



# V I L L A G E O F K E Y B I S C A Y N E

*Handwritten signature in blue ink.*

Office of the Village Manager

## MEMORANDUM

*Village Council*  
Franklin H. Caplan, *Mayor*  
Michael W. Davey, *Vice Mayor*  
Theodore J. Holloway  
Michael E. Kelly  
Mayra P. Lindsay  
Ed London  
James S. Taintor

*Village Manager*  
John C. Gilbert

**DATE:** October 14, 2014

**TO:** Honorable Mayor and Members of the Village Council

**FROM:** John C. Gilbert, Village Manager

**RE:** Request for Authorization to Address the Condition of the Village Green North Gazebo

### RECOMMENDATION

It is recommended that the Village Council provide the Village Manager authorization to proceed with a plan to address the Village Green North gazebo.

### BACKGROUND

The Village Council approved removal of the gazebo as a goal during the strategic planning process. The Village Council may authorize the Village Manager to proceed with the removal of the gazebo. The Village Manager will initiate this process and report any implications due to prior grant funding prior to demolition.

The attached document illustrates the condition of the structure and the work required to rehabilitate it. Village Council may authorize the Village Manager to obtain cost estimates to repair the structure and return before the Village Council for further direction.



ITEM 1 &  
ITEM 2

ITEM 3

ITEM 4  
ITEM 5  
ITEM 6  
ITEM 7  
ITEM 8  
ITEM 9  
ITEM 10



**HPF ASSOCIATES, INC.!**  
13400 RUNNING WATER ROAD!  
WEST PALM BEACH, FL 33418!  
T.: 305.773.6255

**PROJECT: VILLAGE OF KEY BISCAIYNE, VILLAGE GREEN PAVILLION REFURBISHMENTS**

**SHEET TITLE:**

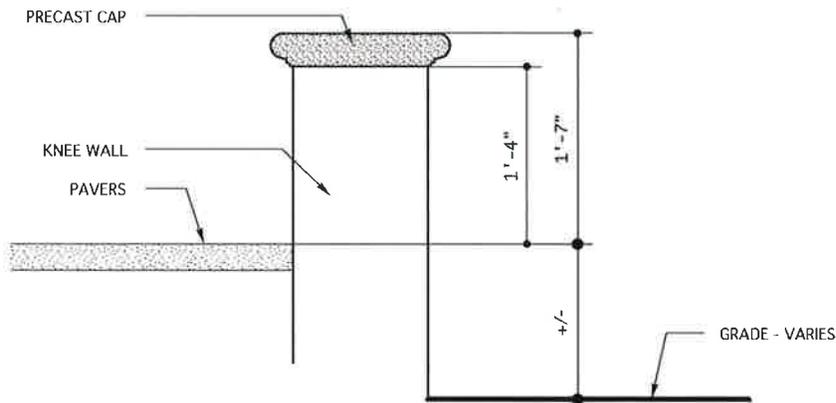
**REFERENCE IMAGES AND SCOPE OF WORK**



**ITEM 1: KNEEWALL.**  
 REMOVE EXISTING STUCCO.  
 REPLACE WITH NEW COAT OF STUCCO  
 FINISH TO MATCH EXISTING.  
 PINT FINISH.  
 APPROXIMATE TOTAL LENGTH OF WALLS:= +/- 175' FEET



**ITEM 2: PRECAST WALL CAP.**  
 BASE BID: SANDBLAST, PATCH WHERE REQUIRED  
 AND REFINISH EXISTING CAP.  
 ADD/ALTERNATE: REPLACE EXISTING CAP WITH NEW  
 PRECAST CAP TO MATCH IN TEXTURE AND  
 COLOR EXISTING. PROVIDE SAMPLE FOR  
 OWNER'S APPROVAL BEFORE STARTING  
 +FINAL FABRICATION.  
 APPROXIMATE LENGTH OF CAP= +/- 175 FEET



EXISTING KNEE WALL  
 SECTION A-A (N.T.S.)



**ITEM 3: PAVERS.**  
REMOVE PAVERS IN QUANTITY AS REQUIRED AT LOCATIONS WHERE PAVERS HAVE SUNKEN AND ARE UNEVEN. REMOVE AND REPLACE ALL BROKEN AND/OR DAMAGED PAVER UNITS, CLEAN (POWERWASH) AND SEAL ALL PAVER SURFACES.



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#### GAZEBO

##### ITEM 4: ROOF

STRIP EXISTING LOOSE PAINT OFF EXISTING ROOF TILES, CLEAN, PREP AND REPAINT TILES WITH "GAL WELD" COATING OR APPROVED EQUAL OR BETTER. PROVIDE SAMPLE FOR OWNER'S APPROVAL BEFORE STARTING FINAL WORK.

ITEM 5: CUPOLA METAL SHEATHING AND ROOF TRIM REMOVE/CLEAN ALL RUST WHERE PRESENT ON EXISTING METAL SHEATHING, TRIM AND OTHER ROOF COMPONENT PARTS. PREP AND PAINT WITH "GAL WELD" COATING OR APPROVED EQUAL OR BETTER. PROVIDE SAMPLE FOR OWNER'S APPROVAL BEFORE STARTING FINAL WORK.



#### GAZEBO

##### ITEM 6: ROOF STRUCTURE

STRIP EXISTING PAINT OFF EXISTING WOOD T&G AND STRUCTURAL MEMBERS, CLEAN, PREP AND REPAINT ALL WOOD AS PER SPECIFICATIONS. COLOR TO BE DETERMINED BY OWNER. STRIP AND CLEAN EXISTING GALVANIZED FASTENING HARDWARE AND LEAVE EXPOSED.

##### ITEM 7: ELECTRICAL/LIGHTING

REPLACE (2) EXISTING CONVENIENCE OUTLETS WITH NEW GFCI OUTLETS WITH WATERPROOF COVERS. REPLACE (4) EXISTING LIGHT FIXTURES WITH NEW DAMP-RESISTANT FIXTURES TO MATCH EXISTING. PROVIDE SPECIFICATIONS FOR APPROVAL BY OWNER.



**GAZEBO**

**ITEM 8: TERRAZZO  
STRIP EXISTING TERRAZZO FINISH AND  
REFINISH.**

**ITEM 9: CONCRETE BANDS AT TERRAZZO.  
REMOVE TOP 3/4" REPOUR, FLOAT TO A  
SMOOTH FINISH AND RESEAL.**

**ITEM 10: BRASS VILLAGE SEAL  
CLEAN AND RE-SEAL. SEMIGLOSS FINISH**

1. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE LICENSED AND INSURED BY THE STATE OF FLORIDA AND MIAMI/DADE COUNTY, THEY SHALL BE APPROVED BY THE OWNER AND ALL CONSTRUCTION SHALL CONFORM TO ALL CODE REGULATIONS AND RESTRICTIONS HAVING JURISDICTION. THE CONTRACTOR AND HIS SUB-CONTRACTORS, BY AND THROUGH SUBMISSION OF THE BID, AGREES THAT HE AND HIS SUB-CONTRACTORS SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE LOCATION OF ALL PROPOSED WORK AND FOR HAVING SATISFIED HIMSELF FROM HIS OWN PROFESSIONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL ADVICE AS THE CHARACTER, AND LOCATION OF THE SITE, THE NATURE OF THE EXISTING CONDITIONS, THE LOCATION OF THE EXISTING UTILITIES, AND ANY OTHER CONDITION SURROUNDING AND AFFECTING HE WORK, ANY OBSTRUCTIONS, THE NATURE OF THE EXISTING CONSTRUCTION, AND ALL OTHER PHYSICAL CHARACTERISTIC OF THE JOB. IN ORDER THAT HE MAY INCLUDE IN THE PRICES WHICH HE BIDS ALL COST COMPLETION THEREOF, INCLUDING THE REMOVAL, RELOCATION OR REPLACEMENT OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK. ANY WORK NOT SHOWN ON THE DRAWINGS OR SPECIFICALLY MENTIONED IN THE SPECIFICATIONS BUT CONSIDERED NECESSARY FOR THE COMPLETION OF THE WORK IN THE PROPER MANNER, SHALL BE ACCOUNTED FOR AND PROVIDED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL CHARGE.

2. GENERAL CONTRACTOR TO SUBMIT BID TO OWNER ON A.1.A. FORM #A-107 AND TO INCLUDE "BREAKDOWN" COSTS OF MAJOR CATEGORIES, PLUS "EXCLUSIONS" - IF ANY.

3. THE A.I.A. GENERAL CONDITIONS, THE SUPPLEMENTAL GENERAL CONDITIONS AND GENERAL REQUIREMENTS AS AMENDED BY OWNER SHALL BE CONSIDERED AN INCLUSIVE PART OF THESE SPECIFICATIONS AND OR DRAWINGS. ALL SUB-CONTRACTORS AS WELL AS THE GENERAL CONTRACTOR SHALL BE GOVERNED BY ALL APPLICABLE SECTIONS OF THESE DOCUMENTS WITH REFERENCE TO THEIR RESPECTIVE AREA OF WORK. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ADVISE AND INFORM HIS SUB-CONTRACTORS AND SUPPLIERS OF ALL OF THESE REQUIREMENTS.

4. THE CONTRACTOR SHALL USE THE APPLICATION FOR PAYMENT ISSUED BY THE AMERICAN INSTITUTE OF ARCHITECT FORM "G702" COMPLETE WITH MATERIALS BREAKDOWNS. THE GENERAL CONTRACTOR, ALL SUB-CONTRACTORS AND ALL MAJOR SUPPLIERS SHALL SUBMIT TO THE OWNER WITHIN 30 DAYS AFTER COMPLETION ALL "RELEASE OF LIENS" FOR ALL WORK PERFORMED PRIOR TO FINAL PAYMENT. A. PARTIAL LIEN WAIVERS TO BE SUBMITTED WITH MONTHLY PAYMENT REQUISITION.

5. GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND JOB SITE CONDITIONS RELATED TO THIS WORK. ANY DISCREPANCY IN DIMENSIONS OR SPECIAL MODIFICATIONS REQUIRED DUE TO FIELD CONDITIONS SHALL BE REPORTED IN WRITING TO THE ARCHITECT FOR CLARIFICATION, OR APPROVAL OR MODIFICATION BEFORE COMMENCING WORK. THE RESPONSIBILITY FOR ANY CHANGES MADE ON THE FIELD WITHOUT PRIOR NOTIFICATIONS TO THE ARCHITECT, SHALL REST WITH THE CONTRACTOR OR ANY OTHER PERSON APPROVING SUCH A CHANGE.

6. ALL DIMENSIONS SHALL BE CONSIDERED "NOMINAL + or -" UNLESS NOTED OTHERWISE. NOTED DIMENSIONS SHALL HAVE PREFERENCE OVER SCALED DRAWINGS. DIMENSIONS ON LARGE SCALE DRAWINGS OR DETAILS WILL PREVAIL OVER SMALLER SCALED DRAWINGS. IT IS RECOGNIZED THAT DESIGN DETAILS DO NOT COVER EVERY CONDITION. IT IS HOWEVER INTENDED THAT ANY CONDITION NOT DETAILED BY THE ARCHITECT SHALL BE DEVELOPED THROUGH THE CONTRACTOR'S SHOP DRAWINGS TO THE SAME LEVEL OF AESTHETIC AND IN COMPLIANCE WITH THE PERFORMANCE CRITERIA, AS INDICATED FOR DETAILED AREAS AND STIPULATED IN THE SPECIFICATIONS THE CONTRACTOR, BY ACCEPTING A CONTRACT FOR WORK, ACKNOWLEDGES THIS AND AGREES THAT THE ARCHITECT SHALL HAVE THE FINAL SAY AS TO ALL MATTERS WHETHER DETAILED OR NOT ON THE DESIGN DETAILS.
7. ALL WORK SHALL BE IN COMPLIANCE WITH THE 2010 F.B.C. (LATEST EDITION AND AMENDMENTS) AND ALL APPLICABLE STATE, LOCAL REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE PROJECT.
8. ALL MANUFACTURERS AND/OR SUPPLIERS SHALL SUBMIT SHOP DRAWINGS TO THE PROJECT MANAGER FOR APPROVAL PRIOR TO FABRICATIONS
9. ALL COLORS AND PATTERNS OF FINISHES AND OTHER MATERIALS OF DESIGN SHALL BE APPROVED OR SELECTED BY THE OWNER TO MATCH AS CLOSELY AS POSSIBLE EXISTING CONDITIONS.
10. ALL OF THE GENERAL CONTRACTOR'S EQUIPMENT SCAFFOLDING HOISTS, ETC., SHALL BE AVAILABLE TO THE OWNER AND HIS STAFF FOR INSPECTION OF ANY AND ALL WORK DURING NORMAL WORKING HOURS.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DELIVERY POINTS, HOISTS LOCATIONS, ACCESS TO AND FROM THE SITE OF THE PROJECT AND UTILITY SERVICES WITH CONTRACTING OFFICER OF HIS AUTHORIZED REPRESENTATIVE.
12. BID TO INCLUDE ALL NECESSARY AND REQUIRED PERMITS, LICENSES, FEE'S AND INSURANCE - EVIDENCE OF WHICH MUST BE SUBMITTED TO OWNER PRIOR TO ANY CONSTRUCTION.
13. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR DAILY TRASH REMOVAL AND PICK-UP.
14. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SECURITY OF ALL MATERIALS AT JOB SITE UNTIL FINAL ACCEPTANCE OF WORK BY OWNER.
15. PRECAST CAPS: PORTLAND CEMENT: TYPE 1 PORTLAND CEMENT GRAY OR LEHIGH WHITE USE ONLY ONE BRAND, TYPE AND SOURCE OF SUPPLY OF CEMENT THROUGHOUT THE PROJECT, UNLESS OTHERWISE ACCEPTABLE TO ARCHITECT. COARSE/FINE AGGREGATE - SAND AND GRAVEL: HARD, DURABLE, SELECTED AND GRADED; FREE OF MATERIAL THAT CAUSES STAINING OR REACTING WITH CEMENT. PIGMENTS: NON-FADING, RESISTANT TO LIME AND OTHER ALKALIES. WATER: DRINKABLE, FREE FROM FOREIGN MATERIALS IN AMOUNTS HARMFUL TO CONCRETE AND EMBEDDED STEEL. AIR-ENTRAINING ADMIXTURE: UTILIZE STANDARD MIX DESIGNS INCORPORATING ADMIXTURES WHICH FACILITATE THE WORKABILITY,

CURING AND STRENGTH OF THE MIX. COMPRESSIVE STRENGTH: 3500-5000 PSI MINIMUM AT 28 DAYS.

**FABRICATION**

GENERAL: FABRICATE PRECAST CONCRETE UNITS COMPLYING WITH MANUFACTURING AND TESTING PROCEDURES, QUALITY CONTROL RECOMMENDATIONS, AND FOLLOWING DIMENSIONAL TOLERANCES, UNLESS OTHERWISE INDICATED. MOLDS: ACCURATELY CONSTRUCT MOLDS MORTAR-TIGHT AND OF SUFFICIENT STRENGTH TO WITHSTAND PRESSURES DUE TO CONCRETE PLACING OPERATIONS AND TEMPERATURE CHANGES. MAINTAIN MOLD WORK TO PROVIDE COMPLETED PRECAST CONCRETE UNITS OF SHAPES, LINES AND DIMENSIONS INDICATED, WITHIN SPECIFIED FABRICATION TOLERANCES.

DIMENSIONAL TOLERANCES OF FINISHED UNITS: ORNAMENTAL ARCHITECTURAL PRECAST CONCRETE, BEING TAPERED BY DESIGN, IS MEASURED FOR LENGTH, WIDTH AND THICKNESS AT THE SURFACE FROM WHICH THE MOLD IS LOADED MAINTAINING PLUS OR MINUS 1/16 OF AN INCH TOLERANCE. OVERALL HEIGHT AND WIDTH MEASURED AT FACE ADJACENT TO MOLD AT TIME OF CASTING:

SURFACE FINISH: FABRICATE PRECAST UNITS AND PROVIDE EXPOSED SURFACE FINISHED AS FOLLOWS:

MODERN - LESS VOIDS THAN TRADITIONAL BUT NOT TYPICALLY VOID FREE TO MATCH EXISTING. COLOR: SELECT FROM CDI COLOR CHART TO MINIMIZE VARIATIONS IN COLOR.

16. MASONRY: ALL MASONRY CONCRETE UNITS (CMU) SHALL CONFORM TO ASTM C-90 STANDARD SPECIFICATION FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS. MORTAR CONFORMING TO ASTM C-270, & ARTICLES 2.1 & 2.6 OF TMS 602/ACI530.1/ASCE6 TYPE M. SURFACE-BONDING MORTAR SHALL COMPLY WITH ASTM C-887, SURFACE-BONDING MORTAR OF CMU SHALL COMPLY WITH ASTM C-946. A. SUBMITTALS AND PRODUCTS: MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL REQUIREMENTS OF SECTION 2104.1 & 2119 OF 2010 FBC AND WITH TMS 602/ACI 530.1/ASCE 6.

17. STUCCO FINISH APPLIED TO EXTERIOR MASONRY AND CONCRETE SURFACES, SCRATCHED AND FLOATED IN TWO COATS STANDARD OPERATION IN THICKNESS AND FINISH TO MATCH EXIST. A. MASONRY CEMENT: DOMESTIC ASTM C 91-66. B. PORTLAND CEMENT: ASTM C 150-67, TYPE 1. C. WATERPROOFING AGENT: OMICRON OR EQUAL. D. STUCCO: 1 PART PORTLAND CEMENT, 1 PART MASONRY CEMENT, 4-5 PARTS FINE SAND. ADD WATER - PROOFING IN FINAL COAT. E. AGGREGATE: CONCRETE AGGREGATE - ASTM C 33, LIGHTWEIGHT AGGREGATE FOR STRUCTURAL CONCRETE - ASTM C-330 F. WATER: POTABLE.

18. PAINTING: SELECTED FROM THE POSSIBLE BRANDS: BENJAMIN MOORE, SHERWIN WILLIAMS, USG DECORATIVE FINISHES, BIOSHEILD PAINT CO., GLIDDEN, OR APPROVED EQUIVALENT. PAINT USED ON THIS PROJECT SHALL BE OF THE HIGHEST QUALITY AVAILABLE FROM THE CHOSEN MANUFACTURER. A. EXTERIOR: (SELECTED BY OWNER) STUCCO: 1 COAT MASONRY PRIMER, 2 COATS EXTERIOR LATEX. WOOD SURFACES: 1 COAT PRIMER, 2 COATS ENAMEL, APPLY AS PER MANUFACTURERS RECOMMENDATIONS.

PREP AND PAINT WHERE NOTED IN SCOPE WITH "GALV WELD" PAINT OF APPROVED EQUIVALENT OF BETTER.

19. CAULKING AND SEALANTS: INSTALLED SHALL BE GUARANTEED WATERTIGHT. EXTERIOR METAL WORK, INCLUDING ALL JUNCTIONS BETWEEN MASONRY, CONCRETE AND METAL SHALL BE SEALED WITH NEOPRENE OR POLYURETHANE FILLER AND APPROVED SEALANT COMPOUNDS. A. EXTERIOR WORK: POLYSULFIDE BASE SEALANT (ONE PART) COMPOUND "THIOLKOL CHEMICAL CORP." OR APPROVED EQUIVALENT. C. APPLY AS PER MANUFACTURER'S RECOMMENDATIONS.

20. GENERAL CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITIES MUST BE VERIFIED AS TO EXACT LOCATIONS SO AS NO INTERFERENCE BY DISRUPTION WILL BE CAUSED. DAMAGE THAT MAY BE CAUSED BY GENERAL CONTRACTOR OR SUB-CONTRACTOR TO ANY OF THE ABOVE MENTIONED SHALL BE REPAIRED BY HIM (WITH NO COST TO THE OWNER) AND LEFT IN AS GOOD A CONDITION AS EXISTED PRIOR TO DAMAGING.

21. ALL NEW CONSTRUCTION ADJACENT TO EXISTING CONSTRUCTION SHALL BLEND TO MEET THE EXISTING CONDITIONS, AND THERE SHALL NOT BE ANY ABRUPT CHANGES IN SURFACES OR UNFINISHED SURFACES.

22. PROVIDE 1" P.V.C. WEEP HOLES AT 36" O.C. MAXIMUM (TYPICAL AT ALL PLANTERS AND AT ALL CONCRETE BLOCK RAILINGS).

44. STRUCTURAL WOOD: QUALITY OF WOOD TO CONFORM WITH 2010 FLORIDA BUILDING CODE, CHAPTER 23. WOOD SHALL BE OF A GRADE OF NOT LESS THAN 1,000 P.S.I. OF NOMINAL EXTREME FIBER STRESS.

23. THE "2012 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION" ADOPTED PURSUANT TO SEC. 553.503, F.S., BASED ON THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN SHALL BECOME PART OF THESE DRAWINGS AND SPECIFICATIONS.

24. ALL OF THE FOLLOWING ITEMS LISTED BELOW SHALL HAVE PRODUCT CONTROL APPROVAL AND A SEPARATE BUILDING PERMIT FOR EACH ITEM (WHEN APPLICABLE) IN COMPLIANCE WITH THE 2010 F.B.C.: 1. ANCHORS 11. METAL ROOF SYSTEMS

25. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SECURITY OF ALL MATERIALS AT JOB SITE UNTIL FINAL ACCEPTANCE OF WORK BY OWNER.

26. NO SUBSTITUTIONS ARE ALLOWED FOR MATERIALS WHERE SPECIFIC MANUFACTURERS ARE INDICATED, UNLESS APPROVED BY THE OWNER. WHERE APPROVED EQUAL IS USED, IT SHALL BE UNDERSTOOD THAT THE SUBSTITUTE SHALL BE JUDGMENT AND APPROVAL OF THE OWNER, AND REQUESTS FOR SUBSTITUTIONS SHALL BE MADE IN WRITING PRIOR TO ORDERING MATERIALS OR COMMENCING WORK. SUCH REQUESTS SHALL INCLUDE THE DATE, SCOPE OF WORK, ANY ADDITIONAL COSTS TO THE OWNER, AND ANY ANTICIPATED DELAYS CAUSED BY SUCH CHANGES.

27. NO EXTRA WORK OR CHANGE SHALL BE MADE UNLESS A WRITING CHANGE ORDER IS SUBMITTED AND SIGNED BY THE OWNER. THE CHANGE ORDER SHALL STATE THAT

THE OWNER HAS AUTHORIZED THE EXTRA WORK OR CHANGE, AND NO CLAIM FOR AN ADDITIONAL SUM SHALL BE VALID UNLESS SO OFFERED AS DESCRIBED ABOVE.

28. UNLESS OTHERWISE NOTED, PROVIDE ALL MISCELLANEOUS FASTENERS. FASTENERS HARDWARE AND ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION. EVEN THOUGH SUCH ITEMS MAY NOT HAVE BEEN SPECIFICALLY MENTIONED IN THE DRAWINGS AND SPECIFICATIONS NOTIFY THE OWNER OF ANY REVISIONS OR ADDITIONAL INFORMATION OBTAINED FROM THE MANUFACTURER OF SPECIFIED MATERIALS OR EQUIPMENT WHICH MAY AFFECT THE CONTRACT TIME, COST OR QUALITY OF WORK.

29. CLEANING: 1. DURING CONSTRUCTION A. OVERSEE CLEANING AND ENSURE THAT BUILDING GROUNDS ARE MAINTAINED FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH.

B. REMOVE WASTE MATERIALS. RUBBISH AND DEBRIS DAILY FROM THE EFFECTED PORTIONS OF THE CONSTRUCTION SITE AND PLACE IN DUMPSTER. LEGALLY DISPOSE OF FULL DUMPSTER AT PUBLIC OR PRIVATE DUMPING AREAS OFF THE JOB SITE.

2. SPECIAL CLEANING. BESIDES THE GENERAL BROOM CLEANING, DO THE FOLLOWING SPECIAL CLEANING AT COMPLETION OF WORK (FOR ALL TRADES) USING ONLY CLEANING MATERIAL RECOMMENDED BY MANUFACTURER OF SURFACE TO BE CLEANED AND ONLY ON SURFACES RECOMMENDED BY CLEANING MATERIAL MANUFACTURER.

A. REMOVE ALL PUTTY, STAINS AND PAINT FROM ADJACENT AND DIFFERING MATERIALS AND RETURN ALL EXISTING SURFACES TO AS NEW AT NO COST TO THE OWNER.

B. REMOVE ALL MARKS, STAINS, FINGERPRINTS AND OTHER SOIL AND/OR DIRT FROM ALL FINISHED SURFACES INCLUDING STUCCO, PAVERS, CONCRETE WALKWAYS ETC..

C. CLEAN AND POLISH BRONZE SEAL REMOVAL OF ALL STAINS, DUST, ETC. UPON COMPLETION. D. THE CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE CLEAN AND READY FOR USE. FLOORS SWEEP CLEAN, AND ALL CONSTRUCTION TRASH REMOVED FROM SITE. SUBMIT TO OWNER DOCUMENTS AND WARRANTIES.

30. QUALITY STANDARDS: ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY UNLESS SPECIFIED FOR A LONGER PERIOD OF TIME ON SPECIFIED ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING HIS OWN DEFECTIVE WORK AS WELL AS PAY ALL COSTS INCIDENTAL THERETO INCLUDING DAMAGE TO OTHER WORK, FURNISHINGS OR EQUIPMENT. ALL WARRANTIES OR GUARANTEES AS TO MATERIALS OR WORKMANSHIP ON OR WITH RESPECT TO THE OWNERS WORK SHALL BE CONTAINED IN THE CONTRACT OR SUBCONTRACT WHICH SHALL BE SO WRITTEN THAT SUCH GUARANTEE OR WARRANTIES SHALL INSURE TO THE BENEFIT OF OWNER.

31. INSURANCE: PRIOR TO THE COMMENCEMENT OF WORK THE GENERAL CONTRACTOR SHALL DELIVER TO THE OWNER CERTIFICATES OF INSURANCE FOR BOTH

COMPREHENSIVE GENERAL LIABILITY AND WORKMAN'S COMPENSATION INCLUDING THE TOTAL AMOUNT OF COVERAGE AND CONDITIONS STIPULATED AND AGREED BY BOTH PARTIES.

32. THE CONTRACTOR WILL ASSIGN A PROJECT MANAGER/JOB SUPERINTENDENT TO THIS PROJECT. THIS INDIVIDUAL WILL BE IDENTIFIED IN THE BID. THE OWNER RESERVES THE RIGHT TO INTERVIEW AND APPROVE THE PROJECT MANAGER/JOB SUPERINTENDENT THAT WILL BE ASSIGNED TO THIS PROJECT. THE INTERVIEW WILL BE CONDUCTED BY THE OWNER AFTER THE REVIEW OF THE SUBMITTED BIDS.