Gillis W. Long Center Exchange Building Repairs

**Location:**

Louisiana Military Department

Gillis W. Long Center

Exchange Building - Building 119

5445 Point Clair Road

Carville, LA 70721

**Scope of Work:**

Contractor shall provide all labor, materials, tools, and equipment necessary to remove existing dry wall and molding, and replace with new drywall and molding, paint new drywall, as well as install new carpet.

**Requirements:**

* Remove all furniture, file cabinets, desks, computer workstations, bookshelves, and all items requiring movement to facilitate installation of carpet. Jesse Thompson will designate areas for items to be stored if needed.
* Exchange Building - Building 119
  + Contactor shall remove approximately 64 square feet of existing damaged drywall.
  + Contractor shall remove approximately 177 linear feet of existing 4 inch cove base molding.
  + Contractor shall hang, tape, and float approximately 64 square feet of 5/8 inch dry wall to replace the removed drywall. The new drywall texture shall match the existing texture.
  + Contractor shall paint approximately 1,561 square feet of walls with two coats of Sherwin-Williams Super Paint interior acrylic latex paint with eggshell finish, or equal. The color of the paint shall be Sherwin-Williams 6017 intuitive, or equal.
    - If not bidding as specified, please indicate Make/Model and Color Bidding:

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* + Contractor shall install approximately 1,604 square feet of Shaw Contract Prosper Ultraloc MB carpet using Thrive (26518) color, or equal.
    - If not bidding as specified, please indicate Make/Model and Color Bidding:

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* + Contractor shall install approximately 177 linear feet of 4 inch vinyl cove base molding. Cove base molding shall match the existing (Black).
  + Storage Room
  + Contactor shall remove approximately 50 square feet of existing damaged drywall.
  + Contractor shall hang, tape, and float approximately 50 square feet of 5/8 inch dry wall to replace the removed drywall. The new drywall texture shall match the existing texture.
  + Contractor shall paint approximately 1,220 square feet of walls with two coats of Sherwin-Williams Super Paint interior acrylic latex paint with eggshell finish, or equal. The color of the paint shall be Sherwin-Williams 6017 intuitive, or equal.
  + Contractor shall install approximately 27 linear feet of 4 inch vinyl cove base molding. Cove base molding shall match the existing (Black).
    - If not bidding as specified, please indicate Make/Model and Color Bidding:

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* + Contractor shall install approximately 1,059 square feet of Shaw Contract Prosper Ultraloc MB carpet using Thrive (26518) color, or equal.
    - If not bidding as specified, please indicate Make/Model and Color Bidding:

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* + Contractor shall install approximately 27 linear feet of 4 inch vinyl cove base molding. Cove base molding shall match the existing (Black).
* Changing Room
  + Contactor shall remove approximately 60 square feet of existing damaged drywall.
  + Contractor shall hang, tape, and float approximately 60 square feet of 5/8 inch dry wall to replace the removed drywall. The new drywall texture shall match the existing texture.
  + Contractor shall paint approximately 224 square feet of walls with two coats Sherwin-Williams Super Paint interior acrylic latex paint with eggshell finish, or equal. The color of the paint shall be Sherwin-Williams 6017 intuitive, or equal.
  + Contractor shall install approximately 60 square feet of Shaw Contract Prosper Ultraloc MB carpet using Thrive (26518) color, or equal.
  + Contractor shall install approximately 27 linear feet of 4 inch vinyl cove base molding. Cove base molding shall match the existing (Black).
  + A/C Closet
  + Contactor shall remove approximately 25 square feet of existing damaged drywall.
  + Contractor shall hang, tape, and float approximately 25 square feet of 5/8 inch dry wall to replace the removed drywall. The new drywall texture shall match the existing texture.
  + Contractor shall paint approximately 208 square feet of walls with two coats Sherwin-Williams Super Paint interior acrylic latex paint with eggshell finish, or equal. The color of the paint shall be Sherwin-Williams 6017 intuitive, or equal.
    - If not bidding as specified, please indicate Make/Model and Color Bidding:

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* + Bathroom
  + Contactor shall remove approximately 32 square feet of existing damaged drywall.
  + Contractor shall remove approximately 23 linear feet of existing four inch cove base molding.
  + Contractor shall hang, tape, and float approximately 32 square feet of 5/8 inch dry wall to replace the removed drywall. The new drywall texture shall match the existing texture.
  + Contractor shall paint approximately 194 square feet of walls with two coats of Sherwin-Williams Super Paint interior acrylic latex paint with eggshell finish, or equal. The color of the paint shall be Sherwin-William 6017 intuitive, or equal.
    - If not bidding as specified, please indicate Make/Model and Color Bidding:

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* + Contractor shall install approximately 23 linear feet of four inch vinyl cove base molding. Cove base molding shall match the existing (Black).

**General Conditions**:

* Contractor shall maintain the jobsite and keep the surrounding areas orderly and clean of debris. Thorough cleanup shall be performed daily. No hazardous conditions shall be left exposed overnight, or for extended periods of time.
* Materials can be safely stored on facility, once purchased.
* Power is available for operation of power tools.
* Contractor shall be responsible for removal of all debris and cost of any necessary equipment, to include but not limited to, dumpsters, waste permits, etc.
* Contractor shall coordinate with Louisiana Military Department to schedule an appropriate start date, taking into consideration extended weather forecast.

**Other Requirements:**

* Contractor shall be responsible for field verification of all measurements, quantities, and materials prior to submitting bid.
* All work shall be completed within 60 days of the Notice to Proceed.
* Any damage to the site, utilities or buildings caused by Contractor will be repaired by Contractor at no additional cost to the State of Louisiana.
* The Contractor shall be subject to all rules, guidance, policies, etc. governing the Louisiana Military Department property, installation, training lands etc. where the respective project is located including entrance security requirements.
* An Act of Nature event or event beyond the control of the Louisiana Military Department like a hurricane, discovery of Native American artifacts, a suspension in activity on Louisiana Military Department property due to an emergency or escalation in security measures, will not lead to a delay claim by the Contractor.
* Contractor shall obtain all permits, pay all fees, record the contract, and comply with all state, federal, and local requirements. All construction shall comply with the International Building Code for State-Owned Buildings. If any provision of these specifications and plans are in conflict with any code, the Contractor shall notify the Office of State Procurement prior to submitting their bid.
* Contractor shall abide by OSHA and all other safety regulations.
* Contractor shall provide, erect, maintain and remove, when directed, all scaffolding, staging, platforms, temporary flooring, temporary runways, guards, railing, stairs, and ladders necessary for reaching all portions of the work conveniently and safely and as required by local, federal and state codes or laws for the protection of workmen and the public. The construction, inspection and maintenance of the above items shall comply with all safety codes and regulations, as applicable to the project.
* Contractor shall verify availability and location of existing onsite fire protection equipment. Contractor shall provide additional temporary equipment as required by applicable safety standards.
* Change orders - All changes in the work involving the contract amount, scope of work, or contract time shall be made only by change orders. Change orders shall be prepared by Contractor as directed by the Project Manager and approved in writing by State Procurement and the Louisiana Military Department’s Deputy Director of Contracting and Purchasing prior to the work/change being done.
  + Change orders shall contain:
    - a) An itemized list of material and labor costs for each subcontractor's work including quantities and unit costs for each item of labor and material, labor and material cost need to be shown separately.
    - b) Same as above for contractor's labor and material.
    - c) Overhead and profit.
    - d) Time.
* After the contract is let, a pre-construction conference must be held before commencing work. Progress meetings shall be held at least monthly to review the progress and quality of the work and to review requests for partial payment. At the completion of work, a Final Inspection shall be held after at least a 3 day notice by Contractor to prepare a punch list (if necessary) of items to be addressed before acceptance.
* Contractor shall throughout the construction/contract period, maintain the building and the site in a standard of cleanliness as described in this section. Contractor shall conduct daily inspection, and more often if necessary, to verify that requirements of cleanliness are being met.
* Contractor shall retain all stored items in an orderly arrangement allowing maximum access, not impeding drainage or traffic, and providing the required protection of materials. Contractor shall not allow the accumulation of scrap, debris, waste material and other items not required for the construction of the work.
* Contractor shall at the end of each working day, store tools, small equipment (able to be carried by two – persons), building materials, and debris.
* Contractor shall at the end of each working day, remove from the site all scrap, debris, and waste material. Contractor shall provide adequate storage for all items awaiting removal from the site, observing all requirements for fire protection and protection of the ecology.
* Contractor shall at the end of each working day, sweep interior spaces clean. “Clean” for the purpose of this sub-paragraph, shall be interpreted as meaning (free from dust and other material capable of being removed by use of reasonable effort of a hand-held broom).
* Contractor shall as required preparatory to installation of succeeding materials, clean the structures or pertinent portions thereof to the degree of cleanliness recommended by the manufacturer of the succeeding material, using all materials and equipment required achieving the required cleanliness.
* Contractor shall clean the finish floor daily as required while work is being performed in the space in which finish materials have been installed. “Clean” for the purpose of this sub-paragraph, shall be interpreted as meaning free from any foreign material, which in the opinion of the Project Inspector may be injurious to the finish floor material.
* Contractor shall carefully protect from damage or staining all installed finish material, equipment and fixtures without consideration of when they were installed. Damage of stained parts will be repaired or replaced by Contractor at no additional cost to the owner.
* “Cleaning” for the purpose of this article shall be interpreted as meaning the level of cleanliness generally provided by skilled cleaners using commercial quality building maintenance equipment and materials.
* Contractor shall visually inspect all interior surfaces and remove all traces of soil, waste material, smudges, and other foreign matter. Contractor shall remove all traces of splashed materials from adjacent surfaces. Contractor shall remove all paint droppings, spots, stains, and dirt from finished surfaces. Contractor shall use only materials and equipment recommended by the manufacturer of the finish material.
* Contractor shall clean all glass and frames inside and out. To all surfaces requiring the routine application of buffed polish, apply the polish recommended by the manufacturer of the material being polished or buffed.
* Contractor shall schedule final cleaning as approved by the Project Inspector to enable the owner to accept a completely clean project.
* All materials and workmanship shall be warranted for a minimum period of 1 year. Additional warranty periods may apply from manufacturer or as specified in the scope of work.