber Standards Committee National Grading Rule provisions of the grading agency indicated.
 2. Framing Other Than Non-Load-Bearing Partitions: Construction or No. 2 grade (or better) and the following species:
 - a. Southern pine; SPIB.
 - b. Spruce-pine-fir (south) or Spruce-pine-fir; NELMA, NLGA, WCLIB, or WWPA.
 3. Properties:
 - a. Modulus of elasticity of at least 1,600,000 psi
 - b. Extreme fiber stress in bending of at least 1,250 psi (for 2x8 member)
- D. Timber and Miscellaneous Lumber
1. Provide miscellaneous lumber for support or attachment of other construction, including the following:
 - a. Blocking
 - b. Nailers
 - c. Furring
 2. For items of dimension lumber size, provide Construction, Stud, or No. 2 grade lumber with 19 percent maximum moisture content of any species.
 3. For concealed boards, provide lumber with 19 percent maximum moisture content and any of the following species and grades:
 - a. Mixed southern pine, No. 2 grade; SPIB.
 - b. Eastern softwoods, No. 2 Common grade; NELMA.
- E. Plywood: Replacement sheathing shall be exterior grade plywood to match existing thickness and to meet all applicable building codes, ordinances, etc. Note that at least a half sheet (16 square feet) is normally required where any plywood replacement is necessary.
1. CD Exposure 2, APA rated 32/16, in accordance with PS-1, minimum 15/32 inch thick.
- F. Miscellaneous Materials
1. Fasteners: Provide nails or screws, in sufficient length to penetrate not less than 1-1/2 inches into wood substrate.
 - a. Where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners of Type 304 stainless steel.
 - b. Power-Driven Fasteners: CABO NER-272.
 - c. Bolts: Steel bolts complying with ASTM A 307, Grade A (ASTM F 568M, Property Class 4.6); with ASTM A 563 (ASTM A 563M) hex nuts and, where indicated, flat washers or equivalent strength Stainless Steel hardware, as indicated above.
 2. Metal Framing Anchors: Made from hot-dip, zinc-coated steel sheet complying with ASTM A 653/A 653M, G60 (Z180) coating designation.
 - a. Available Manufacturers:
 - 1) Alpine Engineered Products, Inc.
 - 2) Cleveland Steel Specialty Co.
 - 3) Harlen Metal Products, Inc.
 - 4) KC Metals Products, Inc.
 - 5) Silver Metal Products, Inc.

- 6) Simpson Strong-Tie Company, Inc.
- 7) Southeastern Metals Manufacturing Co., Inc.
- 8) United Steel Products Company, Inc.
- b. Research/Evaluation Reports: Provide products acceptable to authorities having jurisdiction and for which model code research/evaluation reports exist that show compliance of metal framing anchors, for application indicated, with building code in effect for Project.
- c. Allowable Design Loads: Meet or exceed those indicated per manufacturer's published values determined from empirical data or by rational engineering analysis and demonstrated by comprehensive testing performed by a qualified independent testing agency.

2.04 Paint

- A. Steel Elements:
 - 1. Primer:
 - a. Sherwin-Williams; Macropoxy 646.
 - b. Or Engineer's Approved Equivalent.
 - 2. Finish (two coats):
 - a. Sherwin-Williams; Acrolon 218 HS Polyurethane.
 - b. Or Engineer's Approved Equivalent.
- B. Wood Elements:
 - 1. Primer:
 - a. Sherwin-Williams; Exterior Wood Primer.
 - b. Or Engineer's Approved Equivalent.
 - 2. Finish (two coats):
 - a. Sherwin-Williams; Pro Industrial Acrylic.
 - b. Or Engineer's Approved Equivalent.
- C. General:
 - 1. Material Compatibility: Provide block fillers, primers, base coat, and finish-coat materials that are compatible with one another and with the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.
 - 2. Material Quality: Provide manufacturer's best-quality paint material of the various coating types specified that are factory formulated and recommended by manufacturer for the application indicated. Paint material containers not displaying manufacturer's product identification will not be acceptable.
 - 3. Colors: As selected by the Owner from manufacturer's full range.

2.05 Joint Sealants

- A. Elastomeric Sealants: Comply with ASTM C920 and other requirements indicated for each liquid-applied chemically curing sealant specified, including those referencing ASTM C920 classifications for type, grade, class, and uses related to exposure and joint substrates.
- B. Urethane Sealants (routed joints and cants)
 - 1. Sika Corporation, Inc.; Sikaflex-15LM.
 - 2. BASF; MasterSeal NP1.

3. Tremco Corp.; Dymonil.
 4. Or equivalent as approved by the Engineer.
 - b. Type and Grade: S (single component) and NS (non-sag).
 - c. Class: 25.
 - d. Uses Related to Exposure: T (traffic).
 - e. Color: To be selected by Owner.
- C. Joint-Sealant Backing: Provide sealant backings of material and type that are non-staining; are compatible with joint substrates, sealants, primers, and other joint fillers; and are approved for applications indicated by sealant manufacturer based on field experience and laboratory testing.
1. Cylindrical Sealant Backing: ASTM C1330, Type C (closed-cell material with a surface skin) or any types, as approved in writing by joint-sealant manufacturer for joint application indicated, and of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance.
 2. Bond-Breaker Tape: Polyethylene tape or other plastic tape recommended by sealant manufacturer for preventing sealant from adhering to rigid, inflexible joint-filler materials, or joint surfaces at back of joint where such adhesion would result in sealant failure. Provide self-adhesive tape where applicable.
- D. Latex and Latex Blend sealants are not acceptable for use on this project.

2.05 Sheet Metal

- A. Color-Coated Aluminum: Conforming to Federal Specification SAE-AMS QQ-A-250C, Alloy 3003 or ASTM B209-06.
1. Finish shall be seventy percent (minimum) Kynar 500.
 2. As supplied by Alliance Metals of West Chester, Pennsylvania.
 3. Unless noted otherwise, color and finish will be chosen by the Owner from selections available from manufacturer. Submit standard color charts prior to starting work.
- B. Mill Finish Stainless Steel: Conforming to Federal Specification QQ-S-766c annealed or fully annealed, or ASTM A-167, Type 302/304 with Mill Rolled 2D Finish.
1. Microflex as manufactured by Washington Steel Products Company of Washington, Pennsylvania.
- C. Repair Metal: For repairing existing metal work, use metal that completely matches the existing in regards to size, type, thickness (gauge), color, finish, etc.

2.06 Miscellaneous Materials

- A. Wall Sheathing – ½” thick Thermasheath Type V RMax wall sheathing.
- B. Dryer Vent Covers: Plastic cover with hinged baffle.

PART 3 - EXECUTION

3.01 Inspection and Preparation

- A. Provide suitable barriers and protection to isolate and protect work areas, including elevators, hallways and individual units from traffic, pedestrians, etc.
- B. Contractor to provide pedestrian traffic control devices (i.e., signs, etc.) to direct occupants around work areas.
- C. Install needed protection in a manner to prevent dust and debris, water, etc. from entering the unit during the work.
- D. Prior to starting work, Contractor must survey work area and document all existing damage not included in the work scope. Damaged items/elements may include windows or doors, damage to balconies, walkways, etc. Sealants, coatings or other debris on building surfaces and any other damaged surfaces or elements must also be noted in writing prior to starting work. Provide written cost quotations for any needed repair, replacement, maintenance, etc. outside of the scope of this contract. Once work begins any/all damage in work areas not previously documented will become the Contractor's responsibility to repair (at his expense).
- E. Inspect all building fixtures that may affect or be affected by the siding replacement (including but not limited to gutters and downspouts, dryer exhaust outlets, gas fireplace exhausts, ventilation louvers, lighting fixtures and photovoltaic controls, etc.) for functionality and suitability for reuse (physical damage, deterioration, unsightly appearance, etc.).
 - 1. Report any damage, malfunctions, etc. to the Owner and provide written cost quotations for needed repair, replacement, cleaning, etc. Once siding work is started, all building fixtures in work area become the responsibility of the Contractor who must perform whatever work is necessary to render them operable.

3.02 Demolition Work

- A. Remove and dispose of existing siding, trim and deteriorated wall sheathing from designated areas.
 - 1. Carefully store all items to be reinstalled, such as downspouts, cables, etc.
 - 2. Temporarily remove fences that intersect the building walls.
- B. Remove existing windows, sliding glass doors and entrance doors.
 - 1. Carefully store all assemblies that are to be reinstalled.
- C. Only expose areas that can be properly sealed/waterproofed each day. Dispose of all removed debris on a daily basis.
- D. Examine exposed building components (framing, insulation, etc.) for deterioration, damage and/or significant distortion. Provide pricing for replacement of any exposed deteriorated component as an extra to the contract.

- E. Report to the Owner any surfaces that are not prepared properly to receive new components. The starting of work by the Contractor shall be considered prima-facie evidence that surfaces are satisfactory. Beginning of work means general acceptance of substrate.

3.03 Wood Replacement

- A. Set replacement carpentry members to required levels and lines, with members plumb, true to line, cut, and fitted. Fit rough carpentry to other construction; scribe and cope as needed for accurate fit. Locate furring, nailers, blocking, grounds, and similar supports to comply with requirements for attaching other construction.
- B. Apply field treatment complying with AWWPA M4 to cut surfaces of preservative-treated lumber and plywood.
- C. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:
 - 1. CABO NER-272 for power-driven fasteners.
 - 2. Published requirements of metal framing anchor manufacturer.
 - 3. Table 2305.2, "Fastening Schedule," in the BOCA National Building Code.
- D. Use finishing nails for exposed work, unless otherwise indicated. Countersink nail heads and fill holes with wood filler.
- E. Framing Standard: Comply with AFPA's "Manual for Wood Frame Construction," unless otherwise indicated.
- F. Framing with Engineered Wood Products: Install engineered wood products to comply with manufacturer's written instructions. Provide corner brackets where beams intersect with other beams or splice plates where they abut existing beams.
- G. Comply with applicable recommendations contained in APA Form No. E30K, "APA Design/Construction Guide: Residential & Commercial," for types of structural-use panels and applications indicated.
- H. Where replacing structural members, provide temporary shoring during the replacement work to support components above. Provide shoring plan stamped by a Professional Engineer licensed in the State of Maryland for review prior to performing structural repairs.

3.04 Sheathing Installation

- A. Install new RMax wall sheathing over existing framing in accordance with industry standards and applicable building codes.
 - 1. Install sheathing even and uniform, using full sheets where-ever possible.
 - 2. Stagger joints 4 feet.
 - 3. Secure sheathing with screws spaced at 6-inches on center on ends and 8-inches on center along intermediate supports.
 - 4. Shim sheathing as needed to address irregularities in the framing.

3.05 Weather Barrier and Flashing Installation

- A. Install new self-adhered membrane flashings along bottom of window and door openings prior to installation of windows and doors.
 - 1. Use full length pieced of membrane in all cases (no end laps).
 - 2. Roll membrane in place to assure proper adhesion.
- B. Install new 26-gauge stainless steel ledger flashing at all balcony/walkway to wall transitions.
 - 1. Incorporate hemmed drip edges at all exterior edges.
 - 2. Provide 6" wide laps and back-seal all laps in metal.
 - 3. Apply self-adhered membrane along top edge of metal flashings.
- C. Install new building wrap and associated flashings over entire area to be resided in strict compliance with manufacturer's requirements.
 - 1. Install horizontally from bottom to top, starting at the lower boundary of the siding, with head laps of at least 12 inches. Fasteners (nails) shall be spaced so as to allow no appreciable sags/distortion of the material.
 - 2. Side laps should be avoided if possible. If necessary, side laps shall be at least 12 inches and sealed with a tape supplied by the manufacturer for that purpose.
- D. Install new self-adhered membrane flashings around perimeter of all windows and doors as well as wall penetrations as detailed.
 - 1. Use full length pieced of membrane in all cases (no end laps).
 - 2. Roll membrane in place to assure proper adhesion.
- E. Install new .032" thick color-coated aluminum flashings where detailed.
 - 1. Fabricate metal with slope along horizontal edges of flashing.
 - 2. Incorporate hemmed drip edges at all exterior edges.
 - 3. Provide 6" wide laps and back-seal all laps in metal.
 - 4. Apply self-adhered membrane along top edge of metal flashings.

3.06 Siding and Trim Installation

- A. Install new PVC trim to match previous layout, sizing, etc. All installation shall comply with manufacturer's requirements.
 - 1. Chamfer all joints to shed water.
 - 2. Fill all fastener holes and sand flush.
 - 3. Miter joints at corners.
- B. Install new PVC cap along tops of upper balcony parapet walls.
- C. Install siding in accordance with manufacturer's requirements and installation instructions published by the Vinyl Siding Institute.
 - 1. Install horizontal starter strips level and in same locations as the existing vinyl siding starter strips and/or J channel that may have been installed in place of starter strips.
 - a. Allow space for installation of corners and 1/4-inch gap between strips.
 - b. Place fasteners in center of nailing slots.
 - c. Where siding extends to step flashings, base flashings and other roof elements, starter strips must be installed such that first course of siding is at least 1/2 inch above roof.

2. Install J-channel along trim (top and sides).
 - a. Side/jamb members should be longer than the involved trim, by an amount approximately equal to the dimension of the nailing flange for the header J-channel and notched even with the top of the header trim/framing. Top members should be longer than the involved window/door framing/trim, by an amount approximately equal to the dimension of the nailing flange for the side/jamb J-channel and the bottom. It is the intent to have upper sections lap over lower sections, such that water will not be directed into joints.
 3. Position siding panel fasteners in center of elongated slots.
 - a. Leave a gap of 1/16 to 1/8 inch between fasteners and flanges.
 - b. Fasteners shall be driven straight (not angled).
 - c. Fasteners shall penetrate studs or furring strips and spaced every 16 inches, on center. Elongate slots if necessary to penetrate center third of stud/furring and accommodate expansion and contraction.
 4. Allow gaps of 1/4 inch between panels and trim if ambient temperature is above 40 degrees, Fahrenheit at the time of installation. Gaps shall be 3/8 inch between panels and trim if ambient temperature is below 40 degrees, Fahrenheit.
 5. Only full-sized panels shall be installed except as needed to fill short runs or to complete long runs.
 6. Laps shall be staggered by at least 3 feet for successive courses. Aligned joints must be separated by at least 2 courses.
- D. Fabricate and install .032" thick color-coated aluminum wrap over existing fascia and rake boards. Extend metal up under existing metal drip edge at roof and secure along bottom of board with screws spaced at 12" on center.

3.07 Paint Application

- A. Review other sections in which primers are provided to ensure compatibility of the total system for various substrates. On request, furnish information on characteristics of finish materials to ensure use of compatible primers.
- B. Clean and prepare surfaces to be painted according to manufacturer's written instructions for each particular substrate condition and as specified. Perform adhesion tests to ensure material compatibility and specific surface preparation requirements.
 1. Provide barrier coats over incompatible primers or remove and re-prime.
 2. Apply suitable primer over all prepared steel and wood elements.
 3. Steel:
 - a. Obtain minimum SSPC-SP10 (near-white blast clean).
 - b. Prime same day as cleaned or before flash rusting occurs.
 4. Wood:
 - a. Ensure surface is clean, dry and sound.
 - b. Abrade existing paint surfaces, prior to application, or remove completely as determined through adhesion testing.
 - c. Fill all nail holes and small openings with caulk.
- C. Material Preparation:
 1. Maintain containers used in mixing and applying paint in a clean condition, free of foreign materials and residue.

2. Stir material before application to produce a mixture of uniform density. Stir as required during application. Do not stir surface film into material. If necessary, remove surface film and strain material before using.
- D. Scheduling Painting: Apply first coat to surfaces that have been cleaned, pretreated, or otherwise prepared for painting as soon as practicable after substrate is completely dry, but no earlier than Manufacturer's written instructions.
 1. If undercoats, stains, or other conditions show through final coat of paint, apply additional coats until paint film is uniform finish, color, and appearance.
 - E. Application Procedures: Apply paint by brush, roller, spray, or other applicators according to manufacturer's written instructions.
 - F. Minimum Coating Thickness: Apply paint materials no thinner than manufacturer's recommended spreading rate. Provide total dry film thickness of the entire system as recommended by manufacturer.
 - G. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags or other surface imperfections. Cut in sharp lines and color breaks.
 - H. Allow adequate curing time between coats of paint as specified by the paint manufacturer.
 - I. Provide "Wet Paint" signs to protect newly painted finishes. After completing painting operations, remove temporary protective wrappings provided by others to protect their work.
 - J. Painting Schedule
 1. Steel
 - a. Primer: 1 coat
 - b. Finish: 2 coats
 2. Wood
 - a. Primer: 1 coat
 - b. Finish: 2 coats

3.08 Joint Sealant Installation

- A. Remove existing joint sealant material within work area.
- B. Cleaning of Joints: Clean out joints immediately before installing sealants.
 1. Remove all foreign material from joint substrates that could interfere with adhesion of joint sealant.
 - a. Clean, porous joint substrate surfaces by brushing, grinding, blast cleaning, mechanical abrading, or a combination of these methods to produce a clean, sound substrate capable of developing optimum bond with joint sealants. Remove loose particles remaining after cleaning operations above by vacuuming or blowing out joints with oil-free compressed air.
 - b. Clean non-porous surfaces by solvent wiping in accordance with ASTM C1193.

2. Abrasive blast all joint surfaces to provide a surface texture CSP-4 and vacuum joints immediately prior to priming, preparing, and sealing.
- C. Joint Priming: Prime joint substrates based on preconstruction joint-sealant-substrate tests or prior experience. Apply primer to comply with joint-sealant manufacturer's written instructions. Confine primers to areas of joint-sealant bond; do not allow spillage or migration onto adjoining surfaces.
 - D. Sealant Installation Standard: Comply with recommendations in ASTM C1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.
 - E. Install sealant backings of type indicated to support sealants during application and at position required to product cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.
 1. Do no leave gaps between ends of sealant backings.
 2. Do no stretch, twist, puncture, or tear sealant backings.
 3. Remove absorbent sealant backings that have become wet before sealant application and replace them with dry materials.
 - F. Install bond-breaker tape behind sealants where sealant backings are not used between sealants and backs of joints.
 - G. Install sealants using proven techniques that comply with the following and at the same time backings are installed:
 1. Place sealants so they directly contact and fully wet joint substrates.
 2. Completely fill recesses in each joint configuration.
 3. Produce uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability.
 - H. Tooling of Non-sag Sealants: Immediately after sealant application and before skinning or curing begins, tool sealants according to requirements specified below to form smooth, uniform beads of configuration indicated; to eliminate air pockets; and to ensure contact and adhesion of sealant with sides of joints.
 1. Remove excess sealant from surfaces adjacent to joints.
 2. Use tooling agents that are approved in writing by sealant manufacturer and that do not discolor sealants or adjacent surfaces.
 3. Provide concave joint configuration per Figure 5A in ASTM C1193, unless otherwise indicated.
 4. Provide slightly convex joints at all horizontal rout and seal joints. Profile joints so when cured and covered with membrane, they will not be visible.
 5. Tool joints in one continuous stroke.
 - I. Clean off excess sealant or sealant smears adjacent to joints as the work progresses by methods and with cleaning materials approved in writing by manufacturers of joint sealants and of products in which joints occur.

3.09 Sheet Metal Flashing Installation

- A. Install in accordance with manufacturer's instructions.
- B. Except as otherwise indicated, comply with SMACNA recommendations.

- C. Anchor units securely in place by methods indicated, providing for thermal expansion of metal units. Conceal fasteners wherever possible, and set units true to line and level. Install work with laps, joints, and seams that will be permanently watertight and weather-resistive.
- D. Protect installed products until completion of project.
- E. Touch-up, repair or replace damaged products before Substantial Completion.

3.10 Other Work

- A. Remove and replace gutters.
 - 1. Gutter Style: .032-inch-thick color-coated aluminum, for replacement work. SMACNA Figure 1-2, Style K, 6 inch wide.
 - 2. Gutter Expansion: Provide for proper gutter expansion as required by SMACNA Figure 1-5 (all assemblies).
 - 3. Gutter Installation: Install all gutter assemblies to provide positive drainage into existing downspout locations, SMACNA, Figure 1-18C. Aluminum fasteners (concealed screws) shall be installed at every rafter and shall penetrate into the rafter one (1) inch minimum. Supports shall conform to SMACNA Figure 1-13A and outlet tubes shall be installed to meet SMACNA Figure 1-33.
- B. Electric Sheds: Remove and replace existing siding from along the sides of the sheds.
 - 1. Remove existing siding and examine existing framing. Report to Engineer any conditions not suitable to receive new siding.
 - 2. Install new 26-gauge stainless steel "L" flashing along vertical transition to building wall.
 - 3. Install new .032-inch-thick color-coated aluminum apron flashing along top of shed roof.
 - 4. Install new PVC panel along exterior sides of shed.
 - 5. Install new PVC trim along front of shed.
- C. Install new flashings at existing owners shed.
 - 1. Install .032" thick color-coated aluminum apron flashings at wall-to-roof of shed
 - 2. Install 26-gauge stainless steel "L" flashing along vertical shed-to-wall transition.
- D. Restore removed components that were removed to facilitate the siding work, including but not limited to fencing, decking, etc. Replace any deteriorated component and reinstall to match existing conditions as close as possible.

3.11 Clean-Up

- A. Remove markings from finished surfaces. In areas where finished surfaces are soiled by work of this section, consult manufacturer of surfaces for cleaning advice and conform to their instructions.
- B. Bear costs of repairs and restoration of work of others damaged by Contractor's materials and/or operations.
- C. At completion, before Owner's acceptance, remove all debris and excess materials.

- D. Repair/replace and restore all construction found to be damaged upon completion and after demobilization. This excludes items documented by the Contractor prior to the start of work assuming such detailed documentation was provided to Owner and Engineer prior to the start of work.

**SLIDING GLASS DOOR AND WINDOW REPLACEMENT SPECIFICATION
CLUB OCEAN VILLAS I CONDOMINIUM
OCEAN CITY, MARYLAND
ETC PROJECT M3-4717**

PART I - GENERAL

1.01 Description of Work

- A. The Contractor shall provide all supervision, labor, equipment, materials and implements to perform all of the work included in this specification. In general, the scope of work will include the following items:
1. Install protection in the interior of the unit as required to prevent dust, weather, etc. from entering the unit.
 2. Remove existing designated windows and sliding glass doors, including all sashes, frames, etc. and properly dispose of in Contractor supplied dumpsters.
 3. Fabricate and install new sheet metal and membrane flashings along the bottom of the opening as detailed.
 4. Furnish and install new double hung window assemblies in accordance with manufacturer's and industry standards.
 5. Furnish and install new sliding glass door assemblies in accordance with manufacturer's and industry standards.
 6. Install new perimeter flashings around exterior perimeter of window and door assemblies as detailed.
 7. Restore sealants to match existing conditions as close as possible.
 8. Clean all areas soiled by the work and remove all debris from the site. Areas that cannot be restored by cleaning shall be repaired by the Contractor with new, like materials specified by the Engineer and furnished by the Contractor, at no additional cost to the Owner.
- B. The Supplementary General Conditions and the manufacturers' current installation recommendations and requirements are hereby made a part of this specification and must be followed except where modified by this specification or State, City, County requirements.
- C. The following references shall be complied with during the work (latest editions of all pertinent publications at time of contract ratification). Where other details are needed, comply with the referenced standards except where more stringent requirements are established by the Engineer.
1. American National Standards Institute (ANSI) and the American Architectural Manufacturers Association (AAMA) standards
 2. American Society for Testing and Materials (ASTM)
 3. Sealant Waterproofing and Restoration Institution (SWRI and the SWRI Application Training Manual)
 4. Sheet Metal and Air Conditioning Contractor's National Association's Sheet Metal Manual (SMACNA)
 5. American Architectural Manufacturers Association (AAMA)
 6. Vinyl Siding Institute (VSI)

1.02 Quality Control

- A. The manufacturers shall certify that all materials intended to be used in the system are appropriate and compatible for the intended end use of the system.
- B. Contractor shall have manufacturers' representative(s) visit the project to review installation procedures. Letters from the manufacturer accepting the Contractor's procedures will be required for each major product.
- C. Installation shall be performed by a qualified contracting firm that has been performing similar work for not less than 5 years and is approved (licensed, where applicable) by the materials manufacturers and governing municipality (i.e., State, City, County, etc.) as required.
- D. The work will be inspected by the Engineer.
- E. A pre-work conference shall be convened by the Contractor at least one week prior to any repair work to review repair procedures and to coordinate work with the Owner and his Engineer.
- F. The Contractor will immediately make corrections and/or replacements of all deficient or non-conforming work noted by the Engineer. Any details found that, in the Engineer's opinion, may adversely affect the life expectancy or performance of the installed work must be repaired or replaced by the Contractor at the direction of the Engineer and at no extra cost to the Owner.

1.03 Submittals

- A. Prior to delivery of materials, Contractor must submit a detailed list of all materials to be used along with manufacturer's certification that all materials meet or exceed specified requirements and that all materials are appropriate and compatible for the intended use.
- B. Prior to starting work, the Contractor must submit the following items for approval by the Owner and Engineer.
 - 1. Three copies of manufacturer's data and Material Safety Data Sheets (MSDS) for each major product to be used (include certification or other data substantiating compliance with the requirements).
 - 2. Applicator's license certifications (if appropriate) for the materials to be installed, including license number, expiration date, and proof of experience.
 - 3. Requested work and material storage areas as well as detailed working sequence/schedule.
 - 4. Certificate(s) of insurance, evidencing required coverage limits, for the Contractor and all Subcontractors and if required, full payment and performance bonds.
 - 5. State and local contractor(s) license(s) and Federal Tax I.D. number.
 - 6. Shop drawings of all proposed details for use on the project, including protection provisions for the Engineer's review and comment/approval prior to starting work.
 - 7. Pre-construction property survey. See Section 3.01.

8. Any other item requested by the Engineer for clarification and/or documentation purposes. Note that some additional shop drawings may be required because of field conditions encountered and it is the Contractor's responsibility to submit those drawings for review and approval by the Engineer.
- C. It is the Contractor's responsibility to obtain approval of all submittals (as listed above) prior to starting work. Unapproved materials or other items shall not be utilized and will not be compensated by Owner.
- D. All submittals, samples and pay requests shall be sent to the Owner.
- E. The Contractor's on-site personnel shall check in every day with the on-site Owner's representative to inform him or her of daily progress and if requested, will also provide a signed, written report of progress made, personnel on-site and deliveries received.
- F. Prior to final payment, the Contractor shall submit the following items, which shall be in a written form acceptable to the Owner:
 1. Applicable release of liens (covering the Owner);
 2. The Contractor's two (2) year (minimum) workmanship guarantee (to encompass all work performed);
 3. The manufacturer's two (2) year, non-prorated, materials and workmanship guarantee;
 4. The manufacturer's ten (10) year (minimum) insulated glass warranty against visual obstruction due to internal moisture; and
 5. Manufacturer's written instructions regarding operation, care, and maintenance guidelines for the new windows.

1.04 Product Delivery, Storage and Handling

- A. Deliver all materials to the jobsite in the manufacturer's original sealed, unopened, dry, undamaged packages. Packages must be clearly labeled with all pertinent information including material name, date manufactured and product code.
- B. Store all materials in dry protected areas out of direct sunlight. Store materials free of ground or deck and cover completely to prevent intrusion of moisture. Control storage temperatures and exposure to sunlight in accordance with manufacturer's instructions.
- C. Do not store materials on the roofs, elevators, stairways, entry ramps or other elements in concentrations large enough to impose excessive stress on the building structure, components, etc.
- D. Any damaged or wet materials and any materials that are improperly delivered, stored, or handled must be removed from the site.

1.05 Job Conditions

- A. Proceed with work only after all submittals are approved and pre-work conference is completed.

- B. The Contractor must examine all phases of work to be performed and notify the Owner, in writing, of any unsatisfactory conditions. The work may not proceed until conditions are satisfactory to all parties. The beginning of work will be considered the Contractor's acceptance of all conditions.
- C. The work may proceed only when weather conditions are in compliance with the various product manufacturers recommended limitations, and when conditions will permit the work to proceed in accordance with the project specifications and the manufacturer's recommendations.
- D. Do not apply any materials to damp or frozen surface.
- E. Protect building surfaces and interiors against damage from all aspects of the work.
- F. All construction areas are to be cleaned of all debris daily. All debris removed should be directly loaded into a dumpster or truck at a location acceptable to the Owner and not stockpiled on the ground or on the walkway decks.
- G. The Contractor shall comply with (and compel their offices, employees, guests, invitees, etc.) to safety and security requirements that will be instituted by the Owner as well as all federal and local requirements.
- H. On-site storage location(s) for materials, trailers, trash receptacles furnished by the Contractor, etc. will be identified by the Owner.

PART 2 - PRODUCTS

2.01 Sliding Glass Door Assemblies

- A. Vinyl composite sliding glass doors conforming to all requirements of ANSI/AAMA/NWDA 101/I.S.2-97 and shall be labeled under the AAMA 101/I.S.2-97 labeling certification program. Units shall be classified commercial grade.
 - 1. New door assemblies shall match existing in terms of style, size, and color.
 - 2. ANSI/AAMA Designations for each door type are as follows.
 - a. Doors: Minimum CW-45
 - b. Air infiltration: Maximum 0.10 cfm/sf
 - c. Water Resistance: No water intrusion at 6.75 psf test pressure.
 - 4. Submit certified test reports, not less than two years old that confirm conformance with all applicable performance requirements for the windows to be used.
 - 5. Additional performance requirements:
 - a. Thermal Transmittance (U-Value) must not exceed 0.35; and
 - b. Solar Heat Gain Coefficient (SHGC) must not exceed 0.40.
 - 6. In lieu of AAMA certification, submit a report from an AAMA certified laboratory that the window production for the building was audited and the units inspected are the same (as allowed by the AAMA certification program) as those submitted for testing to meet AAMA I.S.2-97 requirements.

B. Glazing

1. General: Sealed insulating glass units shall be CBA rated, tested, and approved in accordance with IGCC. Units shall carry the respective IGCC-CBA level certification on the glass spacer.
 - a. Panels shall be factory-glazed, double-sealed and supplied with a minimum ten (10) year manufacturer's guarantee including gasket seal, insulating glass seal and condensation.
 - b. All glazing shall comply with AAMA and IGCC recommendations as well as applicable ASTM and ANSI standards.
 - c. Panels shall be clear annealed (ASTM C 1036), glass, tempered where required.
 - d. Glazing shall have no tint it is recommended that the Number 3 surface have a clear, low-emissivity (low-e) coating.
2. Glazing shall be a minimum 7/8-inch, double panels with minimum 5/8-inch air space and minimum 1/8-inch-thick glass.

C. Miscellaneous

1. Vinyl shall be fully welded and sealed.
2. Exterior and interior sill frame shall be sloped at least 5 degrees and shall be secured with fasteners that do not penetrate weep cavity.
3. Fasteners must not bridge thermal barriers.
4. Weeps must allow drainage to the outside under both negative and positive pressure.
5. Back seal sill corners and fasteners.

D. Accessories

1. Provide manufacturer's standard aluminum-framed-mounted screens (fixed and operable) for operable doors. Weather stripping, hardware and glazing to meet applicable ANSI (AAMA standards).
 - a. Screen shall be 18 X 16 gray fiberglass screen cloth, securely held in place by means of a reusable vinyl spline.
 - b. Weather-stripping shall be 100% woven pile with Mylar center fins. Weather-stripping shall be secured to prevent movement.
2. All hardware (including locks, access hardware, etc.) shall be equal to or exceed in quality the existing hardware (prior to replacement).
3. All fasteners shall be stainless steel.
4. All hinges and hardware to be non-ferrous stainless steel.
5. Windows to include integral exterior brick mold or trim extensions.

2.02 Windows

- A. Vinyl composite windows conforming to all requirements of ANSI/AAMA/NWWDA 101/I.S.2-97 and shall be labeled under the AAMA 101/I.S.2-97 labeling certification program. Units shall be classified commercial grade.
1. New window assemblies shall match existing in terms of style, size, and color.
 2. ANSI/AAMA Designations for each window type are as follows.
 - a. Windows: Minimum CW-45
 - b. Air infiltration: Maximum 0.10 cfm/sf

- c. Water Resistance: No water intrusion at 6.75 psf test pressure.
3. Submit certified test reports, not less than two years old that confirm conformance with all applicable performance requirements for the windows to be used.
4. Additional performance requirements:
 - a. Thermal Transmittance (U-Value) must not exceed 0.35; and
 - b. Solar Heat Gain Coefficient (SHGC) must not exceed 0.40.
5. In lieu of AAMA certification, submit a report from an AAMA certified laboratory that the window production for the building was audited and the units inspected are the same (as allowed by the AAMA certification program) as those submitted for testing to meet AAMA I.S.2-97 requirements.

B. Glazing

1. General: Sealed insulating glass units shall be CBA rated, tested, and approved in accordance with IGCC. Units shall carry the respective IGCC-CBA level certification on the glass spacer.
 - a. Panels shall be factory-glazed, double-sealed and supplied with a minimum ten (10) year manufacturer's guarantee including gasket seal, insulating glass seal and condensation.
 - b. All glazing shall comply with AAMA and IGCC recommendations as well as applicable ASTM and ANSI standards.
 - c. Panels shall be clear annealed (ASTM C 1036), glass, tempered where required.
 - d. Glazing shall have no tint it is recommended that the Number 3 surface have a clear, low-emissivity (low-e) coating.
2. Windows: Glazing shall be a minimum 7/8-inch, double panels with minimum 5/8-inch air space and minimum 1/8-inch-thick glass.

C. Miscellaneous

1. Vinyl shall be fully welded and sealed.
2. Exterior and interior sill frame shall be sloped at least 5 degrees and shall be secured with fasteners that do not penetrate weep cavity.
3. Fasteners must not bridge thermal barriers.
4. Weeps must allow drainage to the outside under both negative and positive pressure.
5. Back seal sill corners and fasteners.

D. Accessories

1. Provide manufacturer's standard aluminum-framed-mounted screens (fixed and operable) for operable windows. Weather stripping, hardware and glazing to meet applicable ANSI (AAMA standards).
 - a. Screen shall be 18 X 16 gray fiberglass screen cloth, securely held in place by means of a reusable vinyl spline.
 - b. Weather-stripping shall be 100% woven pile with Mylar center fins. Weather-stripping shall be secured to prevent movement.
2. All hardware (including locks, access hardware, etc.) shall be equal to or exceed in quality the existing hardware (prior to replacement).
3. All fasteners shall be stainless steel.
4. All hinges and hardware to be non-ferrous stainless steel.
5. Windows to include integral exterior brick mold or trim extensions.

2.03 Alternate Sliding Glass Door Assemblies

- A. Alternate window and door assemblies will be considered for use on this project. The alternate assemblies shall consist of aluminum-framed assemblies with dual strut thermal barriers conforming to all requirements of ANSI/AAMA/NWWDA 101/I.S.2 and must be labeled under the AAMA 101/I.S.2-11 labeling certification program.
 - 1. Frame Finish: AAMA 2605 Kynar finish. Color to match existing.
 - 2. Aluminum must be extruded shapes as detailed (and specified), grade 6063-T5 or better.

2.04 Sealants

- A. Polyurethane Sealants: Chemically and physically compatible for intended use; capable of withstanding movement up to 50 percent of crack or joint width; satisfactorily applied throughout a temperature range of 40 to 80 degrees F; Shore "A" hardness of maximum 50; non-staining, of a color satisfactory to the Owner. Prior to starting work, submit manufacturer's information and color charts for all needed sealants.
 - 1. Use a multi-part, ASTM C 920 polyurethane such as Dymeric 511 by Tremco or Sikaflex-2c by Sika.
- B. Silicone Sealants: Chemically and physically compatible for intended use; capable of withstanding movement up to 50 percent of joint width; satisfactorily applied throughout a temperature range of 40 to 80 degrees F; Shore "A" hardness of maximum 25; non-staining, Type-S, NS, Class 25 of a color satisfactory to the Owner. Prior to starting work, submit manufacturer's information and color charts for all needed sealants.
 - 1. Use a one-part ASTM C 920 silicone such as SilPruf SCS2000 manufactured by General Electric or Dow Corning 795 manufactured by Dow Corning for window, door perimeters and metal-to-metal joints.
- C. Backer Rod: Closed, non-gassing, cell foam type of appropriate size to meet the needs of field conditions.
- D. Bond Breaker: Pressure sensitive adhesive polyethylene tape.
- E. Joint Cleaners and Primers: As recommended by sealant manufacturer.
- F. Masking Tape: Pressure sensitive adhesive paper tape.

2.05 Sheet Metal

- A. Color-Coated Aluminum: Conforming to Federal Specification QQ-A-250d, Alloy 3003-H14 or ASTM B 209.
 - 1. Finish must be seventy percent (minimum) Kynar 500.
 - 2. As supplied by Petersen Aluminum Corporation of Elk Grove Village, Illinois.
 - 3. Unless noted otherwise, color and texture (smooth or embossed) will be chosen by Owner from selections available from manufacturer. Submit charts prior to starting work.

4. Thicknesses noted in this specification are minimum requirements for the uncoated metal.

2.06 Miscellaneous Items

- A. Wood: Exterior-grade of the appropriate size to meet project needs. Where wood may be exposed to moisture, utilize pressure-treated lumber.
- B. Polyethylene Sheets: Reinforced polyethylene sheets for protection and sealing of interior of units.
- C. Insulation: Fiberglass batt insulation, for use around perimeter of frame.
- D. Membrane Flashing:
 1. StraightFlash as manufactured by DuPont of Wilmington, Delaware for flanged rectangular windows and doors, metal flashings, etc.
 2. FlexWrap as manufactured by DuPont of Wilmington, Delaware for sill installation.

PART 3 - EXECUTION

3.01 Inspection and Preparation

- A. Provide suitable barriers and protection to isolate and protect work areas, including elevators, hallways and individual units from traffic, pedestrians, etc.
- B. Contractor to provide pedestrian traffic control devices (i.e., signs, etc.) to direct occupants around work areas.
- C. Install needed protection in a manner to prevent dust and debris, water, etc. from entering the unit during the work.
- D. Removal of interior items, such as furniture, wall features, blinds, curtains, etc. shall be the responsibility of others.
- E. Prior to starting work, Contractor must survey work area and document all existing damage not included in the work scope. Damaged items/elements may include broken windows or doors, damage to balconies, walkways, etc. Sealants, coatings or other debris on building surfaces and any other damaged surfaces or elements must also be noted in writing prior to starting work. Provide written cost quotations for any needed repair, replacement, maintenance, etc. outside of the scope of this contract. Once work begins any/all damage in work areas not previously documented will become the Contractor's responsibility to repair (at his expense).
- F. Once interior protection is installed, remove existing windows and doors. Dispose of removed materials properly off the property.
- G. Examine all exposed conditions, drywall, trim, stud framing, etc. and notify Owner of conditions that could impact the work.

3.02 Installation

- A. Provide shop drawings for installation of new window and door assemblies. The drawings shall indicate installation details (i.e., flashings, securement, etc.) and shall be stamped by a licensed professional engineer in the State of Maryland.
- B. Install new self-adhered membrane flashings around the opening.
- C. Fabricate and install new .032-inch-thick color-coated aluminum flashings.
 - 1. Flashings must feature hemmed edges.
 - 2. The back edge of the flashings must have a slater's edge.
 - 3. Install new fully adhered membrane flashings over vertical leg of metal flashings along sides.
- D. Install new sliding glass door and window assemblies in accordance with manufacturer's requirements.
 - 1. Use only stainless-steel fasteners.
 - 2. Install units to achieve a weather-tight and freely operational condition.
 - 3. Maintain alignment with adjacent work. Secure assembly to openings, plumb, square and without distortion.
- E. Place insulation in shim spaces around unit perimeter, to maintain continuity of building thermal barrier.
- F. Install new flashings around perimeter of doors and windows to seal assemblies to wall sheathing.
 - 1. Use primer where necessary to ensure adequate adhesion.
- G. Install sealant and related backing materials at perimeter of assembly, both interior and exterior joints.
- H. Remove all labels, stickers, etc. and leave units closed and locked.

3.03 Sealant Work

- A. Prior to placing sealant, properly prepare joints and surfaces, as required by the sealant manufacturer.
 - 1. Where required by the sealant manufacturer, carefully prime and or solvent wipe surfaces that are to be bonded to the sealant.
 - 2. Place backer rod or bond breaker tape where applicable to control sealant depth and to prevent three-point bonding of the sealant in joints.
 - 3. Apply tape along the edges of joints so as to prevent sealant from bonding to exposed surfaces.
- B. Apply sealant in accordance with the sealant manufacturer's requirements and recommended practices, including application temperatures.
 - 1. Properly fill horizontal joints, openings, etc. to prevent water from being retained on the finished sealant.

2. Carefully tool the exposed sealant surface to help assure proper bond and to provide a smooth, attractive appearance.
3. Where used, remove tape placed along joint edges.

3.04 Inspection and Clean-Up

- A. After completion of work in each unit, coordinate with Owner's Representative and Engineer for inspection and review of new window and door assemblies.
- B. Upon final review, remove protective measures and vacuum and clean all work areas and areas soiled by this work.
- C. Clean inside and outside faces of all window and door frames and glass. Also remove all visible labels and markings.
- D. Remove markings from finished surfaces. In areas where finished surfaces are soiled by work of this section, consult manufacturer of surfaces for cleaning advice and conform to their instructions.
- E. At completion, before Owner's acceptance, remove all debris and excess materials.

END OF SECTION

CLUB OCEAN VILLAS I

OCEAN CITY, MARYLAND
 EXTERIOR REHABILITATION
 ETC PROJECT: M3-4717



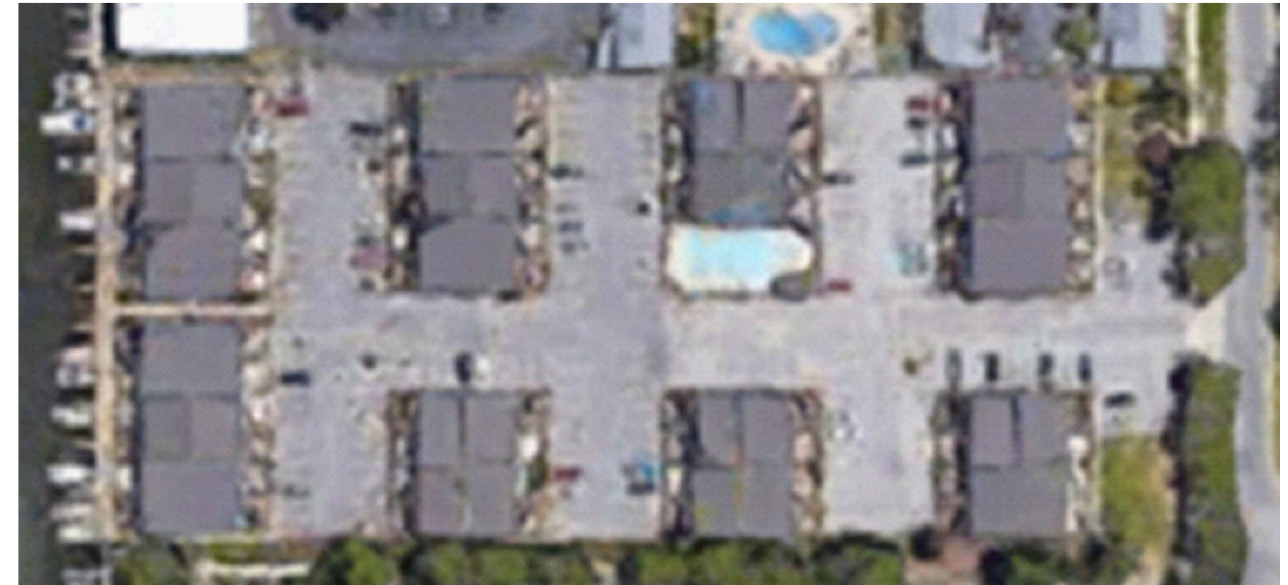
PROJECT DESCRIPTION

PROPERTY OWNER: CLUB OCEAN VILLAS I CONDOMINIUM ASSOCIATION
 108 120TH STREET
 OCEAN CITY, MARYLAND 21842

ADDRESS: 108 120TH STREET
 OCEAN CITY, MARYLAND

LIST OF DRAWINGS

COVER PAGE	C-0
SITE PLAN	R-1
SITE PLAN	R-1A
TYPICAL BUILDING PLANS	R-2
TYPICAL BUILDING ELEVATIONS	R-3
WINDOW AND DOOR DETAILS	R-4
DETAILS	R-5
DETAILS	R-6
DETAILS	R-7



CODE ANALYSIS

CODE: IBC 2018
 IEBC 2018

OCCUPANCY GROUP: R-2

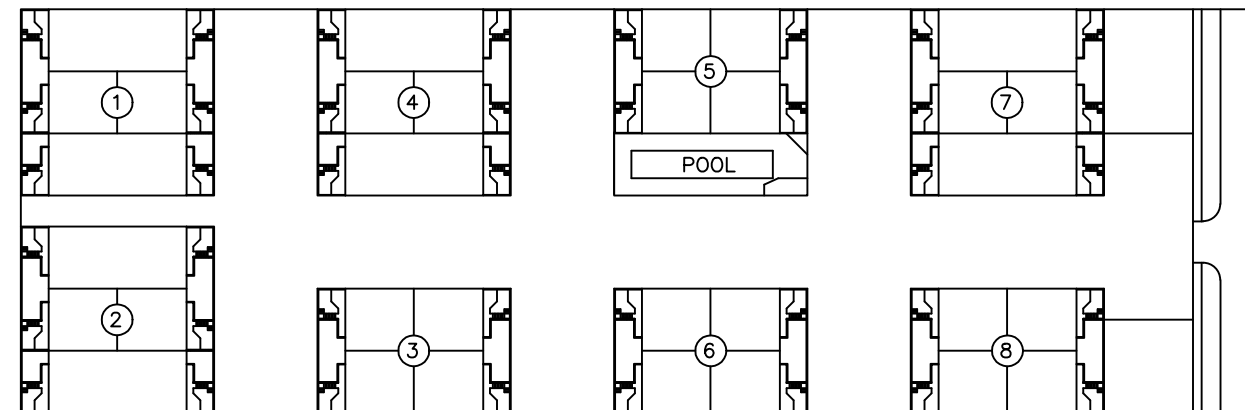
SEPARATED MIXED USE: NO


STORIES ABOVE GRADE: 2

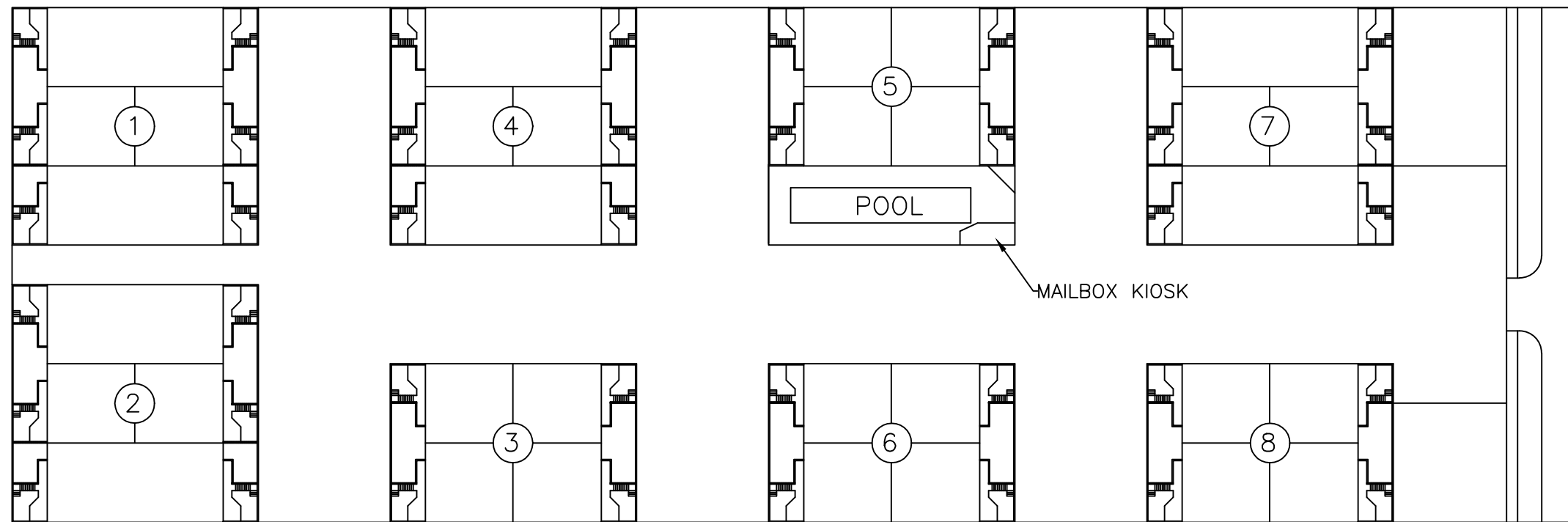
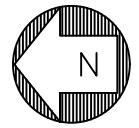
UNIFORM LIVE LOAD: 40 PSF

GROUND SNOW LOAD: 25 PSF

BASIC WIND SPEED: 128 MPH



SCALE: AS NOTED	JOB NO. M2-4717	DATE: 8/20/2024	COVER SHEET	 www.etc-web.com Engineering and Technical Consultants, Inc. 7165 Columbia Gateway Drive, Suite B; Columbia, Maryland 21046 t 410.312.4761 f 410.312.0482
APPROVED BY: KIRK R. PARSONS				
DRAWN BY: KRP	REVISED: 09/12/2024	DRAWING NO: C-1		



<u>BUILDING</u>	<u>BUILDING TYPE</u>	<u>UNITS</u>	<u>PHASE</u>
1	12 UNIT	1-12	1
2	12 UNIT	13-24	3
3	8 UNIT	25-32	2
4	12 UNIT	33-44	2
5	8 UNIT	45-52	3
6	8 UNIT	53-60	2
7	12 UNIT	61-72	2
8	8 UNIT	73-80	1

SCALE: AS NOTED

JOB NO. M2-4717

DATE: 8/7/2023

SITE PLAN

APPROVED BY: KIRK R. PARSONS

DRAWN BY: KRP

REVISED: 09/12/2024

DRAWING NO: R-1

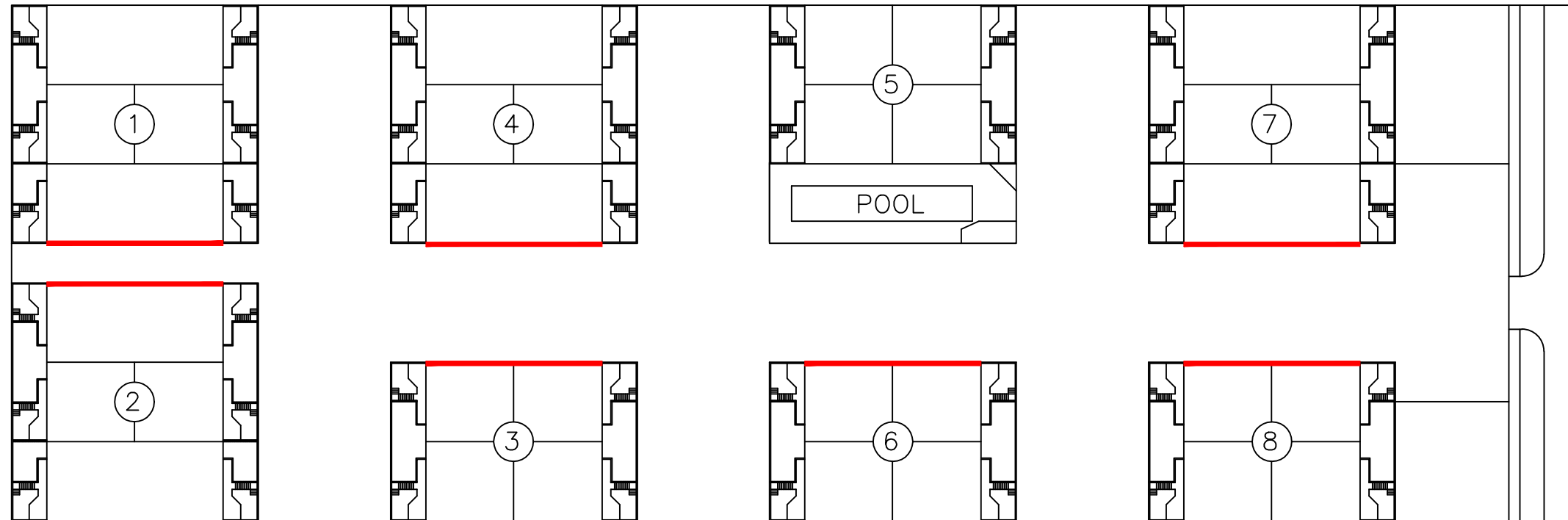
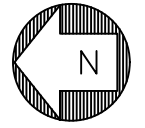
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RED LINE INDICATES ELEVATION TO RECEIVE VERTICAL BATTEN STYLE SIDING

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JOB NO. M2-4717

DATE: 8/30/2023

SITE PLAN

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REVISED: 09/12/2024

DRAWING NO: R-1A

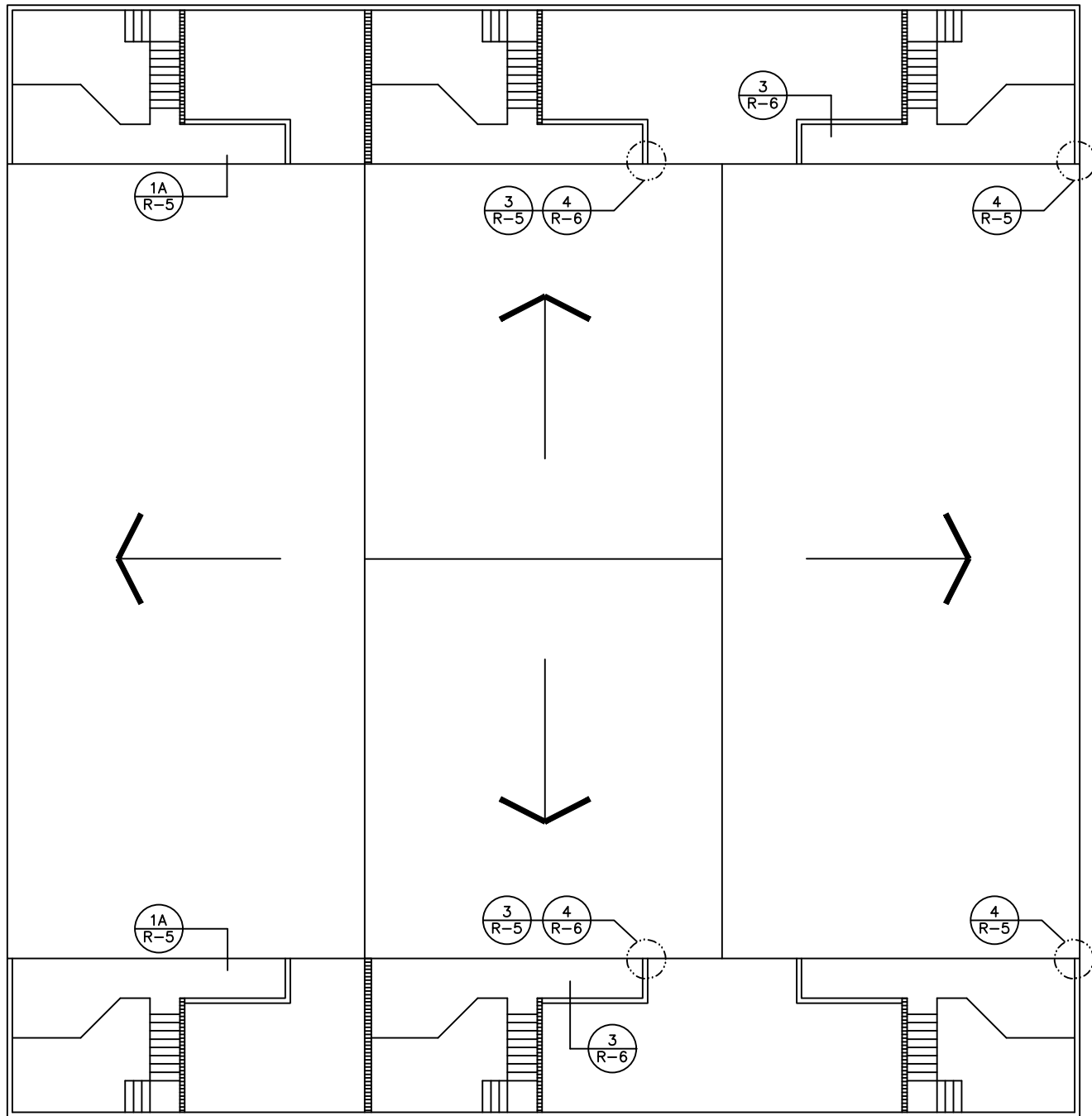
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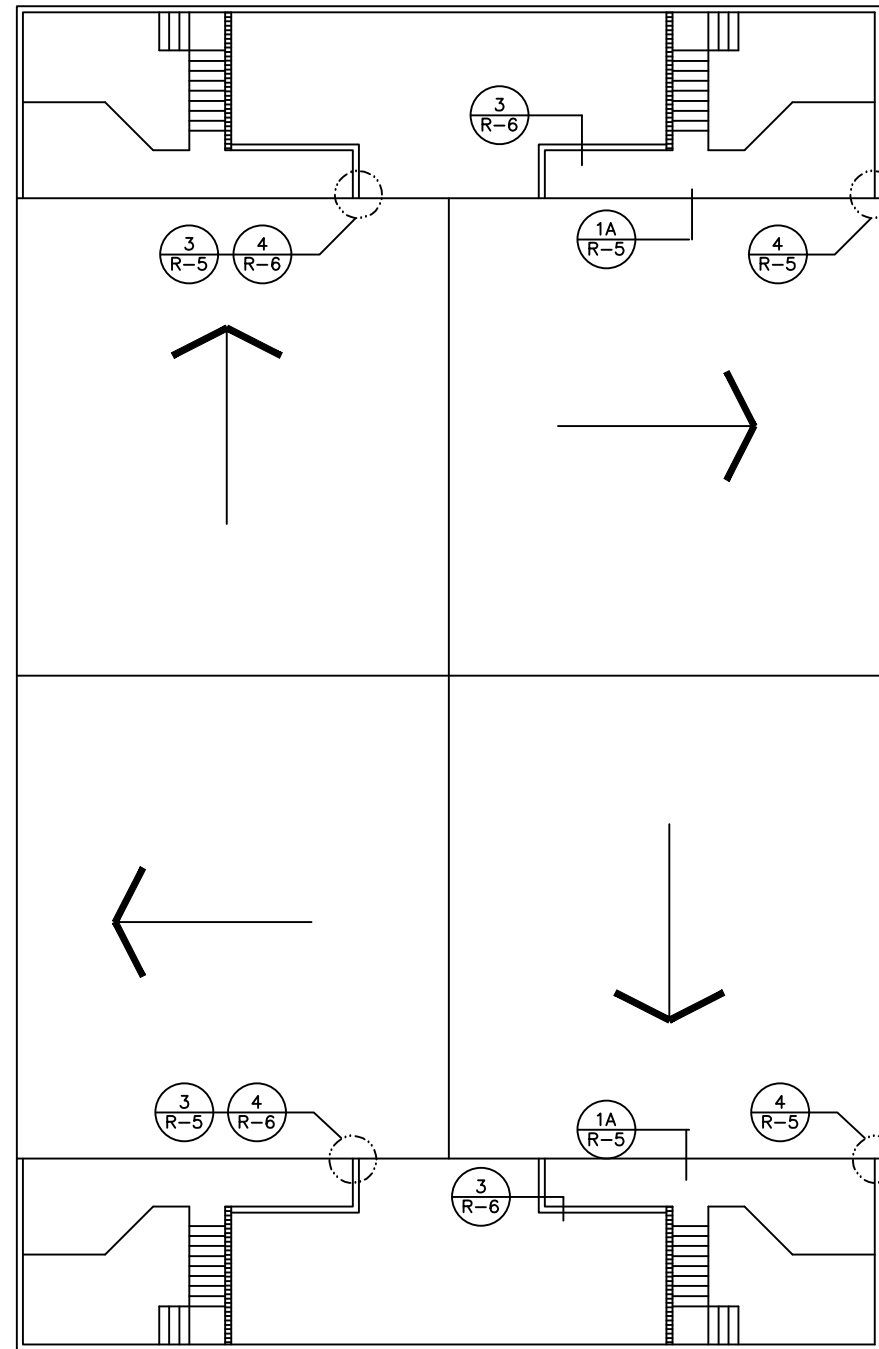
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1 12-UNIT BUILDING
R-2



2 8-UNIT BUILDING
R-2

SCALE: AS NOTED

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DATE: 8/7/2023

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REVISED: 09/12/2024

DRAWING NO: R-2

TYPICAL BUILDING PLANS

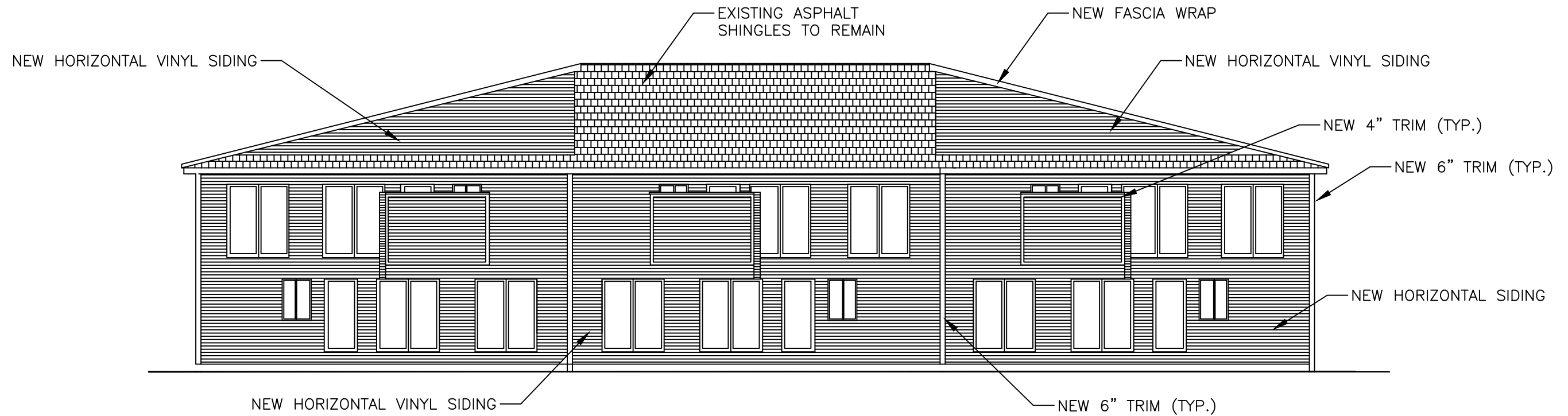
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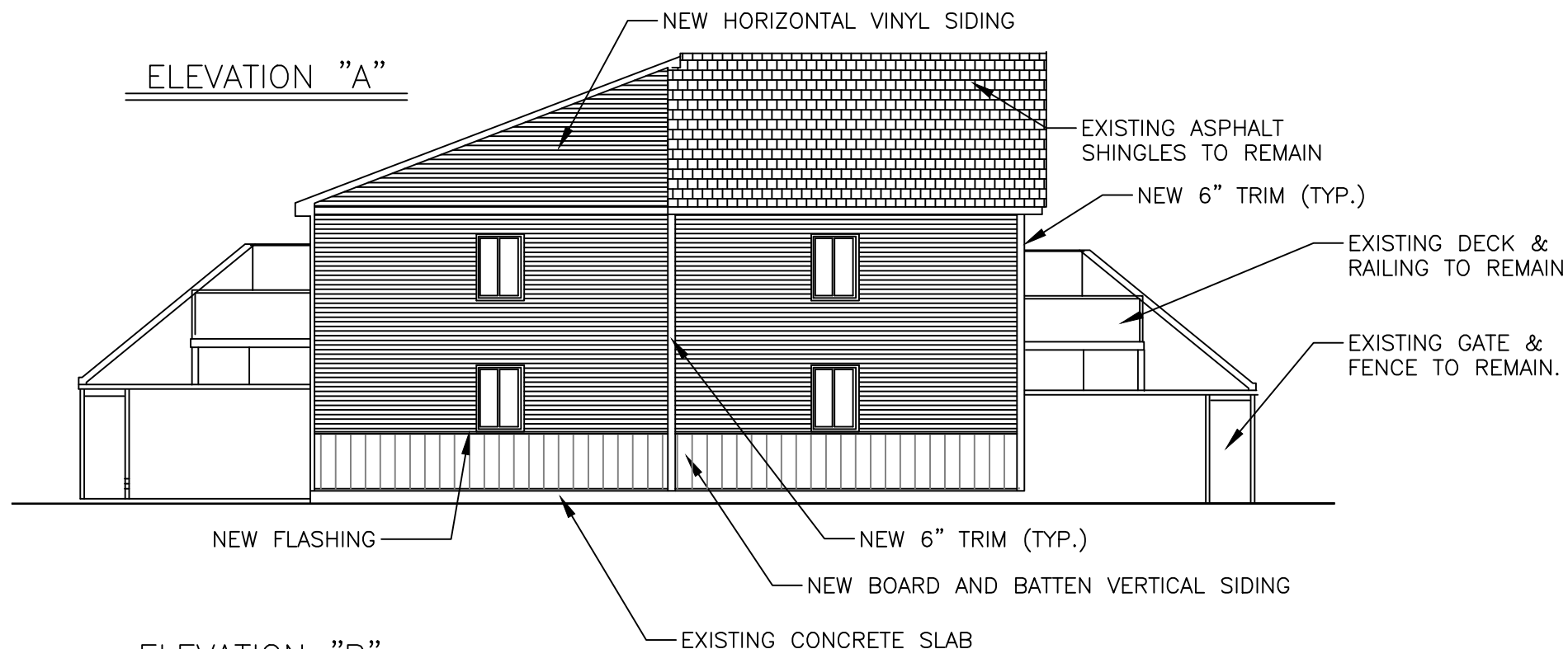
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ELEVATION "A"



ELEVATION "B"

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DRAWING NO: R-3

TYPICAL BUILDING ELEVATIONS

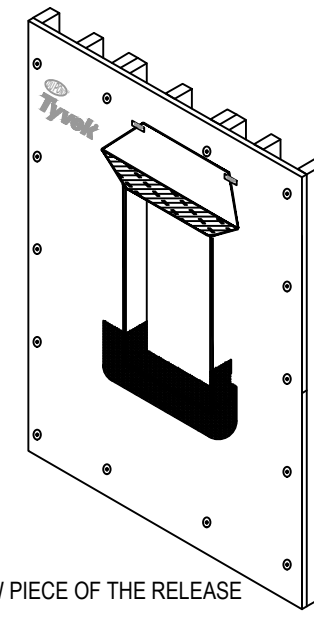
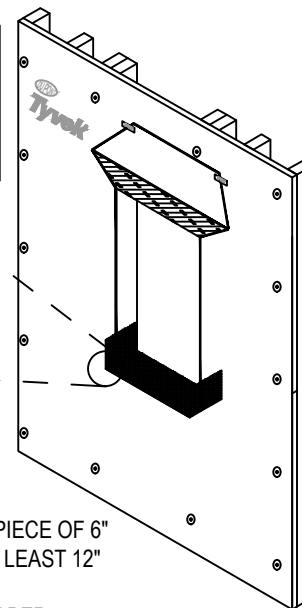
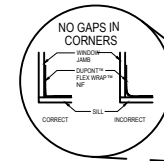
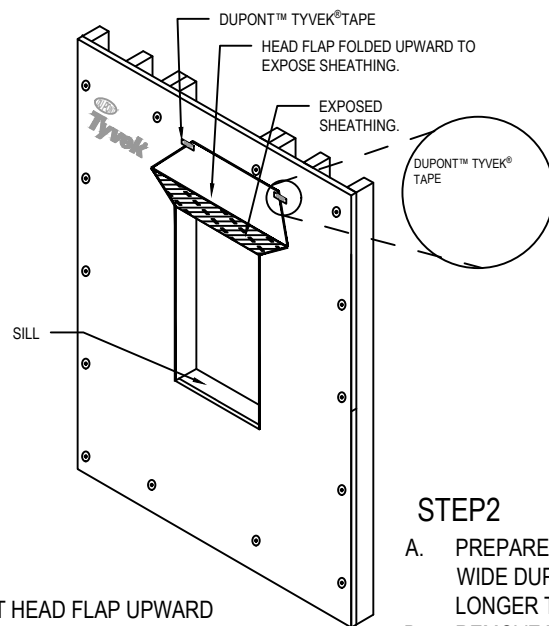
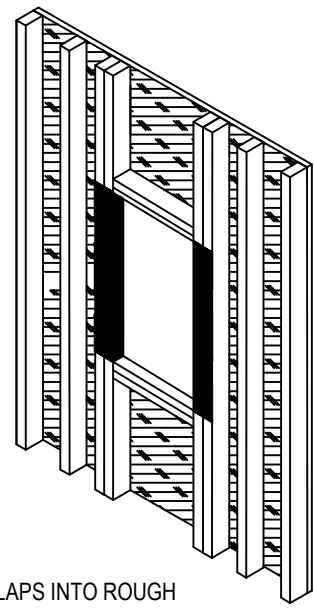
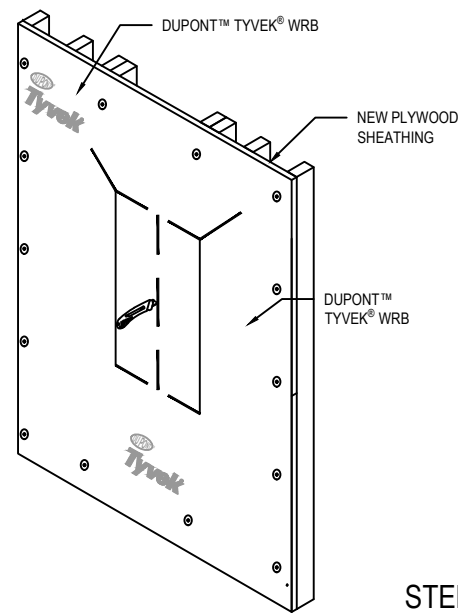
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STEP 1

- A. CUT AN "I-CUT" (STANDARD I-CUT) IN THE DUPONT™ TYVEK® WRB.
- B. CUT A HEAD FLAP AT A 45 ANGLE TO EXPOSE 8" OF SHEATHING TO ALLOW FOR HEAD FLASHING INSTALLATION.

STEP 2

- A. FOLD SIDE FLAPS INTO ROUGH OPENING AND SECURE TO INSIDE WALL. SECURE TO INSIDE WALL WITH TYVEK® TAPE OR DUPONT™ TYVEK® WRAP CAP FASTENERS

STEP 1

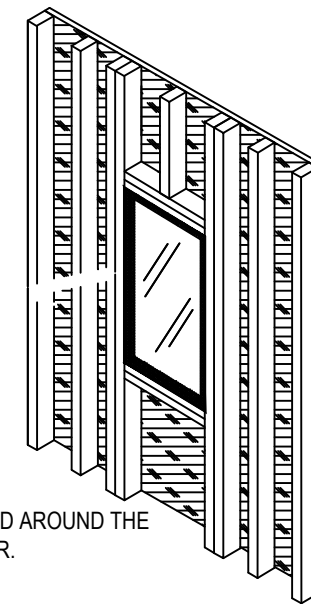
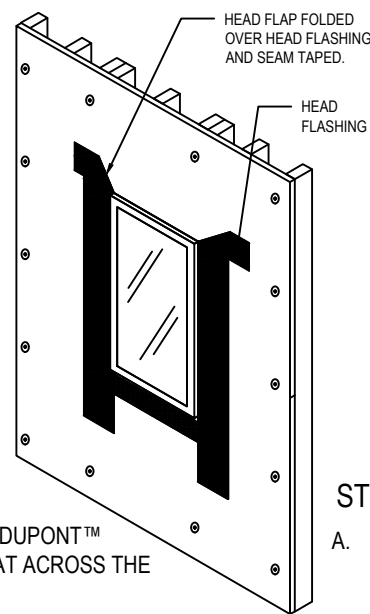
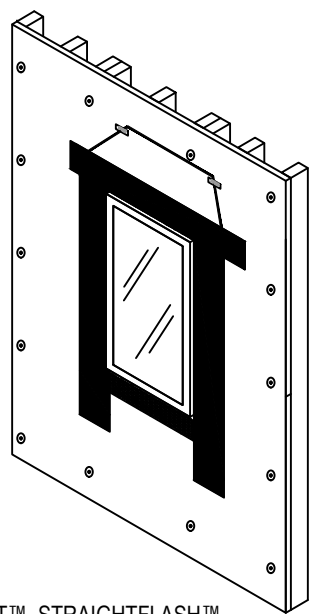
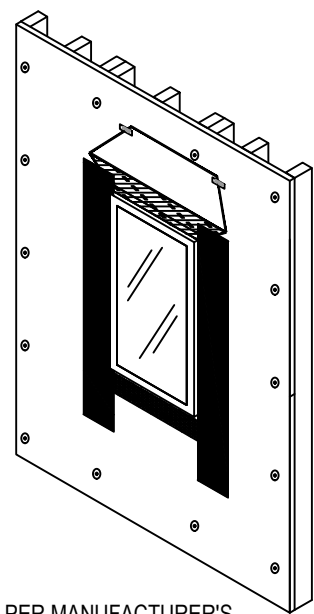
- A. FLIP THE CUT HEAD FLAP UPWARD TO EXPOSE THE SHEATHING AND TEMPORARILY SECURE WITH DUPONT™ TYVEK® TAPE.

STEP2

- A. PREPARE THE SILL FLASHING BY CUTTING A PIECE OF 6" WIDE DUPONT™ FLEXWRAP™ NF THAT IS AT LEAST 12" LONGER THAN THE SILL LENGTH.
- B. REMOVE THE LARGEST STRIP OF RELEASE PAPER, ALIGN THE FLASHING WITH THE INTERIOR EDGE OF SILL AND INSTALL INTO ROUGH OPENING ACROSS SILL AND UP JAMBS (6" MIN.).
- C. APPLY WORKING FROM THE MIDDLE OF THE SILL TOWARDS THE SIDES. SECURE FLASHING TIGHTLY INTO THE CORNERS BY FIRST WORKING IN ALONG THE SILL BEFORE ADHERING UP THE JAMBS.
- D. DO NOT STRETCH MATERIAL ALONG THE SILL OR JAMBS.

STEP 3

- A. REMOVE NARROW PIECE OF THE RELEASE PAPER.
- B. FAN DUPONT™ FLEXWRAP™ NF AT BOTTOM CORNERS AND ADHERE ONTO EXTERIOR FACE OF WALL. COVERAGE SHOULD BE 2" TO 3" INCHES ONTO THE FACE OF THE WALL
- C. PRESS SILL FLASHING W/ FIRM HAND PRESSURE OR J-ROLLER TO ENSURE FULL ADHESION ON ALL SURFACES.
- D. APPLY SEALANT ON HEAD AND JAMBS OF ROUGH OPENING (OVER WRB).



STEP 4

- A. INSTALL WINDOW PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- B. CUT TWO PIECES OF DUPONT STRAIGHTFLASH™ FOR JAMB FLASHING EXTENDING 1" ABOVE WINDOW HEAD FLANGE AND 4" TO 6" BELOW BOTTOM EDGE OF SILL FLASHING.
- C. REMOVE RELEASE PAPER AND PRESS TIGHTLY ALONG SIDES OF WINDOW FRAME.

STEP 5

- A. CUT A PIECE OF DUPONT™ STRAIGHTFLASH™ FOR HEAD FLASHING, HEAD FLASHING TO EXTEND BEYOND OUTER EDGES OF JAMB FLASHING.
- B. REMOVE RELEASE PAPER AND INSTALL COMPLETELY COVERING WINDOW MOUNTING FLANGE AND ADHERING TO THE EXPOSED SHEATHING.

STEP 6

- A. FLIP DOWN UPPER FLAP OF DUPONT™ TYVEK® WRB SO IT LAYS FLAT ACROSS THE HEAD FLASHING.

STEP 7

- A. INSTALL SEALANT AND BACKER ROD AROUND THE WINDOW OPENING AT THE INTERIOR.

SCALE: AS NOTED

JOB NO. M2-4717

DATE: 8/7/2023

WINDOW AND DOOR DETAILS

APPROVED BY: KIRK R. PARSONS

DRAWN BY: KRP

REVISED: 09/12/2024

DRAWING NO: R-4

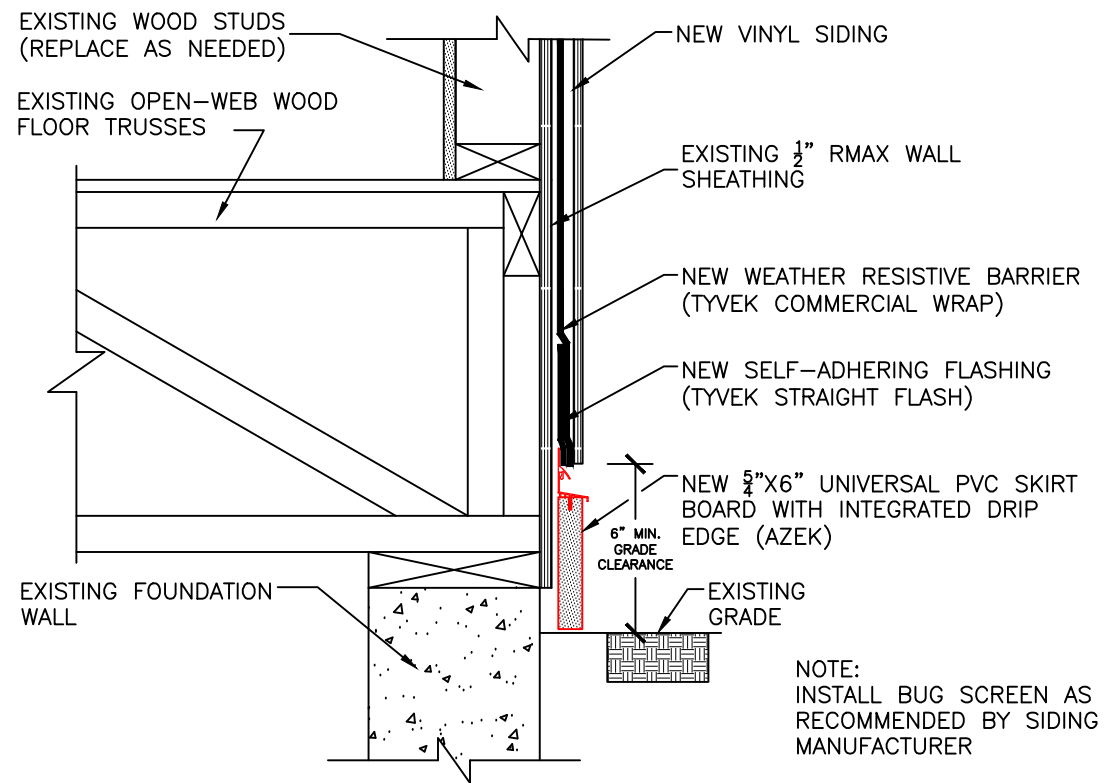
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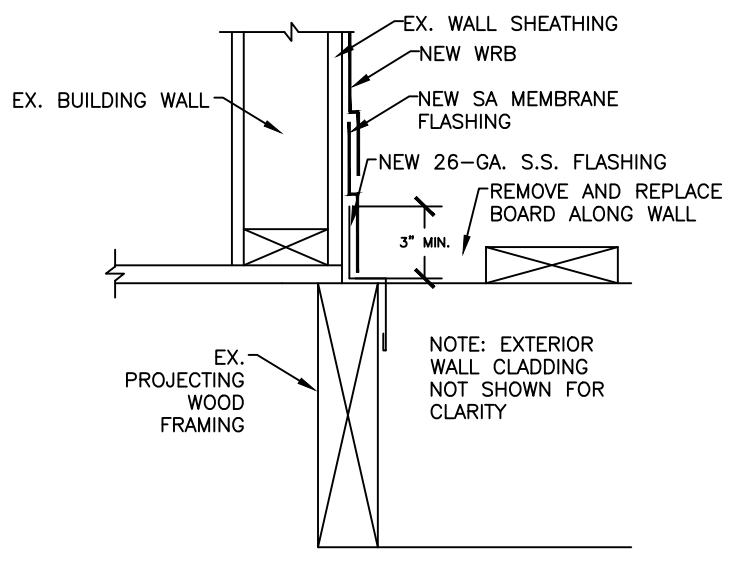
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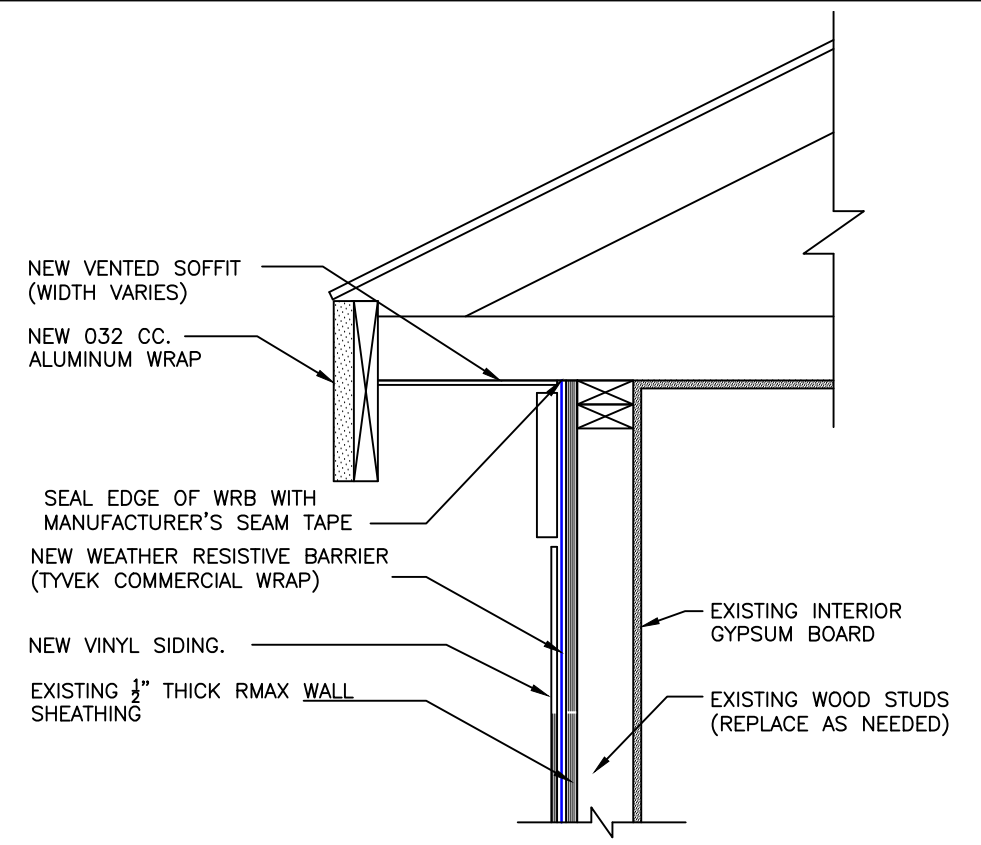
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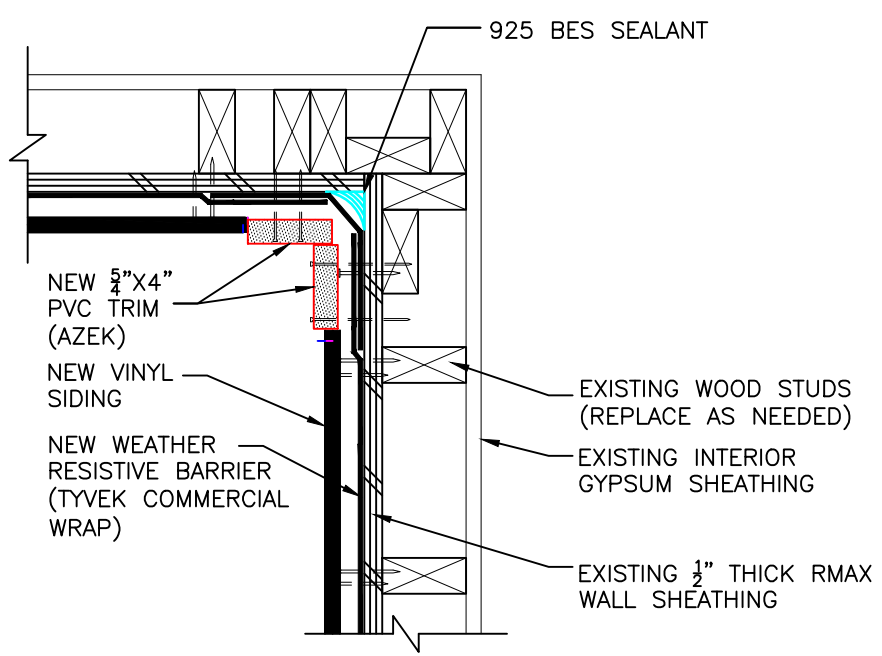
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R-5 BASE OF WALL DETAIL
N.T.S.



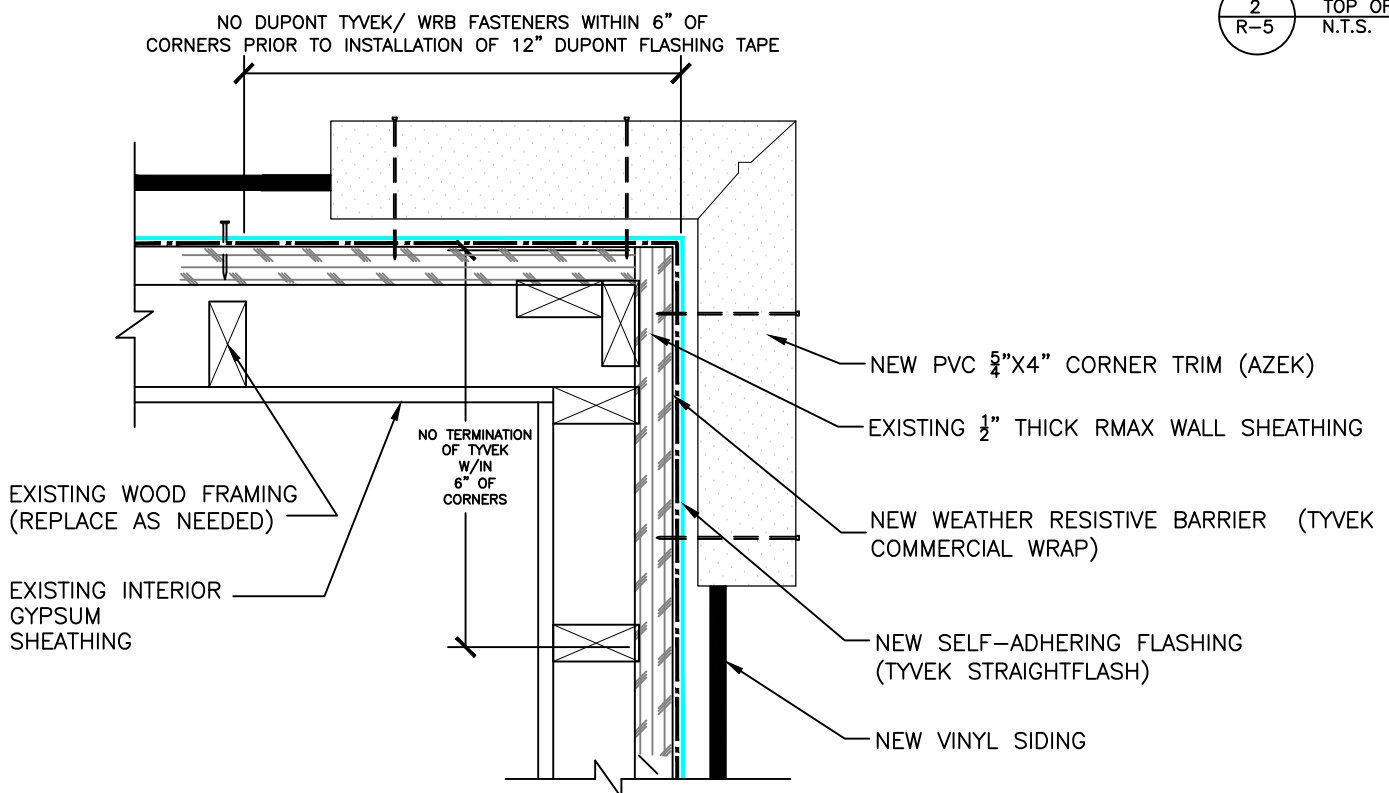
1A
R-5 BALCONY LEDGER FLASHING



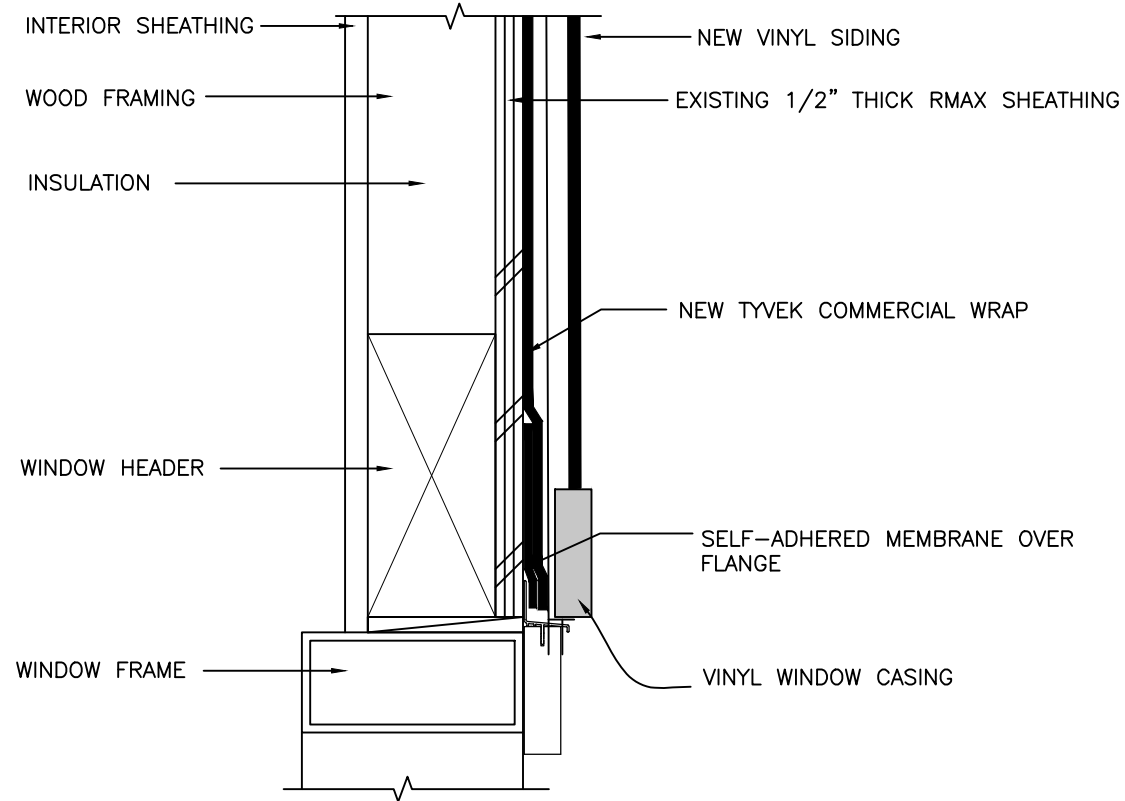
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R-5 TOP OF WALL DETAIL
N.T.S.



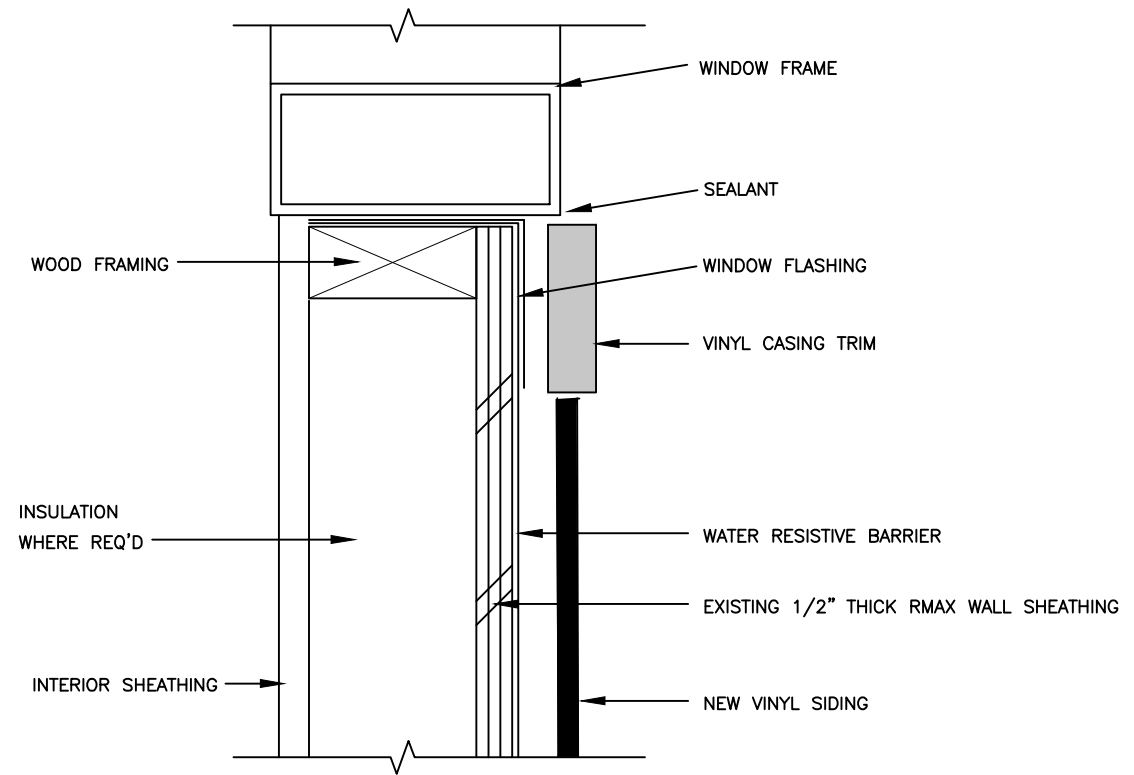
3
R-5 INSIDE CORNER DETAIL
N.T.S.



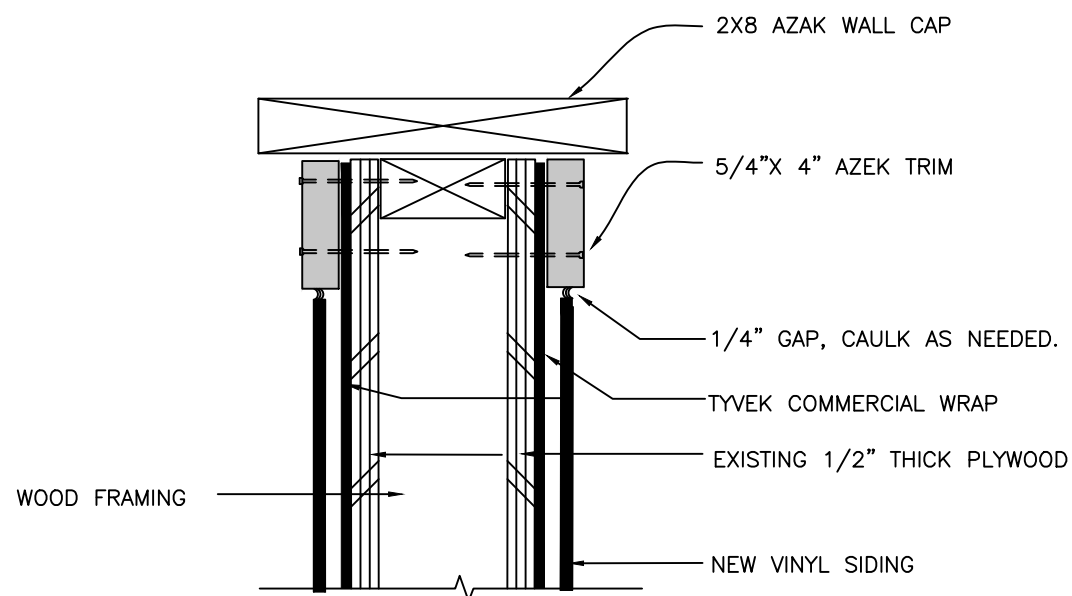
4
R-5 OUTSIDE CORNER DETAIL
N.T.S.



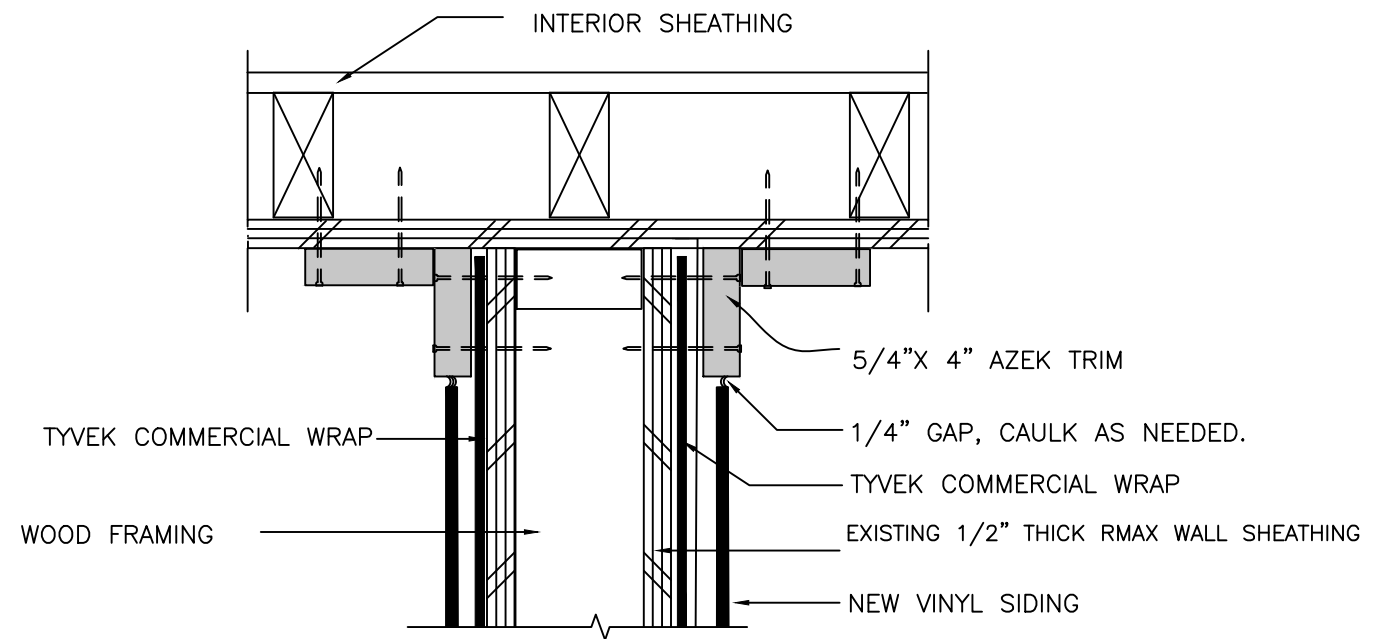
1 WINDOW/DOOR HEAD
R-6 N.T.S.



2 WINDOW SILL DETAIL
R-6 N.T.S.



3 GUARDRAIL WALL DETAIL
R-6



4 CORNER WALL DETAIL
R-6 N.T.S.

SCALE: AS NOTED

JOB NO. M2-4717

DATE: 8/7/2023

APPROVED BY: KIRK R. PARSONS

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REVISED: 09/12/2024

DRAWING NO: R-6

DETAILS

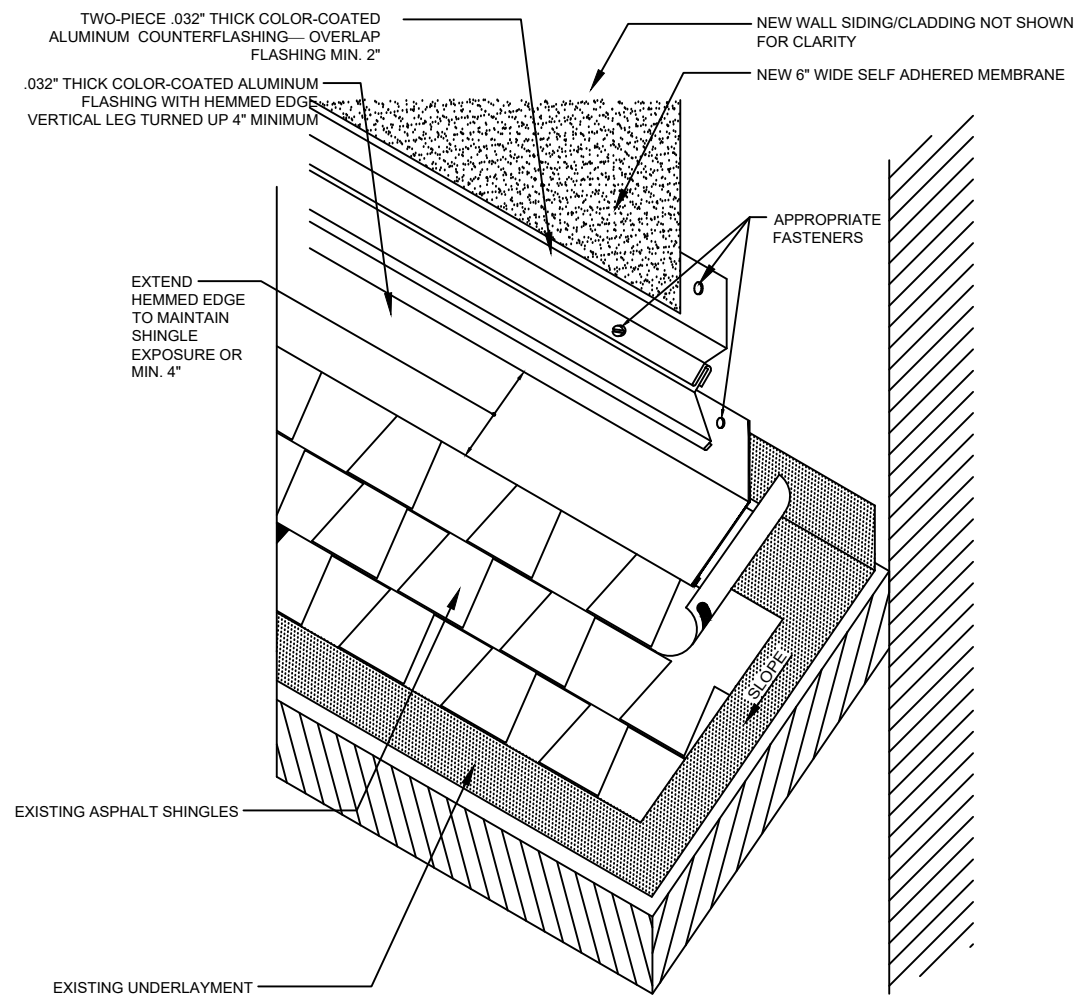
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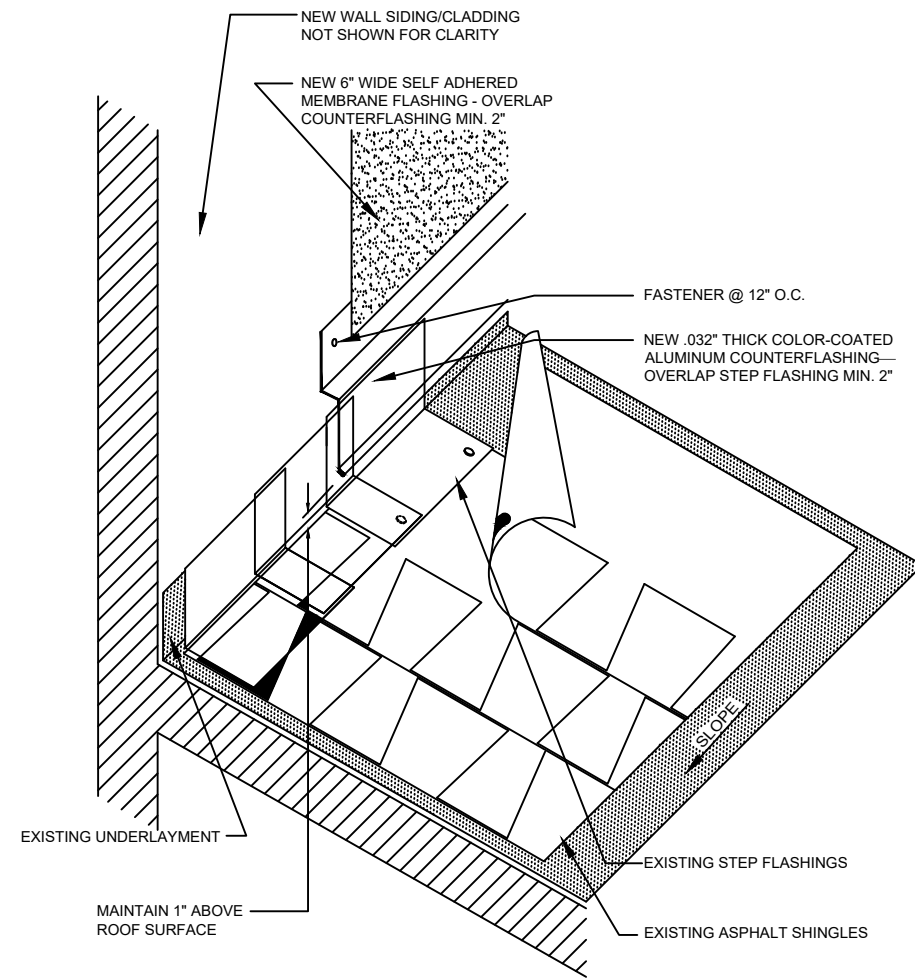
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1 ISOMETRIC AT SIDING TO ROOF TRANSITION
R-7 RIDGE



2 ISOMETRIC AT SIDING TO ROOF TRANSITION
R-7 RAKE EDGE

SCALE: AS NOTED

JOB NO. M2-4717

DATE: 08/20/2024

DETAILS

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REVISED: 9/12/2024

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APPENDIX B
SUPPLEMENTARY GENERAL CONDITIONS

SUPPLEMENTARY GENERAL CONDITIONS

1. It is the responsibility of the bidder to inspect the project and to determine all quantities of materials for the work. In submitting a proposal for this project, the bidder warrants that he is expert in the type of work involved and that he has personally inspected the project and its requirements. Further, the bidder warrants that to the best of his knowledge, he has found no errors or omissions, other than those (if any), which he has called to the Engineer's attention.
2. The Owner retains the right to reject any or all bid proposals as he may wish. Bids shall remain firm and may not be withdrawn for at least 30 days after the bid closing date.
3. All products used must be newly manufactured and of top quality. The Contractor's work is to be performed in accordance with the best possible industry practices. Also, only the very best workmanship practices and construction techniques shall be utilized.
4. All materials and methods of installation will be in accordance with applicable industry standards and recommended practices. Where the manufacturers' specifications provide for recommended practices, they will be followed unless required otherwise by the Engineer's specifications or specifically waived by the Engineer.
5. The Contractor is required to furnish all equipment, which is necessary to perform his work and warrants that all equipment will be of such type as to cause no hazard or danger reasonably foreseeable.
6. The Contractor is required to furnish all necessary qualified supervision to totally oversee all of his operations. The Contractor shall provide qualified, full-time, on-site supervision (able to speak fluent English) during all times that any work is performed. Designated supervisor(s) shall carry mobile cellular telephones (or other suitable devices) so that they are always accessible to telephone calls from the Owner and/or Engineer.
7. All work shall be performed by personnel, who are properly trained or otherwise qualified to perform assigned tasks. All personnel will present a neat appearance and will conduct work in a professional manner with minimum disturbance to project residents and the Owner's personnel. If any of the Contractor's personnel are not satisfactory to the Owner or Engineer, the Contractor shall replace same with satisfactory personnel. All job-site personnel shall be United States Citizens, or aliens properly documented and permitted to work in accordance with all applicable federal, state, and local laws.
8. The Contractor shall use all reasonable care, consistent with his rights to manage or control his operation, not to employ any persons or use any labor, or use or have any equipment or permit any condition to exist which shall or may cause to be conducive to any labor disputes, complaints, troubles or controversies at the project or which shall interfere with the operation of business at the project. The Contractor shall immediately give such notice to the Owner, to be followed by written progress reports, as shall be reasonably necessary, to advise the Owner of any and all impending or existing labor complaints, troubles, disputes or controversies and the progress thereof that may interfere with the operation of business. The Contractor shall use his best efforts to promptly resolve any such complaint, trouble, dispute, or controversy.

9. The Contractor shall oversee and obey (and compel his officers, employees, guests, invitees, and those doing business with him to observe and obey) the rules and regulations which may from time to time during his work be promulgated by the Owner for various reasons such as safety, health, preservation of property or maintenance of a good and orderly appearance to the area. The presence of drugs, alcohol, firearms, and explosives are expressly prohibited from this project/property.
10. The Owner and the Engineer shall have the right at all times to examine the supplies, materials and equipment used by the Contractor and to observe the operations of the Contractor, his agents, servants, and employees, and to do any act or thing which may be obligated or have the right to do. Inspections, acceptances, and payments by the Owner, the materials manufacturer, or the Owner's Engineer shall not excuse the Contractor in any way for defects discovered in his work. Defects or unapproved materials found shall be corrected or replaced to the Owner's satisfaction, as directed by the Engineer, without any additional cost. Payment will not be made to the Contractor for any work performed that is not in full compliance with the specifications or for unapproved materials obtained, stored, or used for the project.
11. The Contractor is wholly and totally responsible for job and site safety, especially in regard to removal and disposal of materials. All materials, including trash and/or unused new materials shall be removed from the work area in an orderly and careful fashion designed to prevent any injury to the residents, tenants, guests, invitees, or any other persons who may be on the grounds of the property.
12. The Contractor is responsible for damage to any part of the building or its contents (including the units and their contents) caused directly or indirectly by the acts or omissions of Contractor's personnel (or any persons under its control), its work, equipment and/or tools. The Contractor is also responsible for protecting the building and its contents from damage, water penetration and other such conditions that may arise as a result of the work performed.
13. The Contractor is responsible for keeping the work, the project site, and the surrounding areas in a neat and orderly condition.
14. At no cost to the Owner, the Contractor must obtain (and where applicable keep in effect throughout the contract) all necessary permits, bonds, licenses, inspections, etc. required by federal, state, and local laws, ordinances, codes, and regulations. The Contractor expressly warrants that he shall be responsible for abiding by all applicable local, state, and federal laws and their respective agencies, offices, bureaus, and other administrative /regulatory entities.
15. The Contractor expressly warrants that he will perform all work in an appropriate, professional, and non-negligent manner.

16. Contractor shall obtain, pay the premiums for, and keep in force during the term of the Contract insurance underwritten by companies licensed and authorized to conduct business in the jurisdiction of the project and acceptable to the Owner with dollar amounts not less than hereinafter specified or as required by law, whichever is greater.
 - a. Worker's Compensation and Employer's liability Insurance:
 1. Statutory: Amounts and coverage as required by law including employer's liability with a policy limit of at least \$1,000,000.00 (or such other amount to comply with the underlying requirement for the umbrella/excess liability policy) including a provision for extending the policy in accordance with the law of other jurisdictions.
 - b. Commercial General Liability Insurance with an occurrence coverage trigger including, but not limited to, Contractual Liability, Independent Contractors Protective Liability, Products Liability and Completed Operations:
 1. Bodily Injury and Property Damage: \$1,000,000.00 each occurrence and \$2,000,000.00 annual aggregate.
 2. "XCU" exclusions relating to damages to property caused by explosion, collapse, shoring, grading, and underground utilities shall be removed when applicable.
 - c. Automobile Liability Insurance (Owned, non-Owned and Hired Car):
 1. Bodily Injury and Property Damage: \$1,000,000.00 each occurrence and \$1,000,000.00 annual aggregate.
 - d. Umbrella Liability Insurance:
 1. Bodily Injury and Property Damage: \$5,000,000.00 each occurrence and \$5,000,000.00 annual aggregate.
 2. Coverage shall extend over the underlying commercial general liability, automobile liability and employer's liability policies.
 - e. Contractor's Commercial General Liability insurance shall name the Owner and Engineer as additional insured.
 - f. Contractor shall provide the Owner with a certificate of insurance confirming the insurance required herein within ten (10) days of the award of the contract. Such certificate shall include a provision requiring the insurer to provide thirty (30) days written notice prior to cancellation, non-renewal or reduction in coverage or limits for any reason. The Owner may at any time inspect and copy any and all insurance policies required by the Contract Documents.
 - g. In the event the Contractor fails to obtain, maintain and/or pay for the insurance required herein, the Owner shall have the right, but not the obligation, to obtain such insurance and/or pay the premium for such insurance, in which event the Contractor shall repay the Owner immediately upon demand by the Owner together with interest and any costs or expenses incurred by the Owner without prejudice to any rights or remedies of the Owner under the Contract Documents.

- h. Contractor's insurance policies shall include a waiver by the insurer of all rights of subrogation against the Owner, its directors, officers, members, employees, and agents.
 - i. Each policy carried by the Contractor as required herein shall be primary with respect to any insurance carried by the Owner and any coverage carried by the Owner shall be excess insurance.
 - j. As a minimum, the policy limits of insurance required herein shall be provided to the full extent by the Contractor for the benefit of the Owner during the term of the Contract.
 - k. If the Owner or Owner's lender or Insurance Carrier requires that the insurance requirements set forth in the Contract Documents be varied, Contractor agrees to enter into suitable modifications of the provisions herein provided; however, that Owner shall bear any additional cost reasonably occasioned thereby.
 - l. Owner shall have the right to require the Contractor to furnish bid, performance, and payment bonds.
 - m. Nothing contained herein shall require the Owner to purchase or maintain insurance of any type, kind, or nature.
17. When professional certification is required by the Contract Documents or is requested by the Engineer as evidence as to the kind and quality of materials or workmanship, the Contractor shall promptly furnish satisfactory certifications (by manufacturers, licensed engineers, etc.) and the Engineer shall be entitled to rely upon the accuracy and completeness of such certifications.
18. To the extent permitted by law, the Contractor agrees to indemnify, hold harmless and defend the Owner, including its past, present, and future officers, directors, members, residents, employees, agents, engineers, consultants, etc., against any and all claims, loss, damage, cost and expense arising from injury to or death of any persons or damage to, or destruction of tangible property including, without limitation, property of the Owner, or its officers, directors, member, residents, agents, engineers, consultants, etc., who may be injured as a result of the Contractor's or any Subcontractor's intentional act or negligence, occurring wholly or in part as the result of work done or omitted to be done by, or contracted to be done but not done by, the Contractor or any Subcontractors or the employees or agents or invitees of either, or arising from injury to, or death of, employees or agents or invitees of the Contractor or his Subcontractors. The Contractor's required liability insurance shall be specifically endorsed to include coverage of this indemnity provision.
19. To the extent permitted by law, the Contractor agrees to indemnify, hold harmless and defend the Owner, including its past, present, and future employees, agents, engineers, consultants, etc., against any and all claims, loss, damage, cost and expense arising from defects in the work performed and/or the failure of the Contractor to complete the work in accordance with the contract documents, specifications, plans, etc.

20. All Contractor employees, workers, etc. that will enter (for any reason) any residential unit(s) of the buildings shall be bonded in a manner acceptable to the Owner.
21. Work will be permitted Monday through Friday during the hours of 8:00 a.m. through 5:00 p.m. All noise-producing work will be performed during the hours of 9:00 a.m. through 5:00 p.m. Work on holidays and/or weekends will be allowed only with prior approval of both the Owner and the Engineer.
22. If scaffolding is used, it shall be carefully placed and used so as to cause no damage to the roof, building and landscaping. Any damage shall be corrected to the satisfaction of the Owner by the Contractor at no additional cost to the Owner.
23. The Contractor shall exercise extraordinary care to:
 - a. Secure his equipment, scaffolds, etc. so as to prevent any unauthorized access to the building and work/storage areas;
 - b. Keep the grounds, premises and building interior work areas clean and tidy;
 - c. Minimize inconvenience for the public and residents;
 - d. Prevent damage to newly completed work; and
 - e. Prevent interference with public and/or private access (if needed, Contractor shall erect temporary protection, walkways, etc. to allow normal access to the property and individual units).
24. All invoices must include lien releases (acceptable to the Engineer and Owner) from all suppliers and subcontractors utilized.
25. Advance scheduling will be required so that notices can be sent by the Owner to all occupants warning them when work will begin (and end) for specific areas of the project. Notices will include warnings about possible noise, dust, vibration and odor. One week prior to starting work, a pre-inspection of all individual units in the building and other involved areas will be made. The Contractor will document all existing conditions using a video recorder and/or still camera to help document conditions and protect everyone from any future claims. The Contractor will be responsible for correcting interior damage caused by his work. However, he will not be responsible for items beyond his control (minor nail pops, etc.) as long as the Contractor uses proper care in executing his work.
26. Any days lost to inclement weather or inability to work (due to conditions beyond the Contractor's control) will result in an equal extension to the contract's completion date, without any additional monetary compensation or adjustment to the contract amount (sum).
27. Unless noted otherwise, standards and/or procedures referenced in the contract documents shall be the latest available edition.
28. The parties expressly agree that the Contractor and any selected Subcontractors, if any,

- are independent contractors and are not employees of the Owner or Engineer.
29. All persons assigned to perform the Work from Contractor, or any Subcontractor shall be identified by uniform or an identification card that demonstrates that they are employees of the Contractor while working at the project.
 30. Contractor represents and warrants that it and any selected Subcontractors shall hold all required licenses to perform the Work in compliance with all applicable federal, state, and local laws and regulations.
 31. The Contractor shall not permit its employees, the Subcontractor's employees, or any other persons under its control to enter any other areas of the project than those that are necessary to complete the required Work.
 32. Unless agreed otherwise in writing, by the Owner, Contractor and Engineer, the Contractor shall complete all punch list items within thirty (30) days of issuance of the written punch list. The Engineer will perform one (1) punch list follow-up inspection when notified by the Contractor that punch list work has been completed. If additional inspections are required by the Engineer to verify that all punch list work has been properly completed, the Contractor agrees to be back-charged a fee up to \$1,000.00 for each additional inspection performed. The fees for additional inspections will be deducted from the amount owed by the Owner to the Contractor.
 33. All pricing, including all allowances (not including unit prices), shall contain all costs of whatever nature to perform the associated work, including but not limited to all material plus costs for delivery, equipment, installation, preparation, storing, environmental controls, protection, curing, mark-up, supervision, safety provisions, surveillance, traffic control, management, surveys, debris removal, clean-up, insurance, applicable taxes, overhead, profit, permits, etc., except for those items included in the pricing for General Conditions which includes submittal preparations and processing, mobilizations, and demobilization.
 34. All unit prices shall contain all costs necessary to perform the associated work, including all required materials plus costs for delivery, equipment, installation, preparation, shoring, environmental controls, protection, curing, mark-up, administration, supervision, safety provisions, surveillance, traffic control, surveys, debris removal, clean-up, insurance, applicable taxes, overhead, profit, bonds, permits, general conditions, etc. Unit prices will be used to adjust contract price based on actual quantities of work performed and Owner shall have final determination of approved, actual quantities.

APPENDIX C
PROPOSAL FORM

**UPDATED PROPOSAL BID FORM FOR EXTERIOR REHABILITATION
 CLUB OCEAN VILLAS I CONDOMINIUM
 OCEAN CITY, MARYLAND
 ETC PROJECT M2-4717**

Contractor: _____

Pursuant to and in compliance with the Invitation to Bid and the Instructions to Bidders and other documents relating thereto, the undersigned hereby proposes to furnish all labor and materials and to perform all work as required by and in strict accordance with the contract documents, schedules, specifications, and drawings as prepared by Engineering and Technical Consultants, Inc. (ETC) and on which this proposal is based, including:

Addendum No. _____ Dated _____

All costs shall include labor, material, protection, administration, permits, overhead, profit, etc.

A. Total Pricing

Task	Costs	Duration
Phase 1	\$	Days
Phase 2	\$	Days
Phase 3	\$	Days
Total (multiple phases)	\$	Days
Total (one phase)	\$	Days

B. Schedule

Start Date	
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C. Base Pricing - Phase Break Down

Task	Costs
Phase 1	
Mobilization	\$
Building 1 (1-12)	\$
Building 8 (73-80)	\$
General Conditions	\$
Total	\$
Phase 2	
Mobilization	\$
Building 3 (25-32)	\$
Building 4 (33-44)	\$
Building 6 (53-60)	\$
Building 7 (61-72)	\$
General Conditions	\$
Total	\$
Phase 3	
Mobilization	\$
Building 2 (13-24)	\$
Building 5 (45-52)	\$
Mailbox Kiosk	\$
General Conditions	\$
Total	\$

**UPDATED PROPOSAL BID FORM FOR EXTERIOR REHABILITATION
CLUB OCEAN VILLAS I CONDOMINIUM
OCEAN CITY, MARYLAND
ETC PROJECT M2-4717**

Contractor: _____

D. Base Pricing – Building Type Breakdown

Task	Costs	
	12 Unit Building	8 Unit Building
Siding removal	\$	\$
Wall sheathing replacement (2,500 sf/bldg.)	\$	\$
Building wrap and flashing installation	\$	\$
Siding and trim installation	\$	\$
Fascia and rake board wrap	\$	\$
Gutter replacement	\$	\$
Sealant installation	\$	\$
Electric shed reclad	\$	\$
Window replacement (3'x4')	\$	\$
Window replacement (2'x3')	\$	\$
Sliding glass door replacement (6'x6'-8")	\$	\$
Entrance door removal and reinstall	\$	\$
Vent cover replacement	\$	\$
Totals	\$	\$

E. Alternate Prices

Task	Cost
Replace downspouts – 8-unit building	\$
Replace downspouts – 12-unit building	\$
Replace all wall sheathing – 8-unit building	\$
Replace all wall sheathing – 12-unit building	\$
Change Contractor Warranty to 5 years – Ph. 1	\$
Change Contractor Warranty to 5 years – Ph. 2	\$
Change Contractor Warranty to 5 years – Ph. 3	\$

F. Unit Prices

Task	Cost
Wall sheathing replacement – ½" thick RMAX	\$ /sf
Wall sheathing replacement – ½" thick plywood	\$ /sf
2x4 replacement	\$ /lf
2x6 replacement	\$ /lf
2x8 replacement	\$ /lf
2x10 replacement	\$ /lf
2x12 replacement	\$ /lf
Labor rate, foreman	\$ /hr
Labor rate, laborer	\$ /hr
Credit to reinstall window (3'x4')	(\$ /ea)
Credit to reinstall window (2'x3')	(\$ /ea)
Credit to reinstall sliding glass door (6'x6'-8")	(\$ /ea)
Entrance door replacement, material only	\$ /ea
Material mark-up for additional work	%
Payment and Performance Bonds	%

**UPDATED PROPOSAL BID FORM FOR EXTERIOR REHABILITATION
 CLUB OCEAN VILLAS I CONDOMINIUM
 OCEAN CITY, MARYLAND
 ETC PROJECT M2-4717**

G. Subcontractors/Manufacturers

Task	Subcontractor
Demolition work	
Carpentry work	
Siding work	
Siding manufacturer	
Window work	
Window manufacturer	
Door work	
Sliding glass door manufacturer	
Entrance door manufacturer	
Sealant work	
Sealant manufacturer	
Other	
Other	

I hereby certify that I have thoroughly inspected the project and reviewed the project requirements (including drawings). I warrant that other than those previously provided, in writing, to the Engineer, I/we found no errors, inconsistencies, or omissions in the project requirements. The prices provided above are for performing the work in full compliance with the drawings and other contract documents. All prices include overhead, profit, and all other costs (of whatever nature and character) to complete the work.

The Owner reserves the right to negotiate or reject any costs, which the Owner considers excessive or unreasonable. The Owner at any time may order an increase or decrease in the quantities applicable to unit prices and the total cost for this work will be based on the agreed unit price and the net (total) quantities required.

The Owner reserves the right to reject any or all proposals and waive informalities. The Owner also reserves the right to select manufacturer(s) based upon warranties provided by the manufacturer, finished appearance, available options, and/or any other factor(s) deemed relevant. The Contractor shall, within three (3) business days after receipt of request, submit information, samples, etc. needed so Owner can decide upon the manufacturer(s) to be used.

I certify that my company is a (corporation), (partnership), (sole owner) licensed to do business in the State of Maryland.

 FIRM

 SIGNATURE

 CONTRACTOR'S LICENSE NUMBER

 PRINTED NAME - TITLE

 DATE

 EMAIL ADDRESS