

**ADDENDUM NUMBER 2
ORLEANS MARINA HARBOR MASTER
OFFICE RENOVATIONS
PROJECT NO. #E04-22-07
VRA No. 22052
OCTOBER 25, 2023**

VERGES ROME ARCHITECTS

This Addendum is issued in accordance with the Plans and Specifications dated **23 September 2023** and Addendum No. 1 dated October 18, 2023 and shall become part of the Contract Documents. Contractor shall be cognizant of all the items contained herein. This addendum supersedes information noted where applicable. Revisions noted for plans to correspondingly revise specifications accordingly, and vice versa.

GENERAL - CLARIFICATIONS

ITEM NO. 01 LOUISIANA UNIFORM PUBLIC WORK BID FORM

1. The Bid Date is **2:00 p.m., November 1, 2023** as revised in the Advertisement for Bids issued with Addendum No. 1.
2. The construction cost estimate ranges is \$325,000.00 to \$415,000.00
3. The Pre-Bid Conference was Non-Mandatory.
4. Addenda will only be issued through the two websites noted in the Advertisement for Bids.
5. Progress Meetings: After the Preconstruction Conference, Progress Meetings will be held weekly for at least the first month. Depending on construction progress, meetings may then be held every other week.

SPECIFICATIONS

ITEM NO. 02 LOUISIANA UNIFORM PUBLIC WORK BID FORM

DELETE the Louisiana Uniform Public Work Bid Form in its entirety. **ADD** the attached LOUISIANA UNIFORM PUBLIC WORK BID FORM.

ITEM NO. 03 SECTION 05 52 13 - PIPE AND TUBE RAILINGS

DELETE Section 05 52 13 in its entirety. **ADD** attached SECTION 05 52 13 - PIPE AND TUBE RAILINGS

ITEM NO. 04 SECTION 05 52 13 - PIPE AND TUBE RAILINGS

DELETE Section 05 52 13 in its entirety. **ADD** attached SECTION 05 52 13 - PIPE AND TUBE RAILINGS

DRAWINGS

ITEM NO. 05 COVER SHEET

Under the Drawing Index, **CHANGE** the words "A1.02 – Attic Plan Alternate No. 1" to read "A1.02 – ATTIC PLAN".

ITEM NO. 06

DRAWING SHEET A1.01

DELETE Sheet A1.01. **ADD** the attached SHEET A1.01 – 2ND & 3RD FLOOR PLAN.

ITEM NO. 07

DRAWING SHEET A1.02 ATTIC PLAN ALTERNATE NO. 1

DELETE Sheet A1.02 – Attic Plan Alternate No. 1. **ADD** the attached SHEET A1.02 – ATTIC PLAN.

ITEM NO. 08

DRAWING SHEET A2.00

DELETE Sheet A2.00 – Roof Plan. **ADD** the attached SHEET A2.00 – ROOF PLAN.

ITEM NO. 09

DRAWING SHEET A3.00D

DELETE Sheet A3.00D – Demo Plan – Exterior Elevation Demolition. **ADD** the attached SHEET A3.00D – DEMO PLAN – EXTERIOR ELEVATION DEMOLITION.

ITEM NO. 10

DRAWING SHEET A3.00

DELETE Sheet A3.00 Exterior Elevations. **ADD** the attached SHEET A3.00 – EXTERIOR ELEVATIONS.

ITEM NO. 11

DRAWING SHEET A3.01

DELETE Sheet A3.01 Interior Elevations. **ADD** the attached SHEET A3.01 – INTERIOR ELEVATIONS.

ATTACHMENTS

- 1 – Bid Form / Unit Price Form – 2 Pages.
- 2 – Section 012300 – Alternates – 2 Pages.
- 3 – Section 055213 – Pipe and Tube Railings – 9 Pages.
- 4 – Sheet A1.01 – 1 Page.
- 5 – Sheet A1.02 – 1 Page.
- 6 – Sheet A2.00 --1 Page.
- 7 – Sheet A3.00D – 1 Page5_.
- 8 – Sheet A3.00 – 1 Page.
- 9 – Sheet A3.01 - 1 Page.

END OF ADDENDUM NO. 2

LOUISIANA UNIFORM PUBLIC WORK BID FORM

TO: Lakefront Management Authority
6001 Stars and Stripes Blvd, Suite 219
New Orleans, LA 70126

BID FOR: CONTRACT/PROJECT NAME

The undersigned bidder hereby declares and represents that she/he; a) has carefully examined and understands the Bidding Documents, b) has not received, relied on, or based his bid on any verbal instructions contrary to the Bidding Documents or any addenda, c) has personally inspected and is familiar with the project site, and hereby proposes to provide all labor, materials, tools, appliances and facilities as required to perform, in a workmanlike manner, all work and services for the construction and completion of the referenced project, all in strict accordance with the Bidding Documents prepared by:
Lakefront Management Authority and dated: December 2016.

Bidders must acknowledge all addenda. The Bidder acknowledges receipt of the following **ADDENDA:** (Enter the number the Designer has assigned to each of the addenda that the Bidder is acknowledging) _____.

TOTAL BASE BID: For all work required by the Bidding Documents (including any and all unit prices designated "Base Bid" * but not alternates) the sum of:
_____ Dollars (\$ _____)

ALTERNATES: For any and all work required by the Bidding Documents for Alternates including any and all unit prices designated as alternates in the unit price description.

Alternate No. 1: Install new dehumidification system as described on drawing Sheet ME1.01 for the lump sum of:
_____ Dollars (\$ _____)

Alternate No. 2: Remove existing ceiling fans with light fixtures. Install new ceiling fans with light fixtures systems for the lump sum of:
_____ Dollars (\$ _____)

NAME OF BIDDER: _____
ADDRESS OF BIDDER: _____
LOUISIANA CONTRACTOR'S LICENSE NUMBER: _____
NAME OF AUTHORIZED SIGNATORY OF BIDDER: _____
TITLE OF AUTHORIZED SIGNATORY OF BIDDER: _____
SIGNATURE OF AUTHORIZED SIGNATORY OF BIDDER **: _____
DATE: _____

* The Unit Price Form shall be used if the contract includes unit prices. Otherwise it is not required and need not be included with the form. The number of unit prices that may be included is not limited and additional sheets may be included if needed.

** If someone other than a corporate officer signs for the Bidder/Contractor, a copy of a corporate resolution or other signature authorization shall be required for submission of bid. Failure to include a copy of the appropriate signature authorization, if required, may result in the rejection of the bid unless bidder has complied with La. R.S. 38:2212(A)(1)(c) or RS 38:2212(O).

BID SECURITY in the form of a bid bond, certified check or cashier's check as prescribed by LA RS 38:2218.A is attached to and made a part of this bid.

**LOUISIANA UNIFORM PUBLIC WORK BID FORM
 UNIT PRICE FORM**

TO: Lakefront Management Authority
 6001 Stars and Stripes Blvd, Suite 219
 New Orleans, LA 70126

BID FOR: CONTRACT/PROJECT NAME

UNIT PRICES: This form shall be used for any and all work required by the Bidding Documents and described as unit prices. Amounts shall be stated in figures and only in figures.

DESCRIPTION: <input checked="" type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# <u>NOT APPLICABLE</u>			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE EXTENSION (Quantity times Unit Price)
NA	NA	NA	NA

DESCRIPTION: <input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# <u>NOT APPLICABLE</u>			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE EXTENSION (Quantity times Unit Price)
NA	NA	NA	NA

DESCRIPTION: <input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# <u>NOT APPLICABLE</u>			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE EXTENSION (Quantity times Unit Price)
NA	NA	NA	NA

DESCRIPTION: <input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# <u>NOT APPLICABLE</u>			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE EXTENSION (Quantity times Unit Price)
NA	NA	NA	NA

DESCRIPTION: <input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# <u>NOT APPLICABLE</u>			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE EXTENSION (Quantity times Unit Price)
NA	NA	NA	NA

DESCRIPTION: <input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# <u>NOT APPLICABLE</u>			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE EXTENSION (Quantity times Unit Price)
NA	NA	NA	NA

DESCRIPTION: <input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# <u>NOT APPLICABLE</u>			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE EXTENSION (Quantity times Unit Price)
NA	NA	NA	NA

DESCRIPTION: <input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# <u>NOT APPLICABLE</u>			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE EXTENSION (Quantity times Unit Price)
NA	NA	NA	NA

All quantities are estimated. The contractor will be paid upon actual quantities as verified by owner.

SECTION 01 23 00 – ALTERNATES – ADDENDUM NO. 2**PART 1 - GENERAL****1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for alternates.

1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
 - 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.4 PROCEDURES

- A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated revisions to alternates.
- C. Execute accepted alternates under the same conditions as other work of the Contract.
- D. Schedule: A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. **Add Alternate No. 1:** Furnish and install new dehumidifier in attic and as described on drawing Sheet ME1.01
- B. **Add Alternate No. 2:** Remove existing ceiling fans with light fixtures. Install new ceiling fans with light fixtures systems.

END OF SECTION 01 23 00

SECTION 05 52 13 - PIPE AND TUBE RAILINGS – ADDENDUM NO. 2**PART 1 - GENERAL****1.1 SUMMARY**

- A. Section Includes:
 - 1. Steel railings (Stair S102 and upper floors of stair S101).

1.2 COORDINATION

- A. Coordinate selection of shop primers with topcoats to be applied over them. Comply with paint and coating manufacturers' written recommendations to ensure that shop primers and topcoats are compatible with one another.
- B. Coordinate installation of anchorages for railings. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.

1.3 ACTION SUBMITTALS

- A. Product Data:
 - 1. Manufacturer's product lines of mechanically connected railings.
 - 2. Fasteners.
 - 3. Post-installed anchors.
 - 4. Handrail brackets.
 - 5. Shop primer.
 - 6. Paint products.
- B. Shop Drawings: Include plans, elevations, sections, details, and attachments to other work.
- C. Samples: For each type of exposed finish required.
 - 1. Sections of each distinctly different linear railing member, including handrails, top rails, posts, and balusters, including finish.
 - 2. Fittings and brackets.
 - 3. Assembled Sample of railing system, made from full-size components, including top rail, post, handrail, and infill. Sample need not be full height.
 - a. Show method of connecting and finishing members at intersections.

1.4 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For testing agency.
- B. Welding certificates.

- C. Paint Compatibility Certificates: From manufacturers of topcoats applied over shop primers, certifying that shop primers are compatible with topcoats.
- D. Product Test Reports: For tests on railings performed by a qualified testing agency, in accordance with ASTM E894 and ASTM E935.
- E. Research Reports: For post-installed anchors, from ICC-ES or other qualified testing agency acceptable to authorities having jurisdiction.
- F. **ADDEN. NO. 2:** Delegated Design Data: Design calculations bearing the seal of a Registered Professional Engineer, licensed in the State of Louisiana. Design calculations for attachment of new pipe railings to existing structure.

1.5 QUALITY ASSURANCE

- A. Welding Qualifications: Qualify procedures and personnel in accordance with the following:
 - 1. AWS D1.1/D1.1M, "Structural Welding Code - Steel."
 - 2. AWS D1.2/D1.2M, "Structural Welding Code - Aluminum."

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Protect mechanical finishes on exposed surfaces of railings from damage by applying a strippable, temporary protective covering before shipping.

1.7 FIELD CONDITIONS

- A. Field Measurements: Verify actual locations of walls and other construction contiguous with railings by field measurements before fabrication.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Structural Performance: Railings, including attachment to building construction, withstand the effects of gravity loads and the following loads and stresses within limits and under conditions indicated:
 - 1. Handrails and Top Rails of Guards:
 - a. Uniform load of 50 lbf/ ft. (0.73 kN/m) applied in any direction.
 - b. Concentrated load of 200 lbf (0.89 kN) applied in any direction.
 - c. Uniform and concentrated loads need not be assumed to act concurrently.
 - 2. Infill of Guards:
 - a. Concentrated load of 50 lbf (0.22 kN) applied horizontally on an area of 1 sq. ft. (0.093 sq. m).
 - b. Infill load and other loads need not be assumed to act concurrently.
- B. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes.

1. Temperature Change: 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.

2.2 METALS, GENERAL

- A. Metal Surfaces, General: Provide materials with smooth surfaces, without seam marks, roller marks, rolled trade names, stains, discolorations, or blemishes.
- B. Brackets, Flanges, and Anchors: Cast or formed metal of same type of material and finish as supported rails unless otherwise indicated.
 1. Provide type of bracket that provides 2-1/4-inch clearance from inside face of handrail to finished wall surface.

2.3 STEEL RAILINGS

- A. Source Limitations: Obtain each type of railing from single source from single manufacturer.
- B. Tubing: ASTM A500/A500M (cold formed).
- C. Pipe: ASTM A53/A53M, Type F or Type S, Grade A, Standard Weight (Schedule 40), unless another grade and weight are required by structural loads.
 1. Provide galvanized finish for exterior installations and where indicated.
- D. Plates, Shapes, and Bars: ASTM A36/A36M.
- E. Cast Iron Fittings: Either gray iron, ASTM A48/A48M, or malleable iron, ASTM A47/A47M, unless otherwise indicated.

2.4 FASTENERS

- A. Fastener Materials:
 1. Ungalvanized-Steel Railing Components: Plated steel fasteners complying with ASTM F1941/F1941M, Class Fe/Zn 5 for zinc coating.
 2. Hot-Dip Galvanized Railing Components: Type 304 stainless steel or hot-dip zinc-coated steel fasteners complying with ASTM A153/A153M or ASTM F2329/F2329M for zinc coating.
 3. Aluminum Railing Components: Type 304 stainless steel fasteners.
 4. Finish exposed fasteners to match appearance, including color and texture, of railings.
- B. Fasteners for Anchoring Railings to Other Construction: Select fasteners of type, grade, and class required to produce connections suitable for anchoring railings to other types of construction and capable of withstanding design loads.
- C. Fasteners for Interconnecting Railing Components:
 1. Provide concealed fasteners for interconnecting railing components and for attaching them to other work, unless otherwise indicated.
 2. Provide concealed fasteners for interconnecting railing components and for attaching them to other work, unless exposed fasteners are unavoidable or are the standard fastening method for railings indicated.
 3. Provide tamper-resistant flat-head machine screws for exposed fasteners unless otherwise indicated.

- D. Post-Installed Anchors: Fastener systems with working capacity greater than or equal to the design load, according to an evaluation report acceptable to authorities having jurisdiction, based on ICC-ES AC193 or ICC-ES AC308.
 - 1. Material for Interior Locations: Carbon-steel components zinc-plated to comply with ASTM B633 or ASTM F1941/F1941M, Class Fe/Zn 5, unless otherwise indicated.
 - 2. Material for Exterior Locations and Where Stainless Steel Is Indicated: Alloy Group 1 (A1) stainless steel bolts, ASTM F593, and nuts, ASTM F594.

2.5 MISCELLANEOUS MATERIALS

- A. Handrail Brackets: Cast iron (for steel railings) and cast aluminum (for aluminum railings), center of handrail 3-1/8 inches (79.4 mm) from face of railing or wall.
- B. Welding Rods and Bare Electrodes: Select in accordance with AWS specifications for metal alloy welded.
 - 1. For aluminum railings, provide type and alloy as recommended by producer of metal to be welded and as required for color match, strength, and compatibility in fabricated items.
- C. Etching Cleaner for Galvanized Metal: Complying with MPI#25.
- D. Galvanizing Repair Paint: High-zinc-dust-content paint, complying with SSPC-Paint 20 and compatible with paints specified to be used over it.
- E. Universal Shop Primer: Fast-curing, lead- and chromate-free, universal modified-alkyd primer complying with MPI#79 and compatible with topcoat.
 - 1. Use primer containing pigments that make it easily distinguishable from zinc-rich primer.
- F. Epoxy Zinc-Rich Primer: Complying with MPI#20 and compatible with topcoat.
- G. Shop Primer for Galvanized Steel: Primer formulated for exterior use over zinc-coated metal and compatible with finish paint systems indicated.
- H. Intermediate Coats and Topcoats: Provide products that comply with Section 09 91 13 "Exterior Painting." And Section 09 91 23 "Interior Painting."
- I. Bituminous Paint: Cold-applied asphalt emulsion, complying with ASTM D1187/D1187M.
- J. Nonshrink, Nonmetallic Grout: Factory-packaged, nonstaining, noncorrosive, nongaseous grout, complying with ASTM C1107/C1107M. Provide grout specifically recommended by manufacturer for interior and exterior applications.
- K. Anchoring Cement: Factory-packaged, nonshrink, nonstaining, hydraulic-controlled expansion cement formulation for mixing with water at Project site to create pourable anchoring, patching, and grouting compound.
 - 1. Water-Resistant Product: At exterior locations, provide formulation that is resistant to erosion from water exposure without needing protection by a sealer or waterproof coating and that is recommended by manufacturer for exterior use.

2.6 FABRICATION

- A. General: Fabricate railings to comply with requirements indicated for design, dimensions, member sizes and spacing, details, finish, and anchorage, but not less than that required to support structural loads.

- B. Shop assemble railings to greatest extent possible to minimize field splicing and assembly. Disassemble units only as necessary for shipping and handling limitations.
 - 1. Clearly mark units for reassembly and coordinated installation.
 - 2. Use connections that maintain structural value of joined pieces.
- C. Cut, drill, and punch metals cleanly and accurately.
 - 1. Remove burrs and ease edges to a radius of approximately 1/32 inch (1 mm) unless otherwise indicated.
 - 2. Remove sharp or rough areas on exposed surfaces.
- D. Form work true to line and level with accurate angles and surfaces.
- E. Fabricate connections that are exposed to weather in a manner that excludes water.
 - 1. Provide weep holes where water may accumulate.
 - 2. Locate weep holes in inconspicuous locations.
- F. Cut, reinforce, drill, and tap as indicated to receive finish hardware, screws, and similar items.
- G. Connections: Fabricate railings with welded connections unless otherwise indicated.
- H. Gates: Form gates from aluminum tube of same size and shape as top rails, with infill to match guards. Provide with spring hinges for fastening to wall and overlapping stop with rubber bumper to prevent gate from opening in direction opposite egress.
- I. Welded Connections: Cope components at connections to provide close fit, or use fittings designed for this purpose. Weld all around at connections, including at fittings.
 - 1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
 - 2. Obtain fusion without undercut or overlap.
 - 3. Remove flux immediately.
 - 4. At exposed connections, finish exposed welds to comply with NOMMA's "Voluntary Joint Finish Standards" for Finish #2 welds; good appearance, completely sanded joint, some undercutting and pinholes okay.
- J. Welded Connections for Aluminum Pipe: Fabricate railings to interconnect members with concealed internal welds that eliminate surface grinding, using manufacturer's standard system of sleeve and socket fittings.
- K. Nonwelded Connections: Connect members with concealed mechanical fasteners and fittings. Fabricate members and fittings to produce flush, smooth, rigid, hairline joints.
 - 1. Fabricate splice joints for field connection, using an epoxy structural adhesive, if this is manufacturer's standard splicing method.
- L. Form changes in direction as follows:
 - 1. As detailed.
 - 2. [By bending] [or] [by inserting prefabricated elbow fittings].
 - 3. [By flush bends] [or] [by inserting prefabricated flush-elbow fittings].
 - 4. [By radius bends of radius indicated] [or] [by inserting prefabricated elbow fittings of radius indicated].
 - 5. By bending to smallest radius that will not result in distortion of railing member.

- M. Bend members in jigs to produce uniform curvature for each configuration required. Maintain cross section of member throughout entire bend without buckling, twisting, cracking, or otherwise deforming exposed surfaces of components.
- N. Close exposed ends of hollow railing members with prefabricated cap and end fittings of same metal and finish as railings.
- O. Provide wall returns at ends of wall-mounted handrails unless otherwise indicated. Close ends of returns unless clearance between end of rail and wall is 1/4 inch (6 mm) or less.
- P. Brackets, Flanges, Fittings, and Anchors: Provide wall brackets, flanges, miscellaneous fittings, and anchors to interconnect railing members to other work unless otherwise indicated.
 - 1. At brackets and fittings fastened to plaster or gypsum board partitions, provide crush-resistant fillers or other means to transfer loads through wall finishes to structural supports and prevent bracket or fitting rotation and crushing of substrate.
- Q. Provide inserts and other anchorage devices for connecting railings to concrete or masonry work.
 - 1. Fabricate anchorage devices capable of withstanding loads imposed by railings.
 - 2. Coordinate anchorage devices with supporting structure.
- R. For railing posts set in concrete, provide stainless steel sleeves not less than 6 inches (150 mm) long with inside dimensions not less than 1/2 inch (13 mm) greater than outside dimensions of post, with metal plate forming bottom closure.
- S. For removable railing posts, fabricate slip-fit sockets from stainless steel tube or pipe whose ID is sized for a close fit with posts; limit movement of post without lateral load, measured at top, to not more than one-fortieth of post height.
 - 1. Provide socket covers designed and fabricated to resist being dislodged.
 - 2. Provide chain with eye, snap hook, and staple across gaps formed by removable railing sections at locations indicated. Fabricate from same metal as railings.
- T. Toe Boards: Where indicated, provide toe boards at railings around openings and at edge of open-sided floors and platforms. Fabricate to dimensions and details indicated.

2.7 STEEL AND IRON FINISHES

- A. For nongalvanized-steel railings, provide nongalvanized ferrous-metal fittings, brackets, fasteners, and sleeves; however, hot-dip galvanize anchors to be embedded in exterior concrete or masonry.
- B. Preparation for Shop Priming: Prepare uncoated ferrous-metal surfaces to comply with SSPC-SP 6/NACE No. 3.
- C. Primer Application: Apply shop primer to prepared surfaces of railings unless otherwise indicated. Comply with requirements in SSPC-PA 1 for shop painting. Primer need not be applied to surfaces to be embedded in concrete or masonry.
 - 1. Shop prime uncoated railings with [universal shop primer] [primers specified in Section 09 91 13 "Exterior Painting" and Section 09 91 23 "Interior Painting"] unless [zinc-rich primer is] [primers specified in Section 09 96 00 "High-Performance Coatings" are] indicated.
 - 2. Do not apply primer to galvanized surfaces.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine plaster and gypsum board assemblies, where reinforced to receive anchors, to verify that locations of concealed reinforcements are clearly marked for Installer. Locate reinforcements and mark locations if not already done.

3.2 INSTALLATION, GENERAL

- A. Perform cutting, drilling, and fitting required for installing railings.
 - 1. Fit exposed connections together to form tight, hairline joints.
 - 2. Install railings level, plumb, square, true to line; without distortion, warp, or rack.
 - 3. Set railings accurately in location, alignment, and elevation; measured from established lines and levels.
 - 4. Do not weld, cut, or abrade surfaces of railing components that are coated or finished after fabrication and that are intended for field connection by mechanical or other means without further cutting or fitting.
 - 5. Set posts plumb within a tolerance of 1/16 inch in 3 feet (2 mm in 1 m).
 - 6. Align rails so variations from level for horizontal members and variations from parallel with rake of steps and ramps for sloping members do not exceed 1/4 inch in 12 feet (6 mm in 3.5 m).
- B. Control of Corrosion: Prevent galvanic action and other forms of corrosion by insulating metals and other materials from direct contact with incompatible materials.
- C. Adjust railings before anchoring to ensure matching alignment at abutting joints.
- D. Fastening to In-Place Construction: Use anchorage devices and fasteners where necessary for securing railings and for properly transferring loads to in-place construction.

3.3 RAILING CONNECTIONS

- A. Nonwelded Connections: Use mechanical or adhesive joints for permanently connecting railing components. Use wood blocks and padding to prevent damage to railing members and fittings. Seal recessed holes of exposed locking screws, using plastic cement filler colored to match finish of railings.
- B. Welded Connections: Use fully welded joints for permanently connecting railing components. Comply with requirements for welded connections in "Fabrication" Article, whether welding is performed in the shop or in the field.
- C. Expansion Joints: Install expansion joints at locations indicated but not farther apart than required to accommodate thermal movement. Provide slip-joint internal sleeve, extending 2 inches (50 mm) beyond joint on either side; fasten internal sleeve securely to one side; and locate joint within 6 inches (150 mm) of post.

3.4 ANCHORING POSTS

- A. Use stainless steel pipe sleeves preset and anchored into concrete for installing posts. After posts are inserted into sleeves, fill annular space between post and sleeve with nonshrink, nonmetallic grout, mixed and placed to comply with anchoring material manufacturer's written instructions.
- B. Rework existing post anchors to accept new guard and handrail systems. Secure post to existing post anchors.
- C. Leave anchorage joint exposed with anchoring material flush with adjacent surface.

- D. Anchor posts to metal surfaces with flanges, angle type, or floor type, as required by conditions, connected to posts and to metal supporting members as follows:
 - 1. For steel railings, weld flanges to post and bolt to metal supporting surfaces.
 - 2. For aluminum railings, attach posts as indicated, using fittings designed and engineered for this purpose.
 - 3. For stainless steel railings, weld flanges to post and bolt to supporting surfaces.

3.5 ATTACHING RAILINGS

- A. Anchor railing ends to concrete and masonry with sleeves concealed within railing ends and anchored to wall construction with anchors and bolts.
- B. Anchor railing ends to metal surfaces with flanges bolted to metal surfaces and welded to railing ends or connected to railing ends, using nonwelded connections.
- C. Attach handrails to walls with wall brackets.
 - 1. Use type of bracket with [flange tapped for concealed anchorage to threaded hanger bolt] [predrilled hole for exposed bolt anchorage].
 - 2. Locate brackets as indicated or, if not indicated, at spacing required to support structural loads.
- D. Secure wall brackets to building construction as follows:
 - 1. For concrete and solid masonry anchorage, use drilled-in expansion shields and hanger or lag bolts.
 - 2. For hollow masonry anchorage, use toggle bolts.
 - 3. For steel-framed partitions, fasten brackets directly to steel framing or concealed steel reinforcements, using self-tapping screws of size and type required to support structural loads.
- E. Install railing gates level, plumb, and secure for full opening without interference.
 - 1. Attach hardware using tamper-resistant or concealed means.
 - 2. Adjust hardware for smooth operation.

3.6 REPAIR

- A. Touchup Painting:
 - 1. Immediately after erection, clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with the same material used for shop painting to comply with SSPC-PA 1 for touching up shop-painted surfaces.
 - a. Apply by brush or spray to provide a minimum 2.0-mil (0.05-mm) dry film thickness.
 - 2. Cleaning and touchup painting of field welds, bolted connections, and abraded areas of shop paint are specified in Section 09 91 23 "Interior Painting."

3.7 CLEANING

- A. Clean aluminum by washing thoroughly with clean water and soap and rinsing with clean water.
- B. Galvanized Surfaces: Clean field welds, bolted connections, and abraded areas, and repair galvanizing to comply with ASTM A780/A780M.

3.8 PROTECTION

- A. Protect finishes of railings from damage during construction period with temporary protective coverings approved by railing manufacturer. Remove protective coverings at time of Substantial Completion.
- B. Restore finishes damaged during installation and construction period, so no evidence remains of correction work. Return items that cannot be refinished in the field to the shop; make required alterations and refinish entire unit, or provide new units.

END OF SECTION 05 52 13

GENERAL PLAN NOTES:

- DIMENSIONS SHOWN AS + (PLUS) OR - (MINUS) ARE APPROXIMATE. FIELD VERIFY.
- THERE ARE NO KNOWN HAZARDOUS MATERIALS ON SITE. SHOULD CONTRACTOR FIND SUSPICIOUS MATERIAL, BRING TO THE ATTENTION OF OWNER AND ARCHITECT PRIOR TO PROCEEDING WITH WORK.

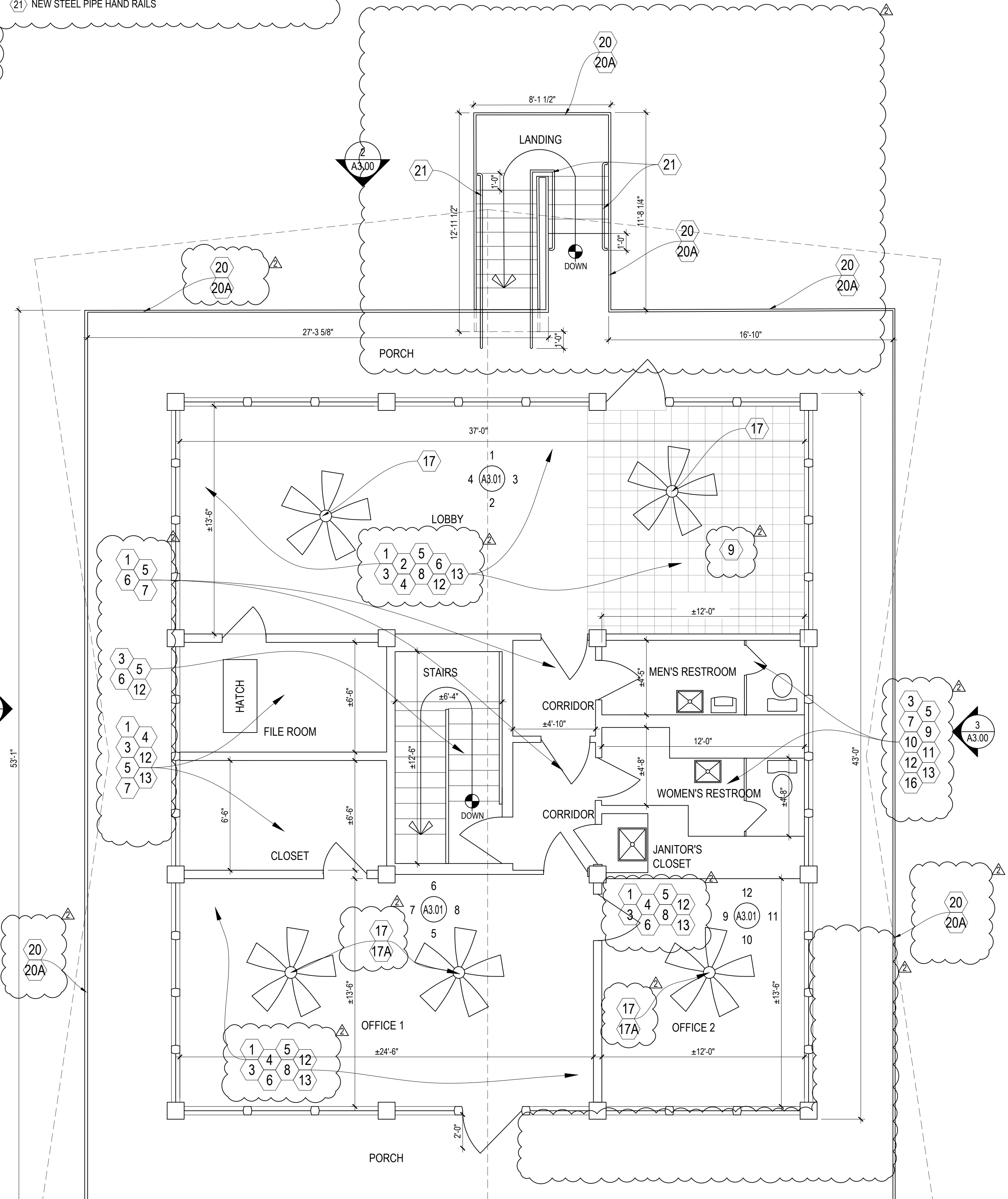
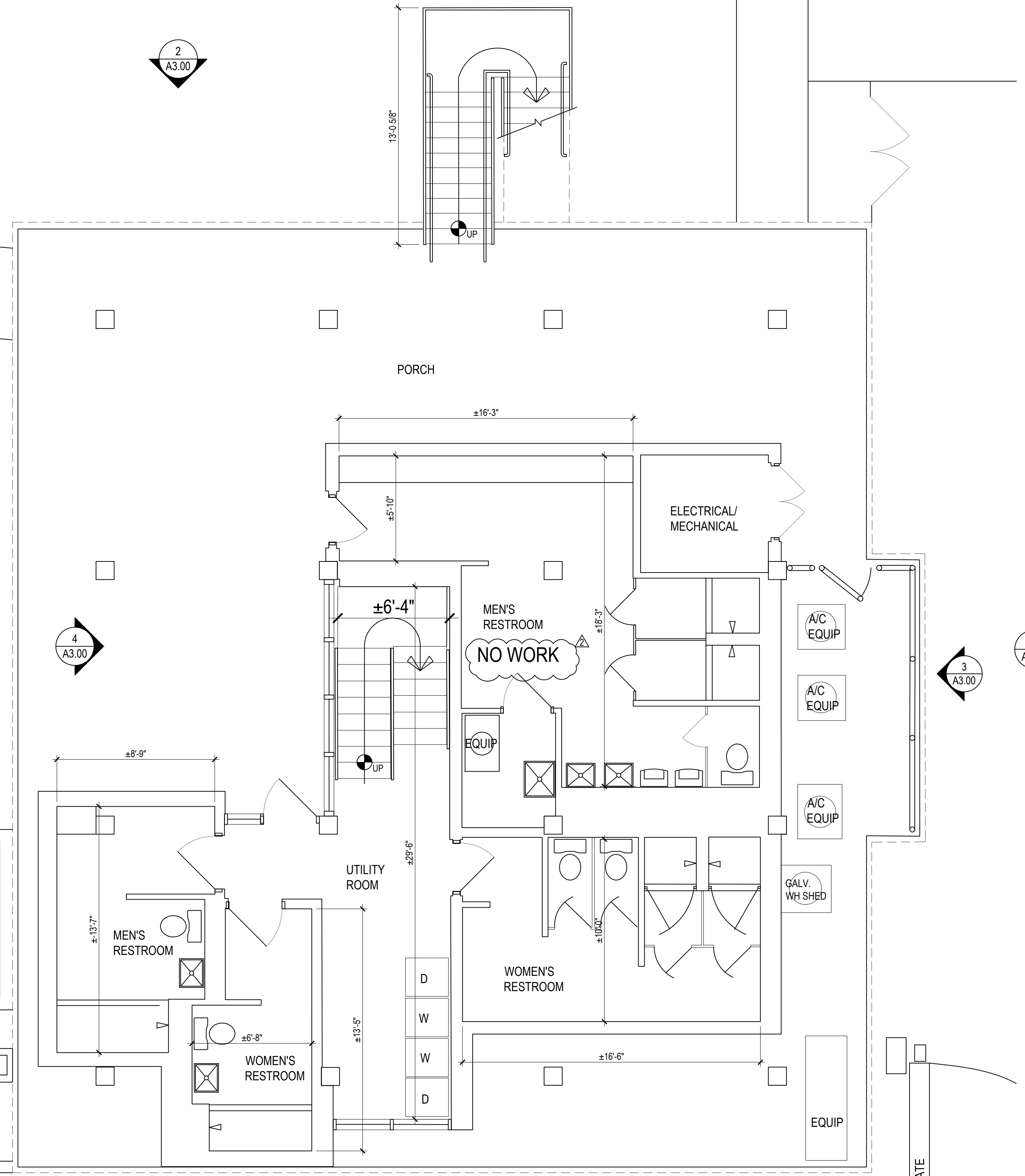
SPECIFIC INTERIOR NOTES (INTERIORS):

- REMOVE EXISTING SHEET CARPET. INSTALL NEW CARPET TILES.
- NOT USED.
- PAINT EXISTING WOOD WINDOW TRIM.

- PAINT WOOD CEILINGS.
- PAINT WOOD DOORS AND TRIM.
- PAINT GYPSUM BOARD WALLS.
- PAINT GYPSUM BOARD CEILING.
- CLEAN EXISTING WINDOW SHADES ON ALL WINDOWS.
- CLEAN CERAMIC TILE FLOOR AND GROUT.
- CLEAN CERAMIC TILE WALLS AND GROUT.
- CLEAN AND PAINT WOOD TOILET PARTITIONS.
- CLEAN GLASS SURFACES INSIDE AND OUT.

- HVAC SUPPLY, AIR GRILLS. SEE MECH.
- NOT USED
- CLEAN AND PAINT WOOD SHELVING.
- CLEAN TOILET FIXTURES
- REMOVE EXISTING CEILING FANS
- NEW CEILING FANS. TIE FAN INTO NEAREST AVAILABLE CIRCUIT. PROVIDE CRAFT MADE "CRA.P114W5-52WWOK PRO" FAN WHITE WITH 60" DOWN ROD. PROVIDE UNIVERSAL WALL AND REMOTE PER FAN WITH REMOVE ON DIFFERENT FREQUENCY FROM OTHER FANS. PROVIDE 7.5W A19 LED LAMP 3000K DIMMABLE LED BULBS SUBSTITUTE FOR FAN BULBS

- REMOVE LOOSE THIN CONCRETE OVERLAY TO ORIGINAL CONCRETE ALTERNATE NO. 2 SURFACE. INSTALL NEW CONCRETE OVERLAY. DELETE
- NEW STEEL PIPE GUARD & HAND RAILS (PAINTED)
- REMOVE EXISTING GUARD RAILS
- NEW STEEL PIPE GUARD RAILS (PAINTED)
- NEW STEEL PIPE HAND RAILS



1 1ST FLOOR PLAN NO WORK 1ST FLOOR
A1.01 SCALE: 1/4" = 1'-0"

2 2ND FLOOR PLAN
A1.01 SCALE: 1/4" = 1'-0"



**ORLEANS MARINA HARBORMASTER
OFFICE RENOVATION**

NEW ORLEANS, LA 70124
221 LAKE MARINA AVENUE

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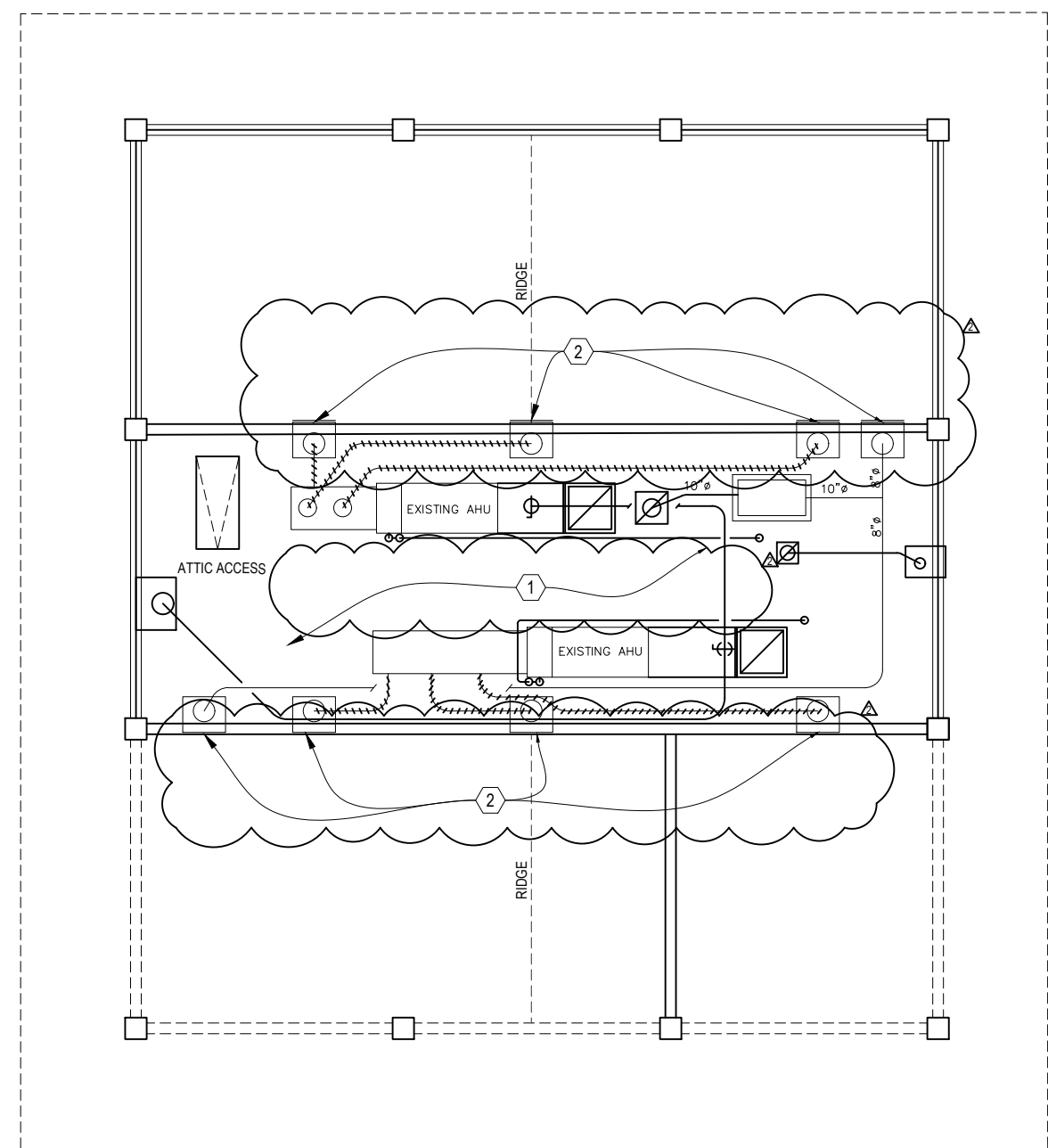
TITLE:
FLOOR PLAN

SHEET:
A1.01



SPECIFIC NOTES:

- ① SEAL MULTIPLE PIPE PENETRATION THROUGH WALLS; FOR PURPOSES OF BIDDING, ASSUME THERE ARE 12'-2" DIAMETER PIPES.
- ② SEAL BOX PENETRATION THROUGH WALL.



① ATTIC PLAN
A1.02 SCALE: 1/4" = 1'-0"

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 TITLE:
 ATTIC PLAN
 SHEET:
A1.02



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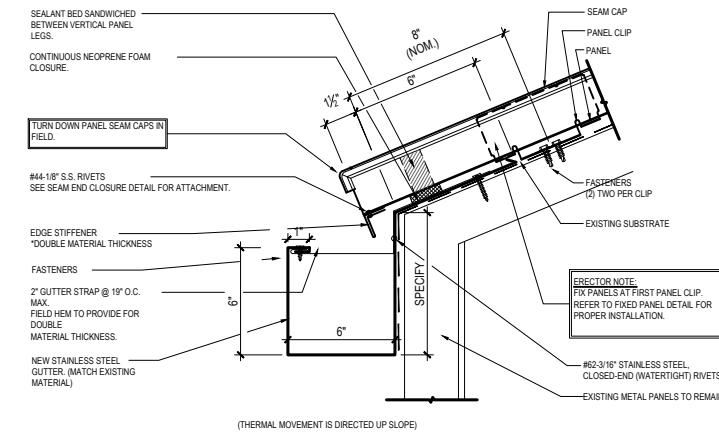
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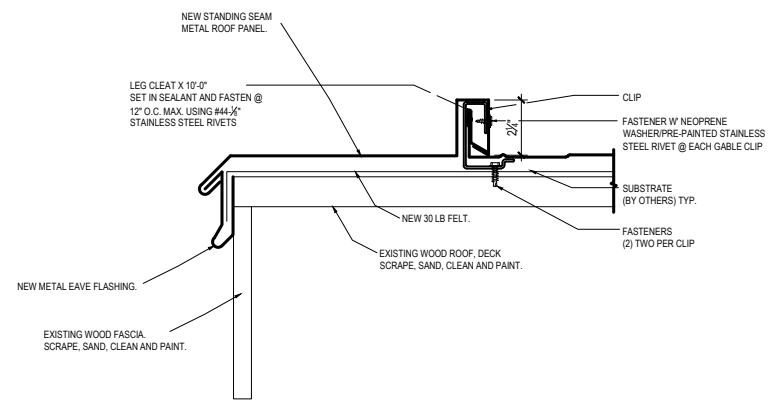
TITLE:
ROOF PLAN &
ROOF DETAILS

SHEET:

A2.00

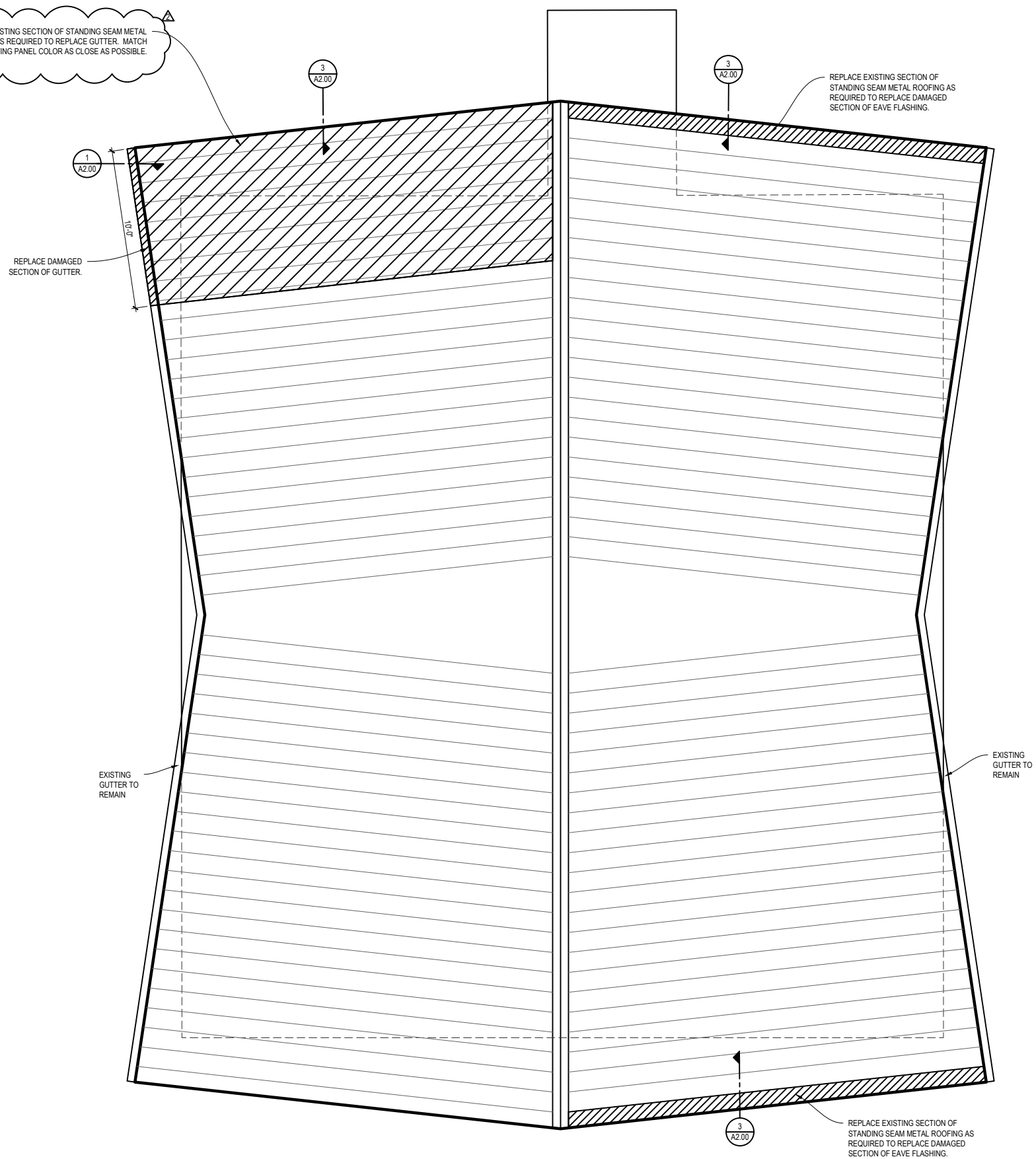


1 GUTTER DETAIL
A2.01 3" = 1'-0"



2 FIXED RIDGE / HIP DETAIL - ROOF 3
A2.01 3" = 1'-0"

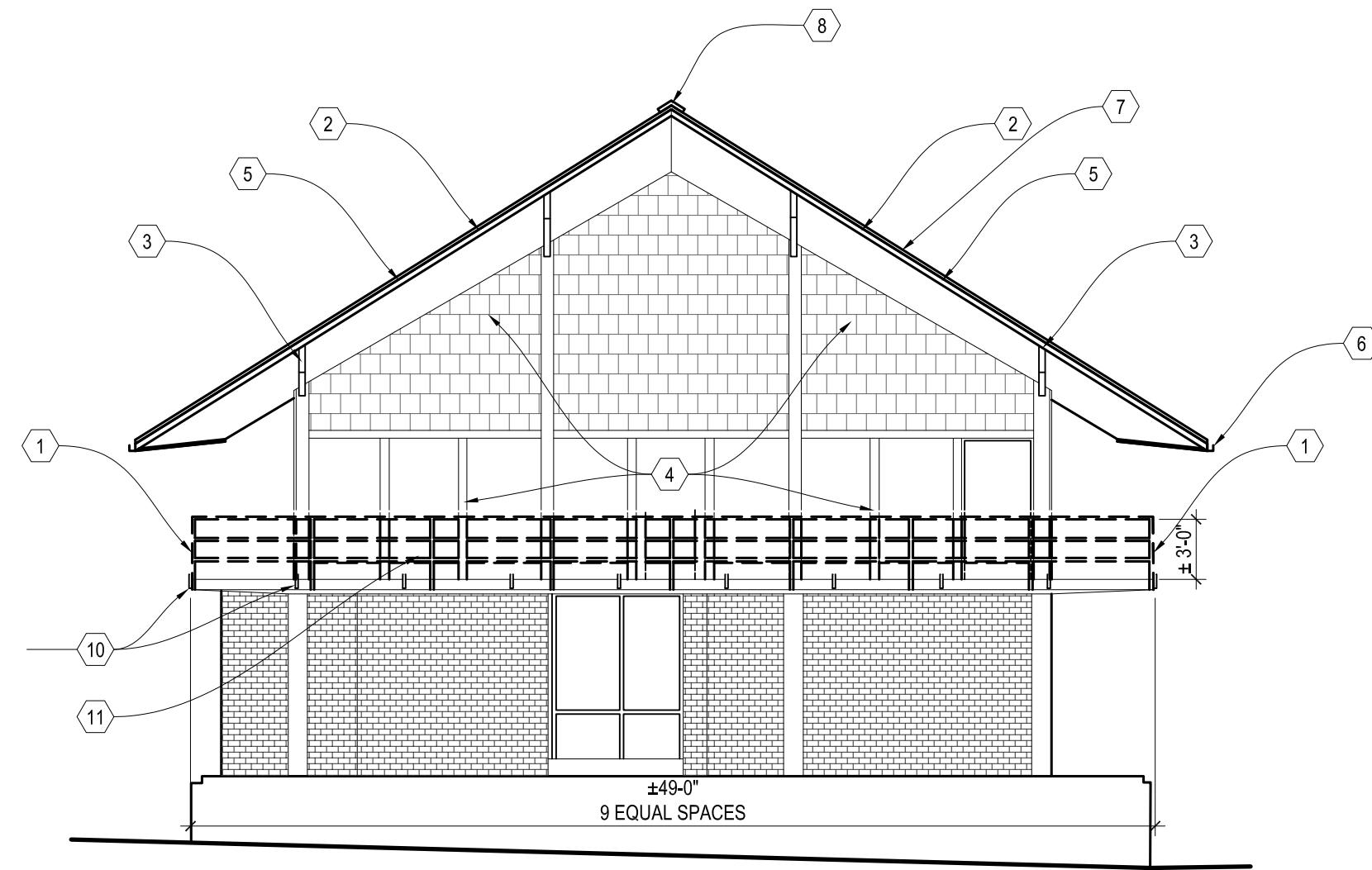
REMOVE EXISTING SECTION OF STANDING SEAM METAL ROOF AS REQUIRED TO REPLACE GUTTER. MATCH EXISTING PANEL COLOR AS CLOSE AS POSSIBLE.



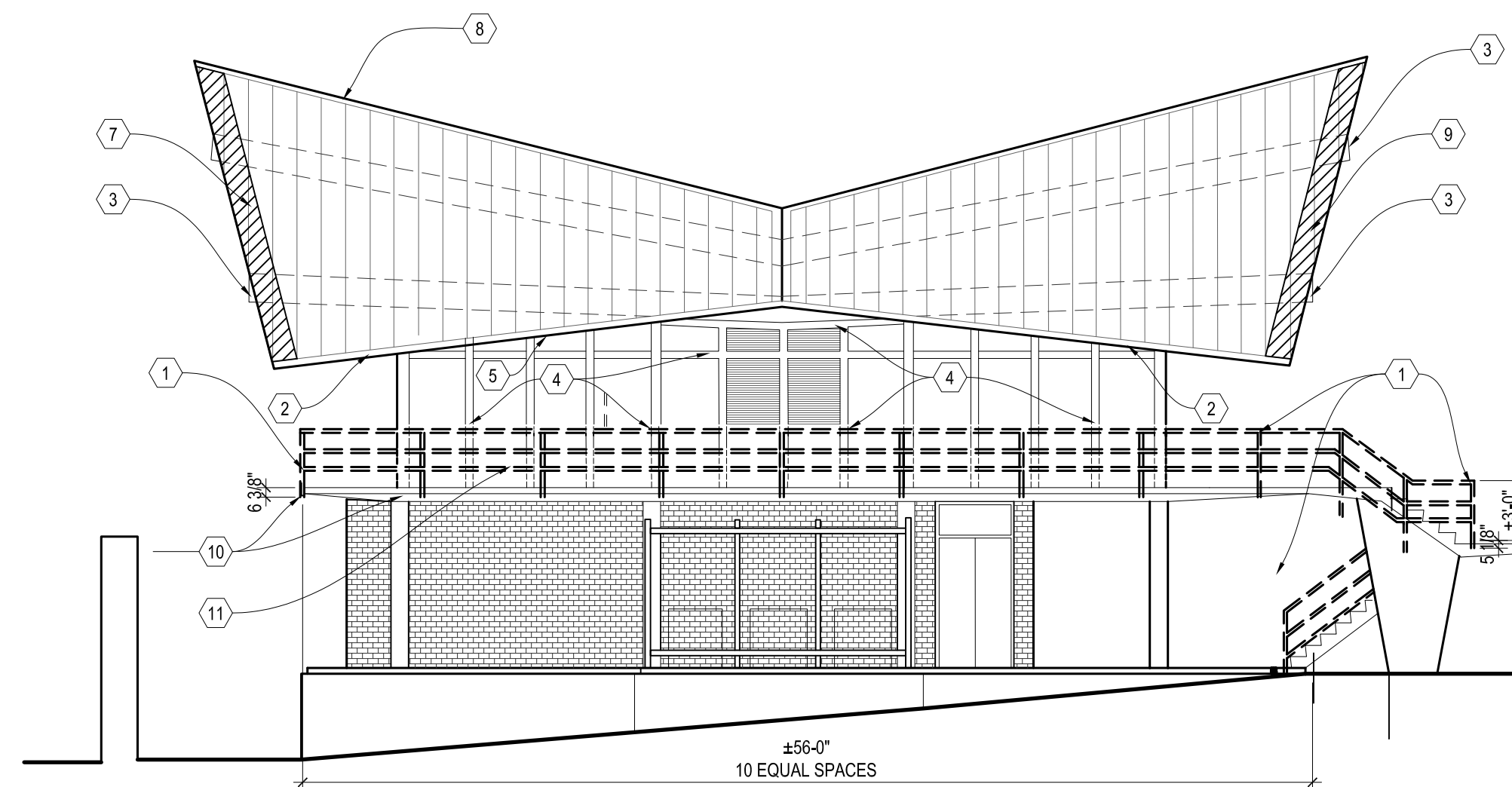
1 ROOF PLAN
A2.00 1/4" = 1'-0"



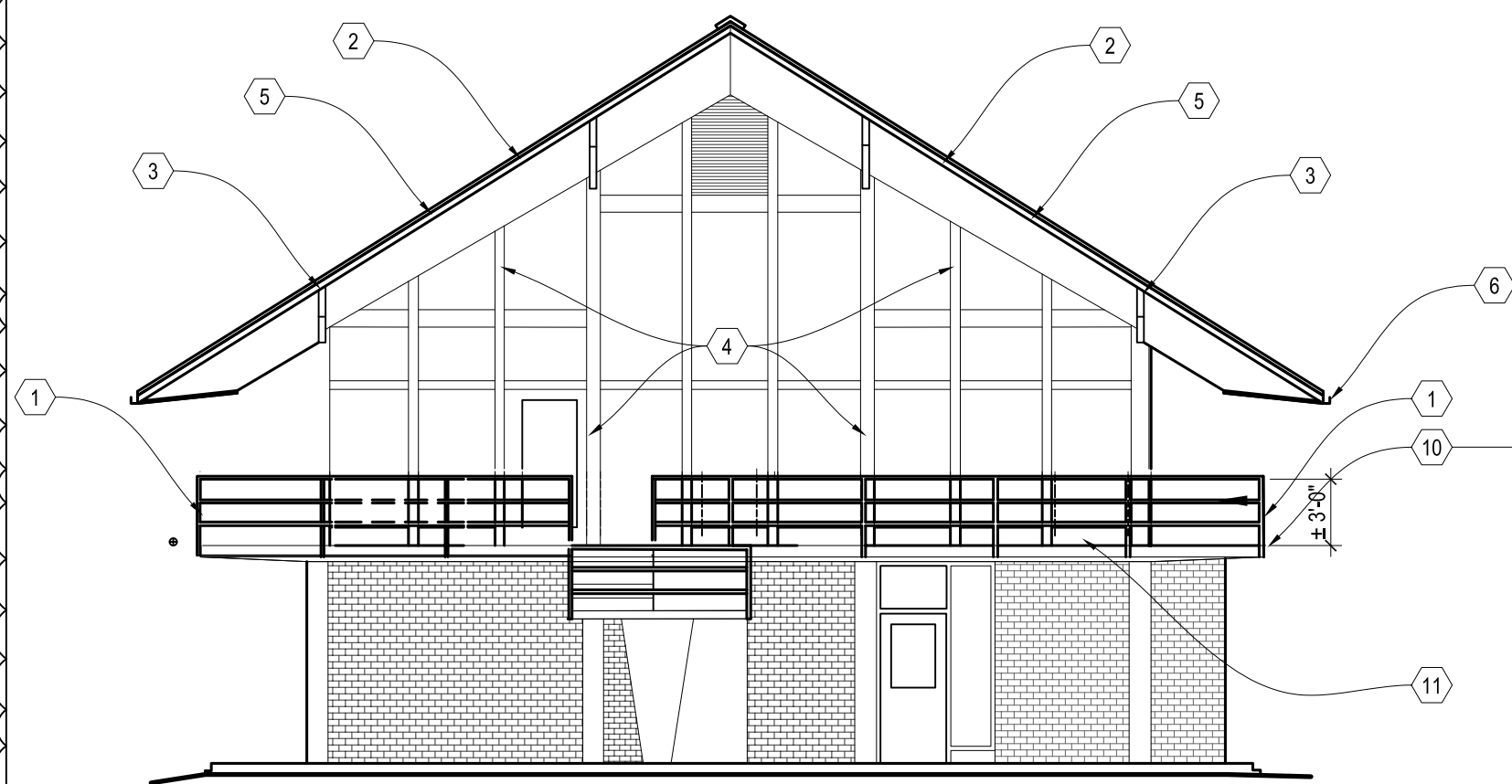
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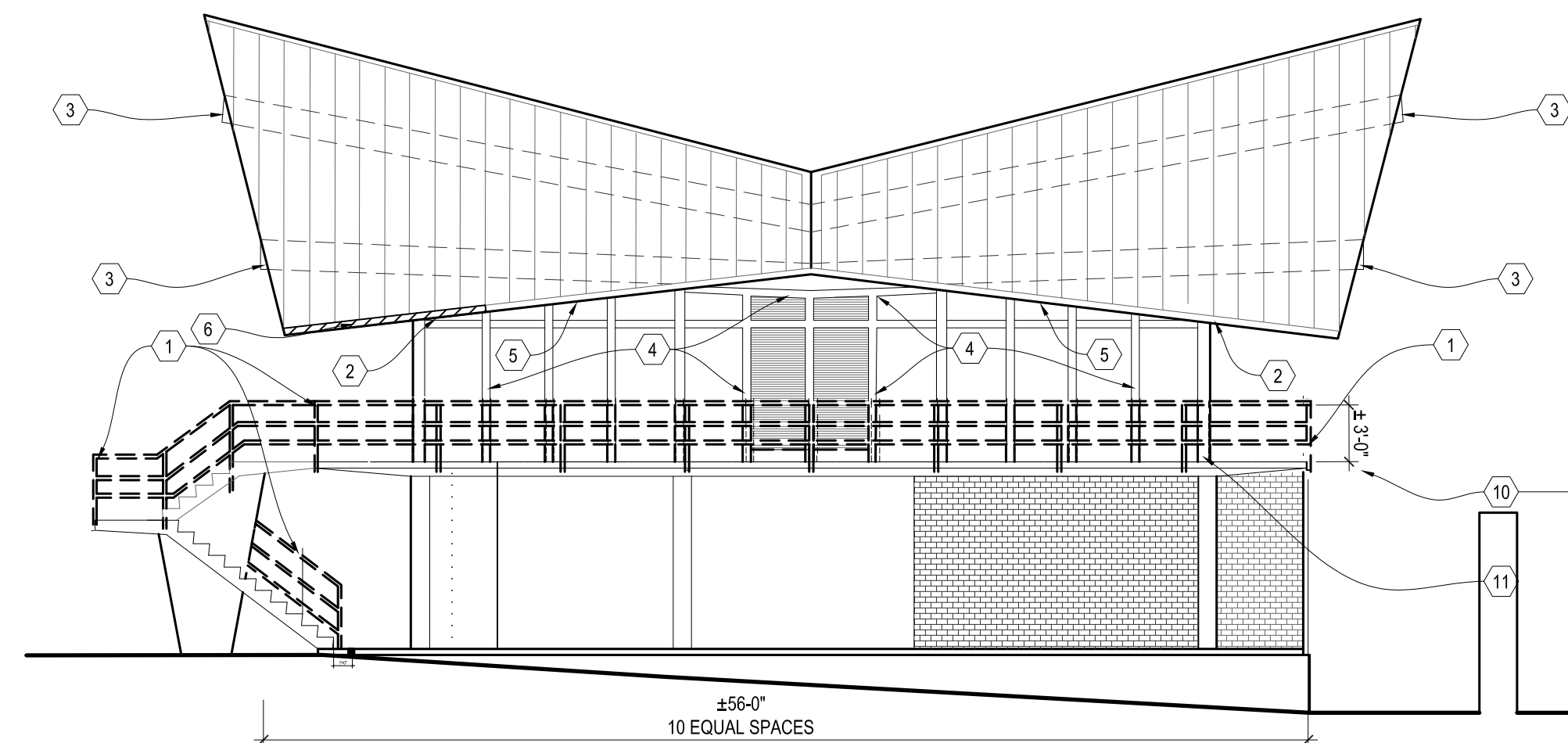
1 EXTERIOR ELEVATION - SOUTH FACING
A3.00 1/8" = 1'-0"



3 EXTERIOR ELEVATION - EAST FACING
A3.00 1/8" = 1'-0"



2 EXTERIOR ELEVATION - NORTH FACING
A3.00 1/8" = 1'-0"



4 EXTERIOR ELEVATION - WEST FACING
A3.00 1/8" = 1'-0"

SPECIFIC & ELEVATION GUARDRAIL/ HANDRAIL DEMO NOTES:

- 1 REMOVE EXISTING 3 RAIL STEEL PIPE AND TUBE RAILING SYSTEM. DISCONNECT FROM EXISTING POST ANCHOR FITTING.
- 2

GENERAL PLAN NOTES:

- 1. DIMENSIONS SHOWN AS ± (PLUS OR MINUS) ARE APPROXIMATE. FIELD VERIFY
- 2. ALL EXPOSED GUARDRAIL AND HANDRAIL STEEL TO BE PAINTED.
- 3. SEE SPEC SECTION 05 52 13 - PIPE AND TUBE RAILINGS FOR DELEGATED DESIGN REQUIREMENTS AT GUARDRAILS AND HANDRAILS.

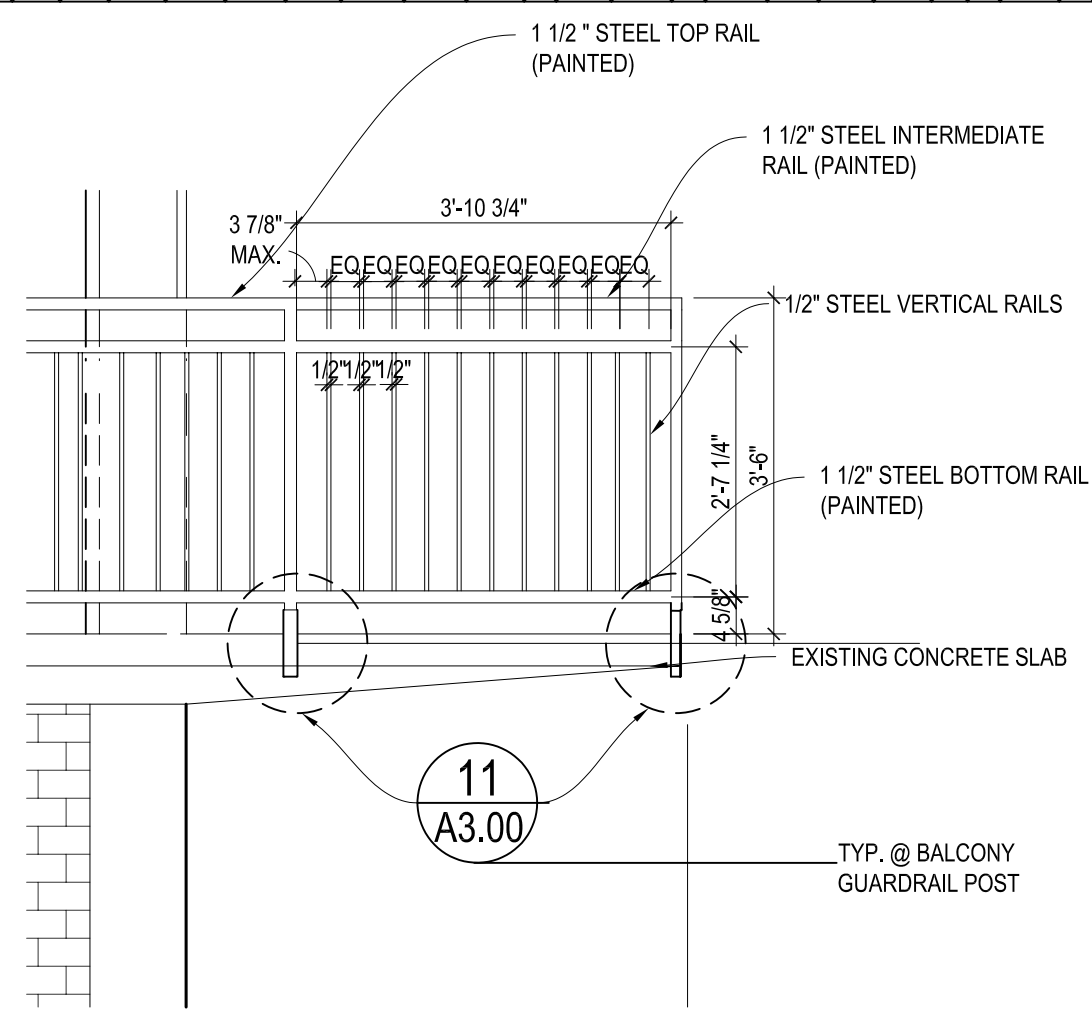
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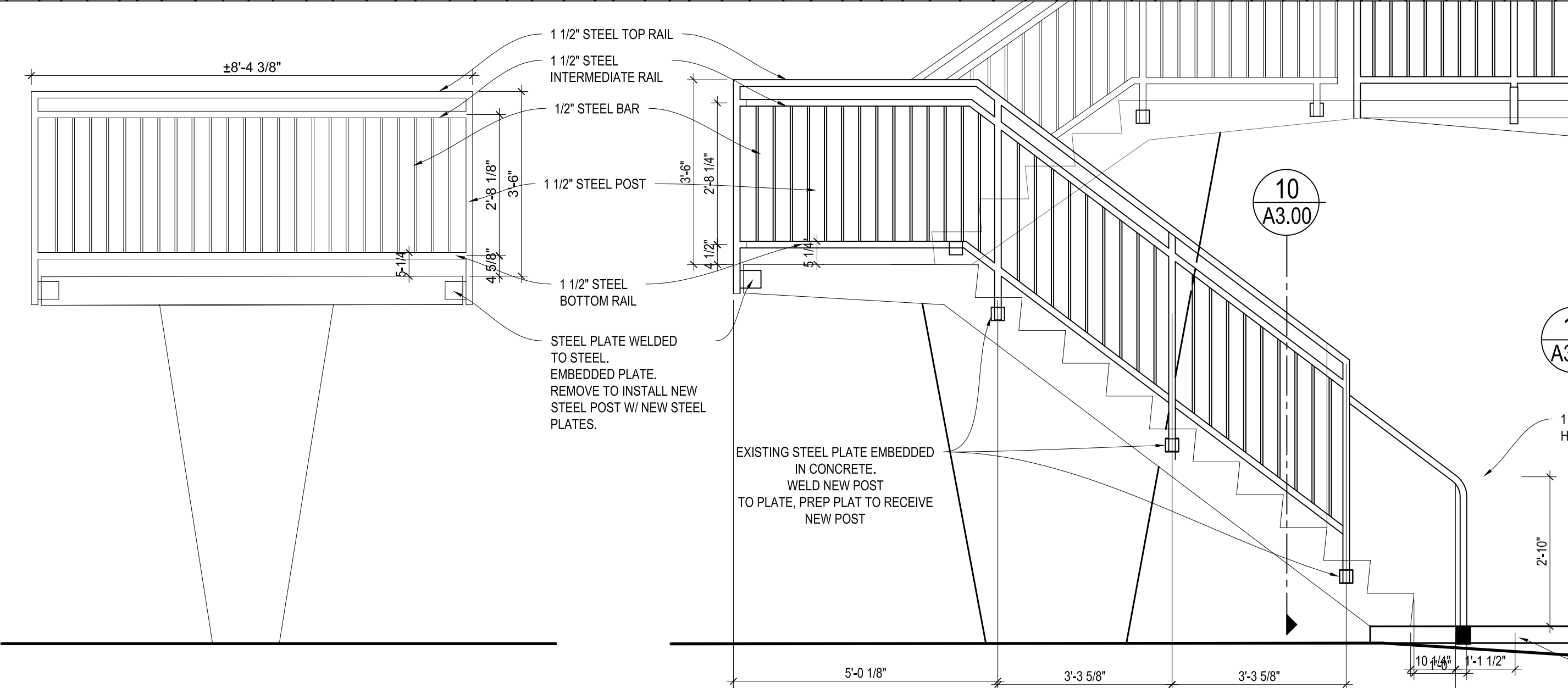
TITLE:
EXTERIOR ELEVATIONS
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SHEET:

A3.00D

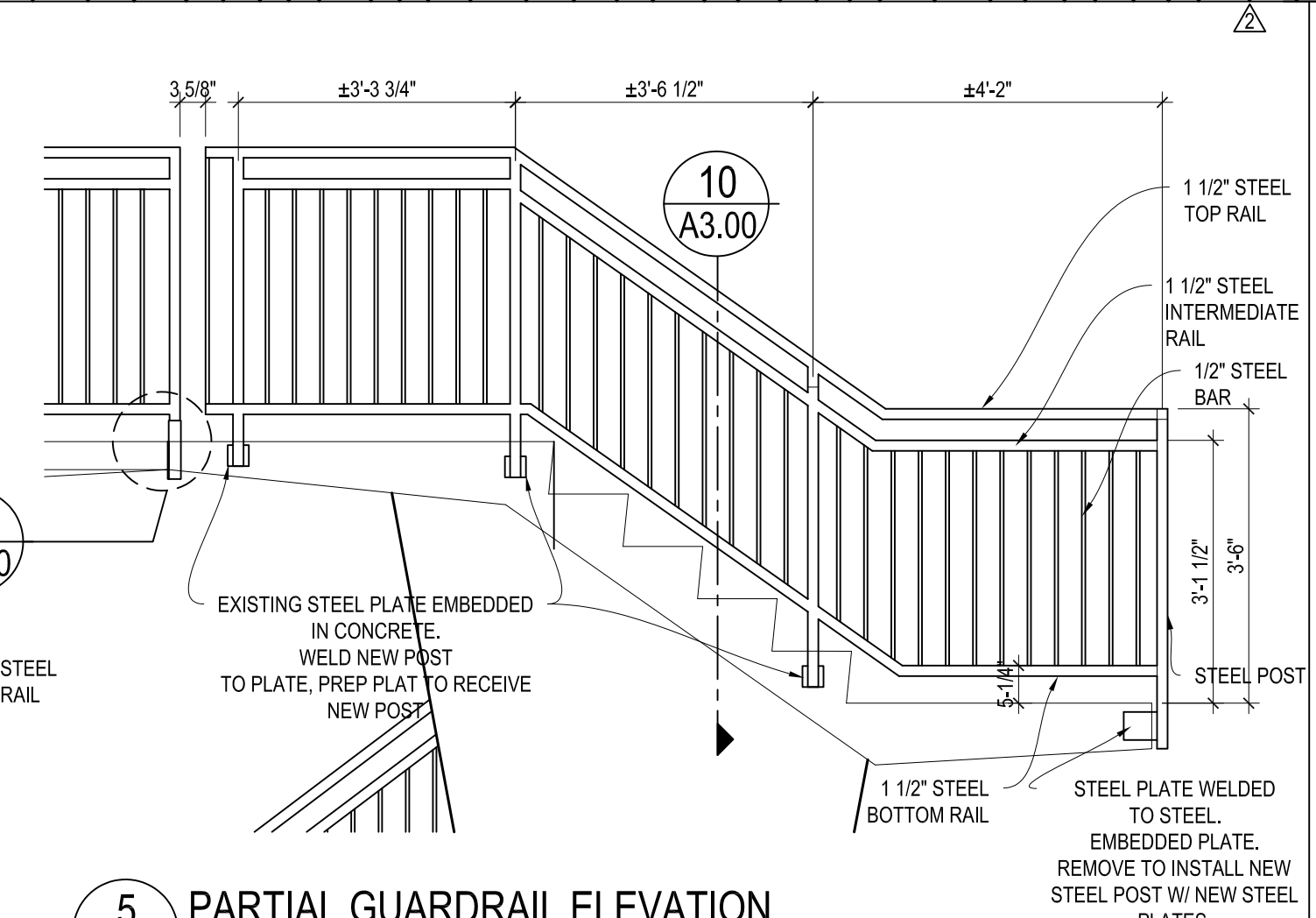


5 PARTIAL GUARDRAIL COMPONENTS ELEVATION
A3.00 1" = 1'-0"

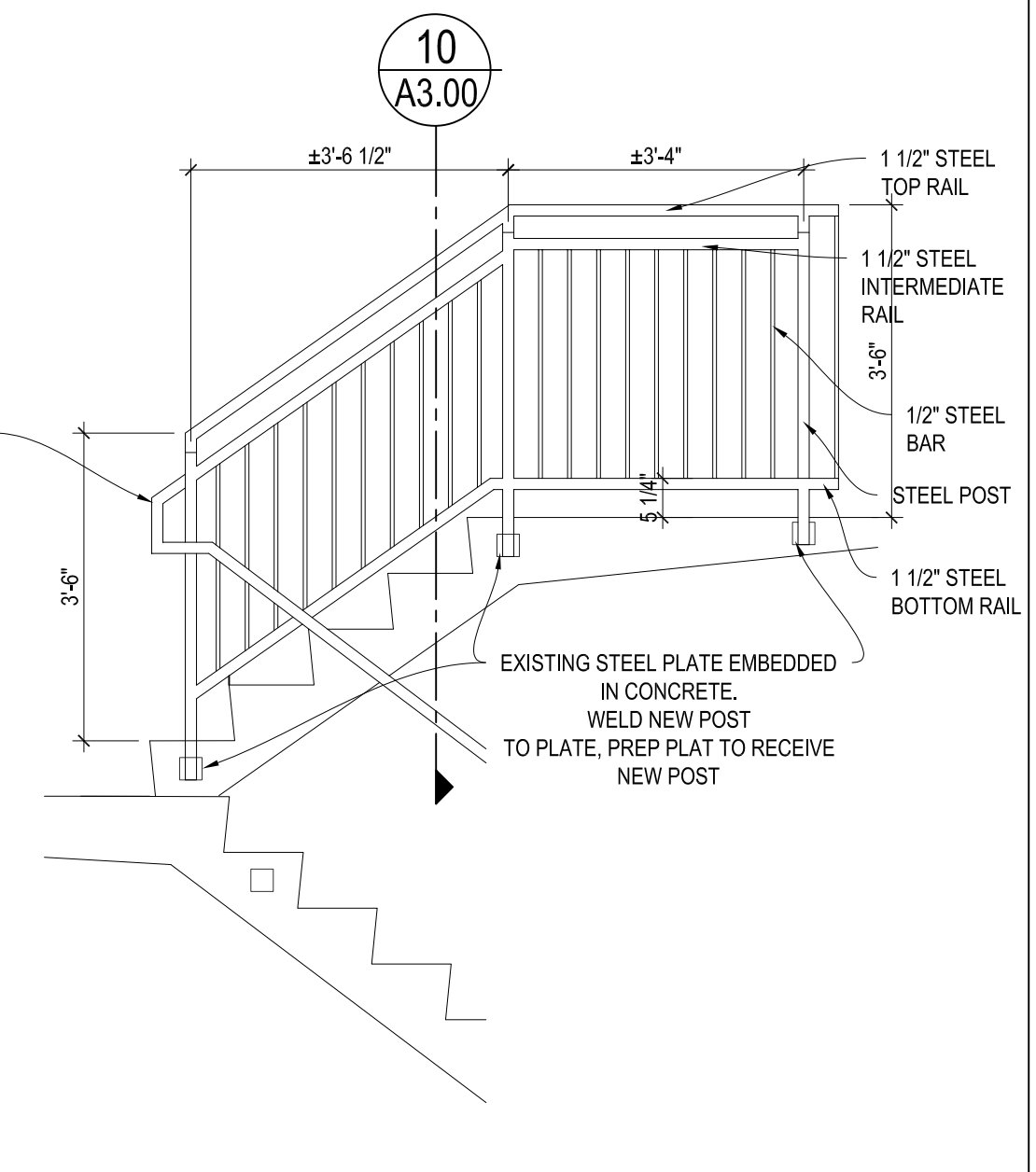


6 GUARDRAIL ELEVATION
A3.00 1/2" = 1'-0"

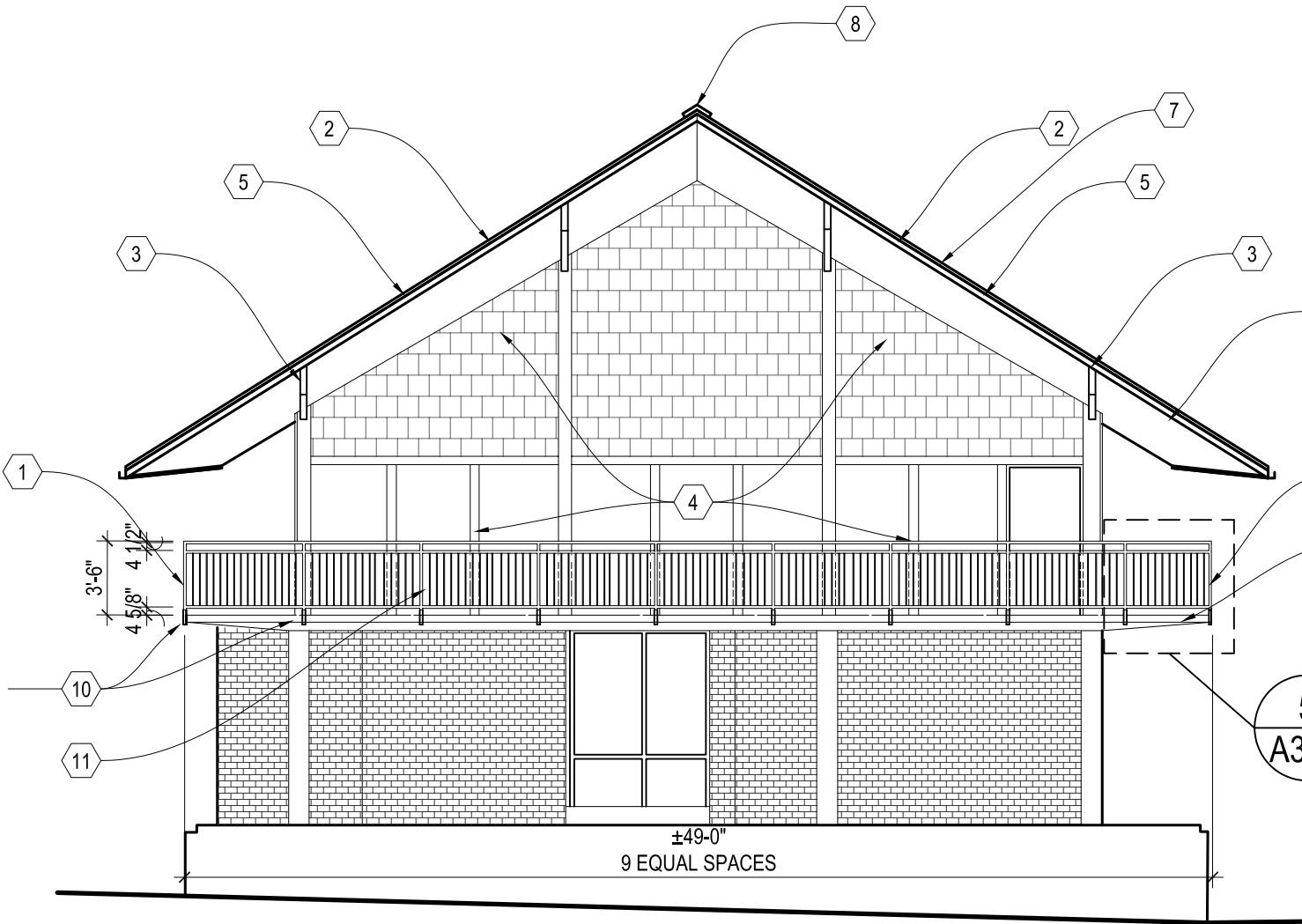
7 PARTIAL GUARDRAIL/ HANDRAIL ELEVATION
A3.00 1/2" = 1'-0"



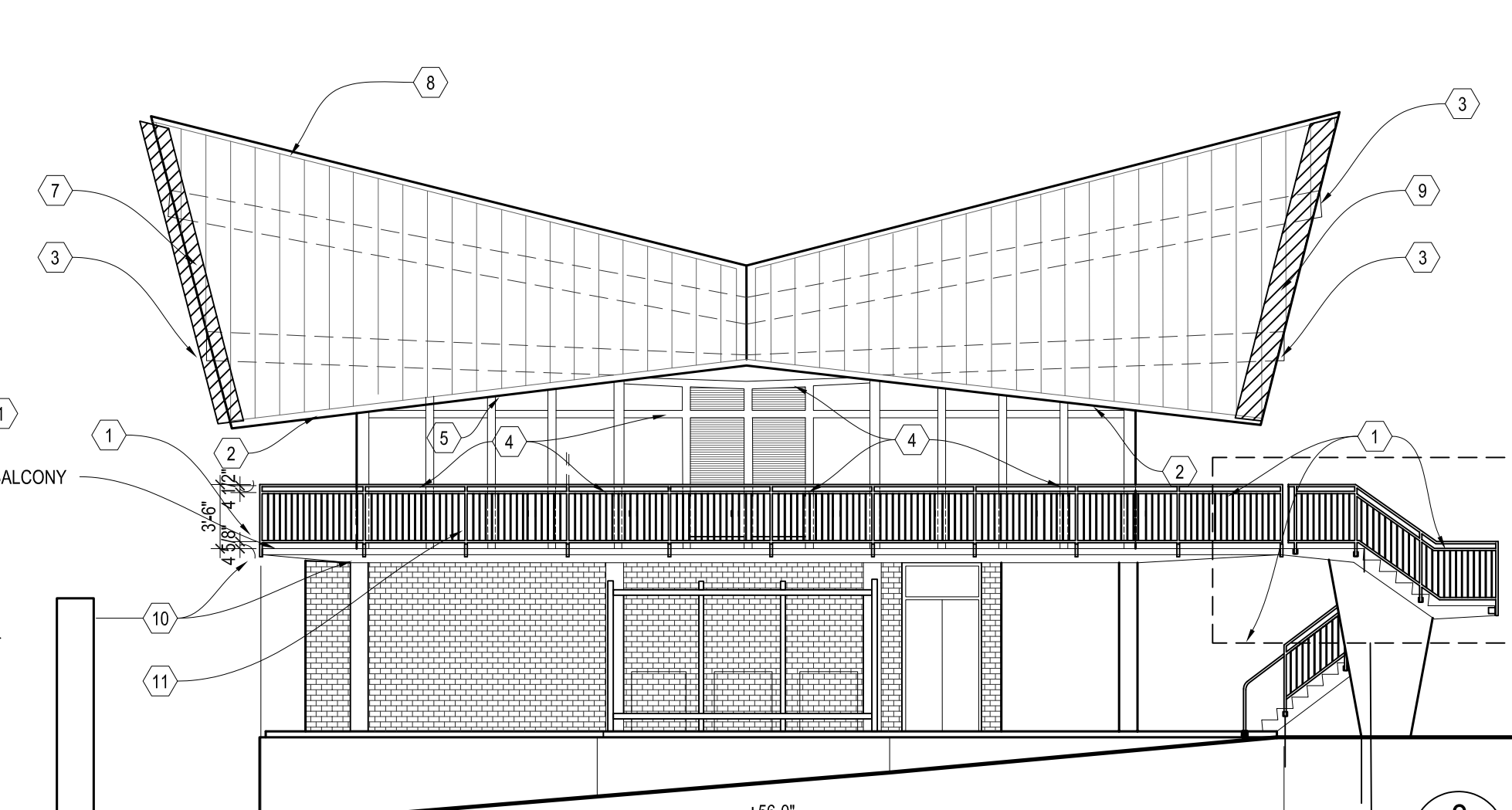
5 PARTIAL GUARDRAIL ELEVATION
A3.00 1/2" = 1'-0"



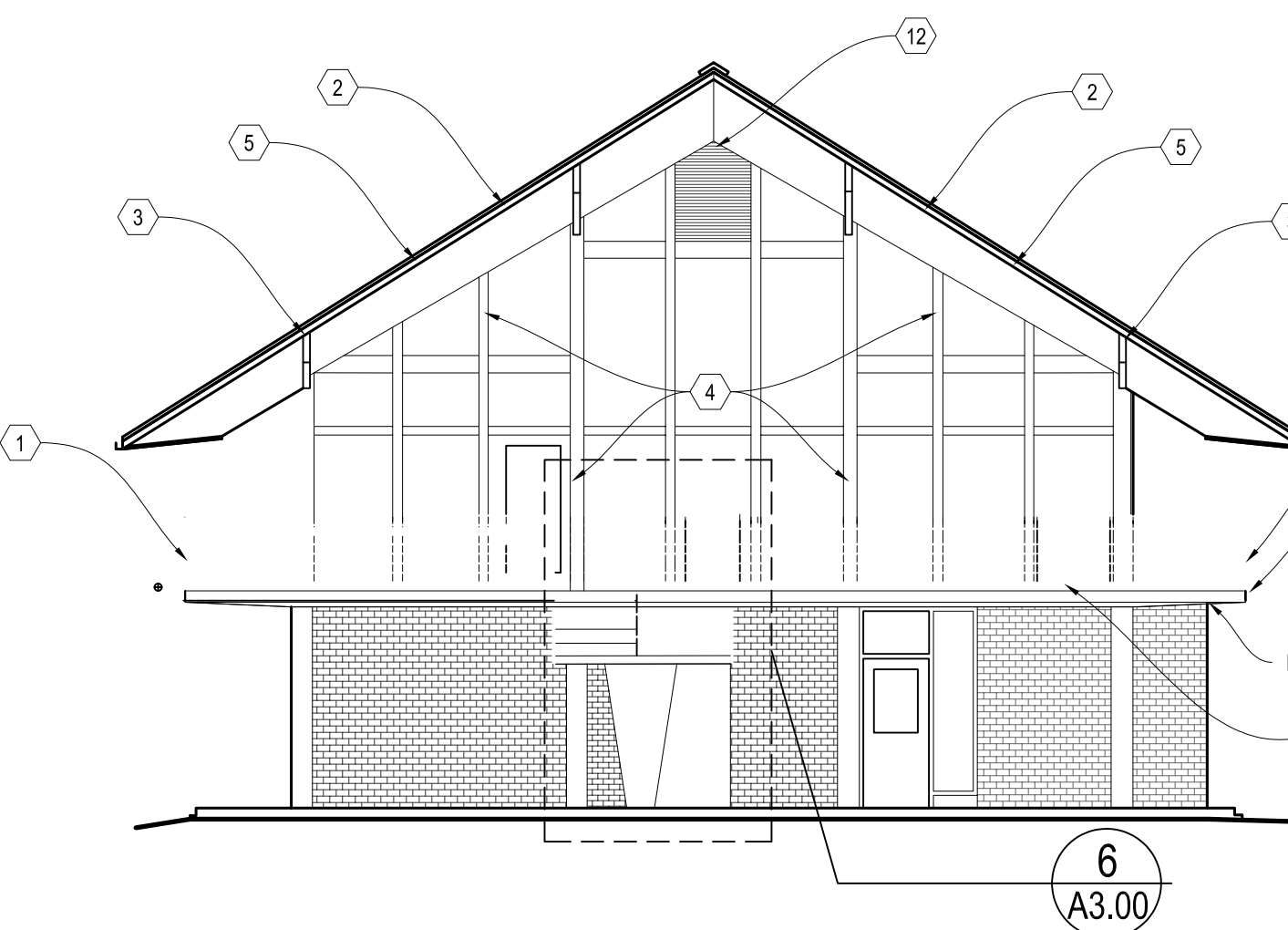
9 PARTIAL GUARDRAIL/ HANDRAIL ELEVATION
A3.00 1/8" = 1'-0"



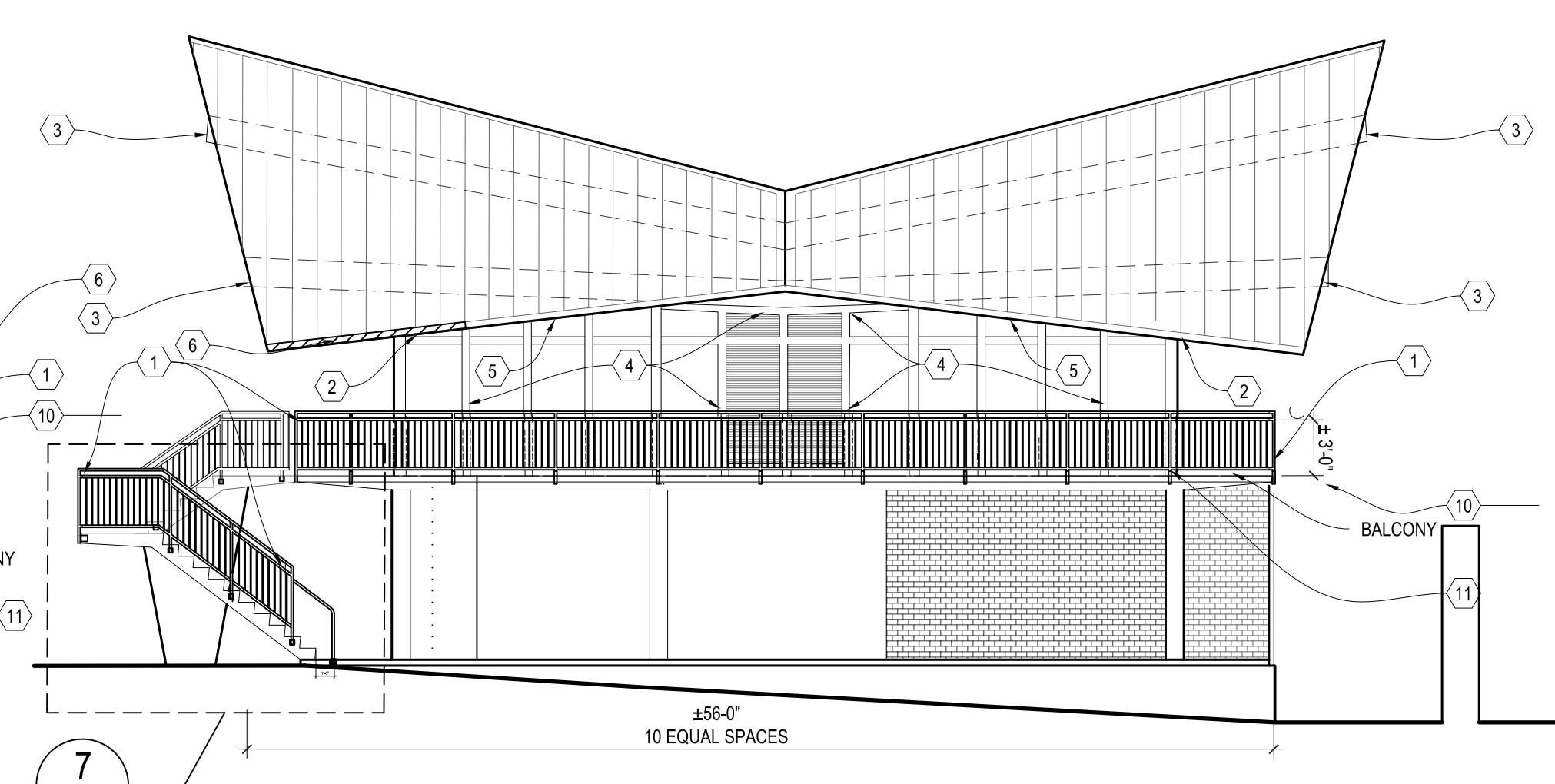
1 EXTERIOR ELEVATION - SOUTH FACING
A3.00 1/8" = 1'-0"



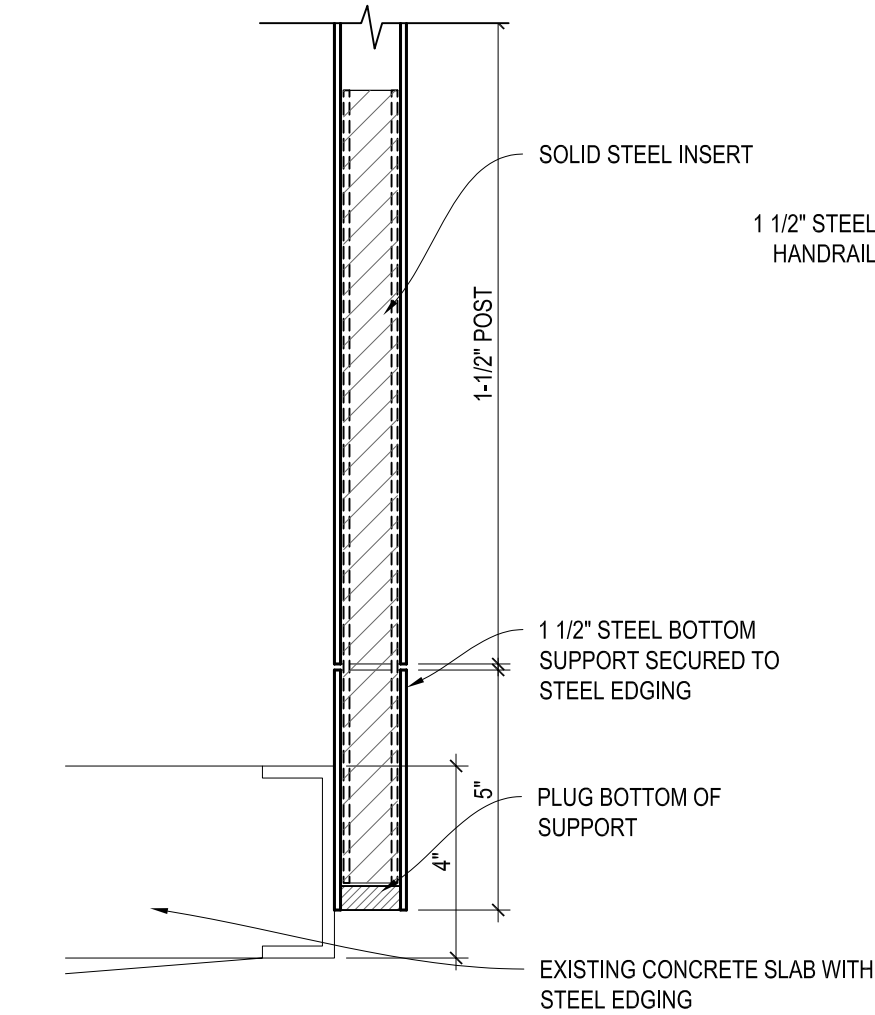
3 EXTERIOR ELEVATION - EAST FACING
A3.00 1/8" = 1'-0"



2 EXTERIOR ELEVATION - NORTH FACING
A3.00 1/8" = 1'-0"



4 EXTERIOR ELEVATION - WEST FACING
A3.00 1/8" = 1'-0"



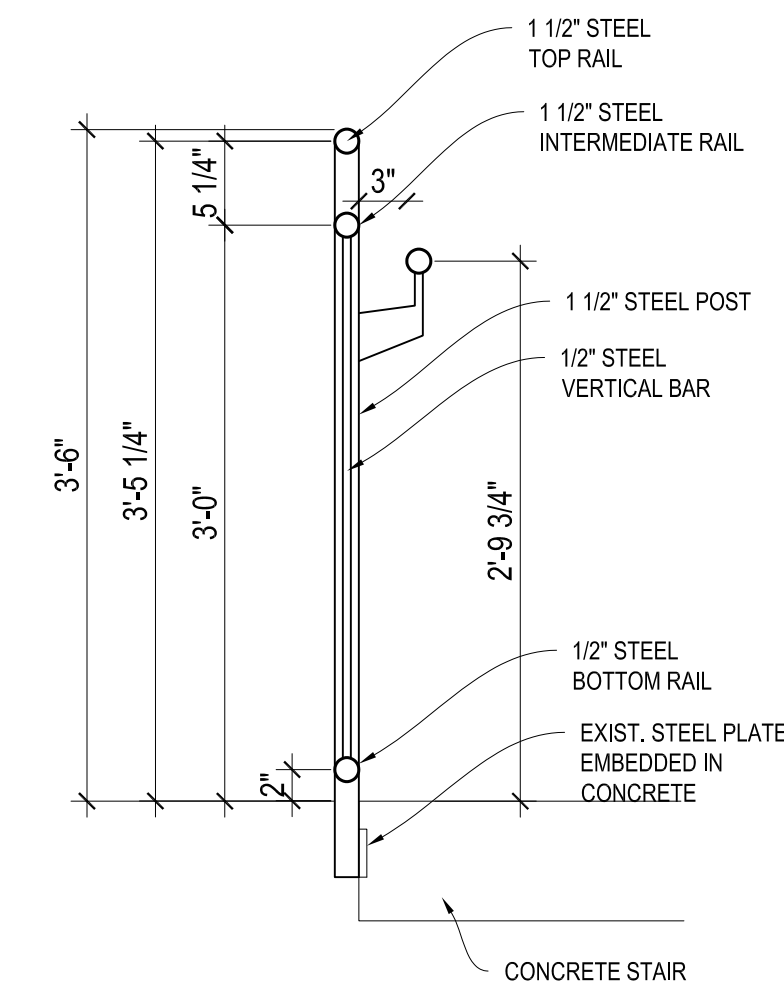
11 GUARDRAIL ATTACHMENT
A3.00 3" = 1'-0"

SPECIFIC ROOF & ELEVATION NOTES:

- 1 REMOVE EXISTING 3 RAIL STEEL PIPE AND TUBE RAILING SYSTEM. DISCONNECT FROM EXISTING POST ANCHOR FITTING.
- 2 REPAIR WOOD FASCIA AND PAINT.
- 3 REPAIR LAMINATED BEAMS AND PAINT.
- 4 CLEAN AND PAINT EXPOSED SIDING AND TRIM. WET SEAL PERIMETER OF WOOD TRIM AND GLAZING. SEE DETAIL ON SHEET 3.00 DETAIL 6.
- 5 SCRAPE, SAND AND CLEAN WOOD SOFFIT; PAINT
- 6 REPLACE DAMAGED SECTION OF METAL OF GUTTER. REPLACE TO FIRST JOINT APPROXIMATELY 8'-0".
- 7 REPLACE DAMAGED SECTION OF EAVE FLASHING.
- 8 REPLACE DAMAGED SECTION OF RIDGE FLASHING; APPROXIMATELY 8'-0".
- 9 REPLACE DAMAGED SECTION OF STANDING SEAM METAL ROOF.
- 10 EXISTING POST ANCHOR FITTING. SCRAPE, SAND, CLEAN AND PAINT.
- 11 INSTALL NEW STEEL PIPE AND TUBE RAILING SYSTEM. SECURE TO EXISTING RAILING SYSTEM. PAINT NEW PIPE AND TUBE RAILING SYSTEM.
- 12 REINSTALL METAL LOUVER UNIT STORED ON- SITE AT THIS LOCATION

GENERAL PLAN NOTES:

1. DIMENSIONS SHOWN AS ± (PLUS OR MINUS) ARE APPROXIMATE. FIELD VERIFY
2. ALL EXPOSED GUARDRAIL AND HANDRAIL STEEL TO BE PAINTED.
3. SEE SPEC SECTION 05 52 13 - PIPE AND TUBE RAILINGS FOR DELEGATED DESIGN REQUIREMENTS AT GUARDRAILS AND HANDRAILS.



10 STAIR GUARD/ HANDRAIL SECTION
A3.00 1" = 1'-0"

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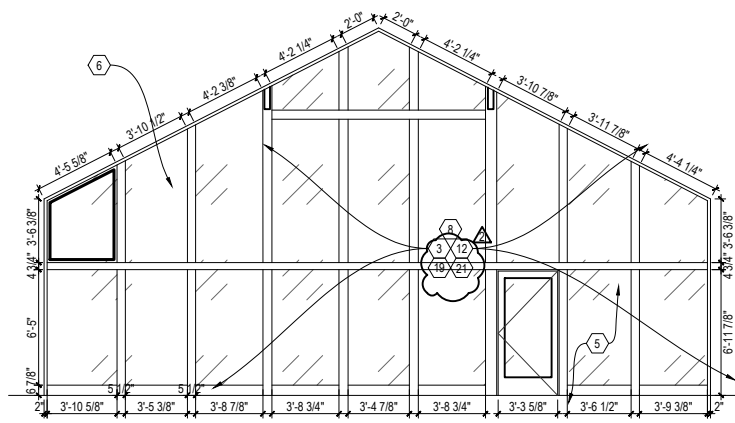
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TITLE:
EXTERIOR ELEVATIONS
SHEET:

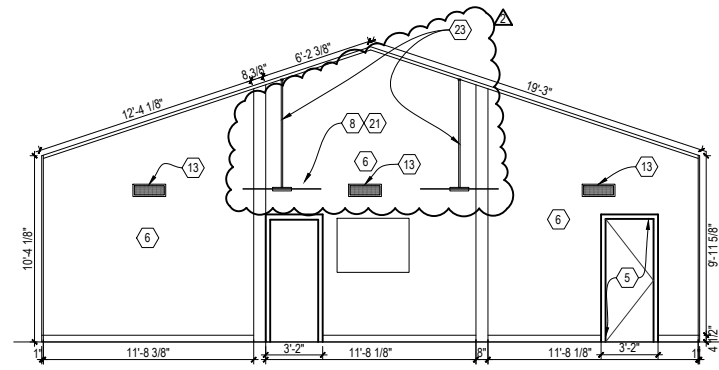
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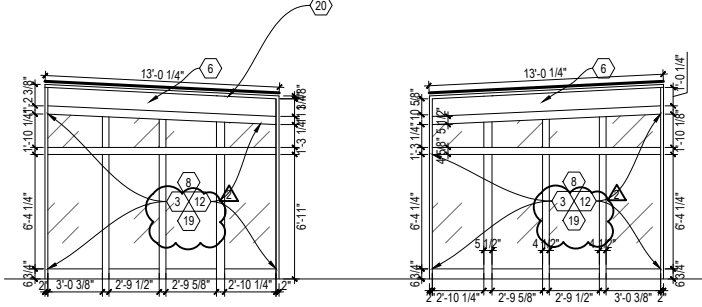
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1 LOBBY - NORTH FACING
A3.01 3/16" = 1'-0"

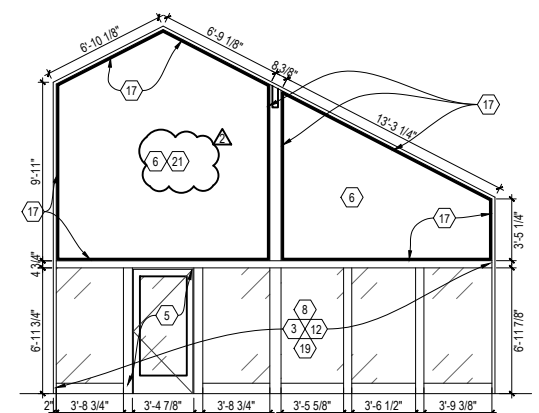


2 LOBBY - SOUTH FACING
A3.01 3/16" = 1'-0"

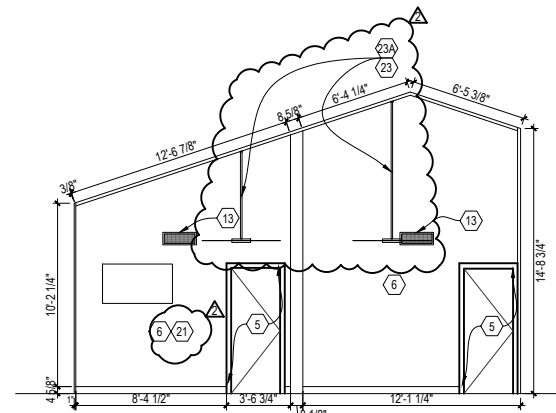


3 LOBBY - EAST FACING
A3.01 3/16" = 1'-0"

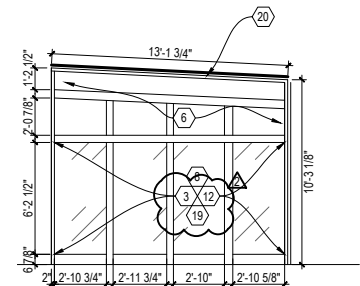
4 LOBBY - WEST FACING
A3.01 3/16" = 1'-0"



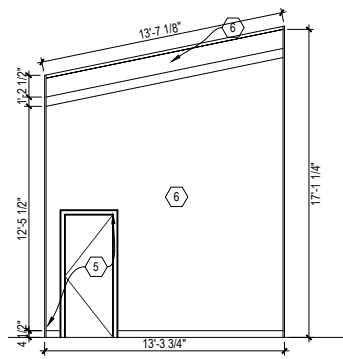
5 OFFICE 1 - SOUTH FACING
A3.01 3/16" = 1'-0"



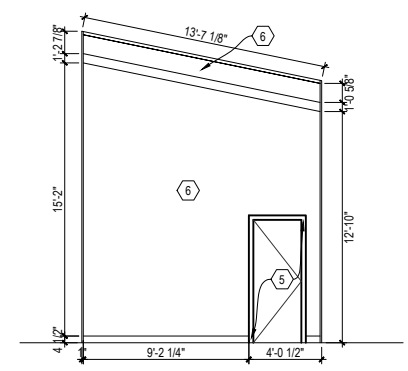
6 OFFICE 1 - NORTH FACING
A3.01 3/16" = 1'-0"



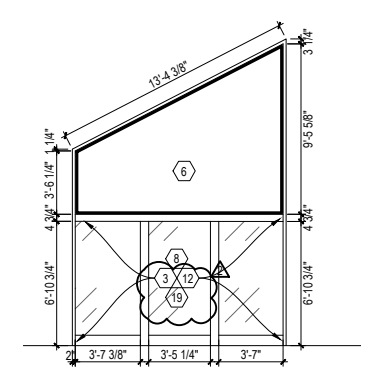
7 OFFICE 1 - WEST FACING
A3.01 3/16" = 1'-0"



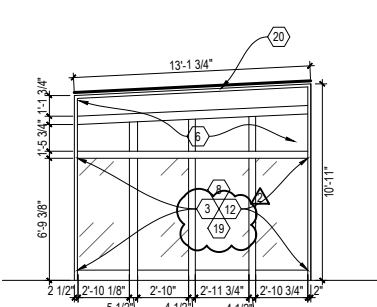
8 OFFICE 1 - EAST FACING
A3.01 3/16" = 1'-0"



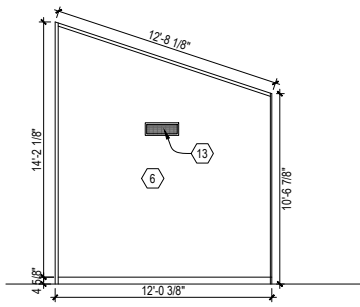
9 OFFICE 2 - WEST FACING
A3.01 3/16" = 1'-0"



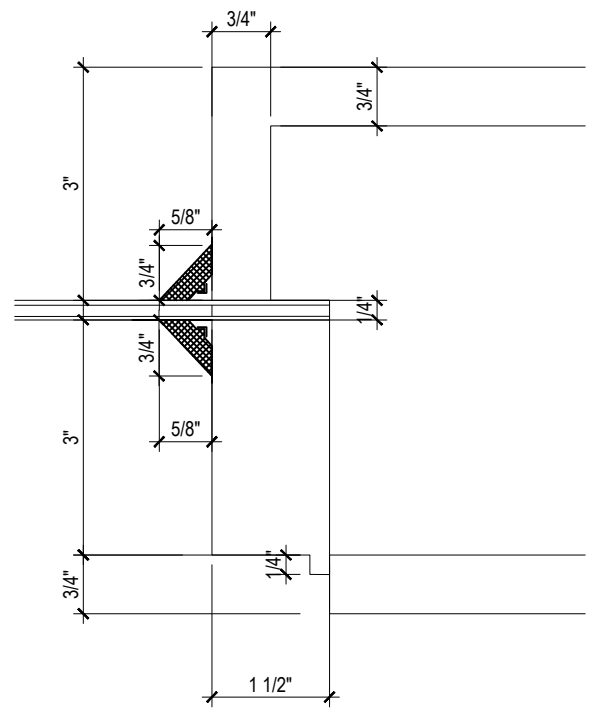
10 OFFICE 2 - SOUTH FACING
A3.01 3/16" = 1'-0"



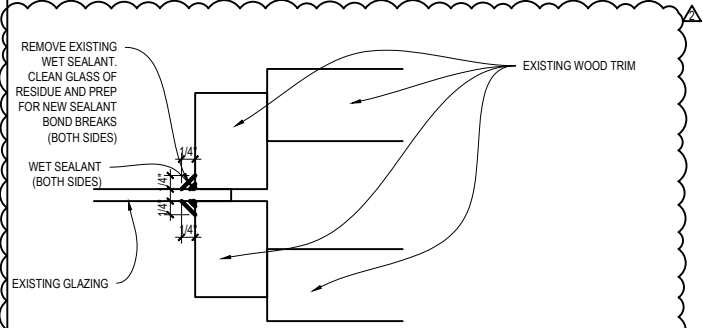
11 OFFICE 2 - EAST FACING
A3.01 3/16" = 1'-0"



12 OFFICE 2 - NORTH FACING
A3.01 3/16" = 1'-0"



14 SEALANT JOINT AT WINDOW PERIMETER
A3.01 FULL SIZE



13 WET SEALANT DETAIL
A3.01 6" = 1'-0"

SPECIFIC INTERIOR NOTES (INTERIORS):

- 1 REMOVE EXISTING SHEET CARPET. INSTALL NEW CARPET TILES.
- 2 NOT USED.
- 3 PAINT EXISTING WOOD WINDOW TRIM.
- 4 PAINT WOOD CEILINGS.
- 5 PAINT WOOD DOORS AND TRIM.
- 6 PAINT GYPSUM BOARD WALLS.
- 7 PAINT GYPSUM BOARD CEILING.
- 8 CLEAN EXISTING WINDOW SHADES ON ALL WINDOWS.
- 9 CLEAN CERAMIC TILE FLOOR AND GROUT.
- 10 CLEAN CERAMIC TILE WALLS AND GROUT.
- 11 CLEAN AND PAINT WOOD TOILET PARTITIONS.
- 12 CLEAN GLASS SURFACES INSIDE AND OUT.
- 13 HVAC SUPPLY, AIR GRILLS. SEE MECH.
- 14 NOT USED.
- 15 CLEAN WOOD SHELVING.
- 16 CLEAN TOILET FIXTURES.
- 17 CUT OUT 3/8" WIDE STRIP OF GYP. BOARD. CLEAN JOINT AND INSTALL BACKER ROD AND SEALANT.
- 18 INSTALL SEALANT FLUSH WITH GYP. BOARD AT MULTIPLE HOLES IN WALL AND AROUND PENETRATIONS.
- 19 INSTALL NEW CONTINUOUS WET SEAL AROUND PERIMETER OF WOOD TRIM AND GLAZED OPENINGS ON INTERIOR AND EXTERIOR. REMOVE EXISTING WET SEALANTS ON EXTERIOR SIDE. SEE DETAIL 13/A3.01
- 20 INSTALL SEALANT AT TOP OF WINDOW WALL TRIM AND BOTTOM OF ROOF DECKING W/ BEVELED EDGES.
- 21 REATTACH LOOSE WOOD TRIM AT NUMEROUS LOCATIONS.
- 22 AT WOOD TO WOOD JOINT, RAKE OUT DEBRIS, OLD PAINT, ETC. INSTALL NEW SEALANT JOINT.
- 23A REMOVE EXISTING POLE MOUNTED CEILING FANS.
- 23 NEW CEILING FANS. TIE FAN INTO NEAREST AVAILABLE CIRCUIT. PROVIDE CRAFT MADE "CRAFT P114WS-52WVOK PRO" FAN WHITE WITH 60" DOWN ROD. PROVIDE UNIVERSAL WALL AND REMOTE PER FAN WITH REMOVE ON DIFFERENT FREQUENCY FROM OTHER FANS. PROVIDE 7.5W A19 LED LAMP 3000K DIMMABLE LED BULBS SUBSTITUTE FOR FAN BULBS

GENERAL PLAN NOTES:

1. DIMENSIONS SHOWN AS ± (PLUS OR MINUS) ARE APPROXIMATE FIELD VERIFY.
2. THERE ARE NO KNOWN HAZARDOUS MATERIALS ON SITE. SHOULD CONTRACTOR FIND SUSPICIOUS MATERIAL, BRING TO THE ATTENTION OF OWNER AND ARCHITECT PRIOR TO PROCEEDING WITH WORK.

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2ND FLOOR
INTERIOR ELEVATIONS

SHEET:

A3.01