

**TECHNICAL SPECIFICATIONS AND BID PROPOSAL**  
**CONTRACT NO. M-216**

**Property Maintenance Code- SECTION 108 EMERGENCY MEASURES, 108.1 Imminent Danger. 304.10 Stairways, decks, porches and balconies.**

**SCOPE OF WORK - DEMOLITION OF (2) EXISTING ENTRANCE STAIRS/  
INSTALLATION OF NEW (4) BLOCKSTEPS / CONCRETE FOOTINGS**

*All work is to be performed in strict accordance with the City of White Plains Building Code and Department of Public Works. The Contractor shall file and pay for all the required permits and inspections necessary to complete the project*

Address of Property:

**DAVIS AVENUE**  
White Plains, New York

Owner(s):

\_\_\_\_\_

Telephone Number

\_\_\_\_\_

**THIS IS TO ACKNOWLEDGE AND CERTIFY (ALL OWNERS MUST SIGN) THAT (I), (WE), HAVE THOROUGHLY READ, REVIEWED AND UNDERSTAND THE ATTACHED SPECIFICATION AND ACCEPT THE WORK TO BE UNDERTAKEN AS TO CONTENT, MATERIALS AND SCOPE.**

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
DATE

**INSTRUCTIONS TO BIDDERS**

1. The contractor must personally inspect the premises prior to submission of his BID and fully familiarize himself with all conditions relating to his work and his BID. Contact Edward Nixon, Rehabilitation Office at (914) 422-1300 to make an appointment to visit the property.
2. The contractor must fill out ONE copy of this BID form. Return the ONE signed copy in a sealed envelope directly to the Community Development Rehabilitation Program Office, 70 Church Street , White Plains, NY
3. PLEASE NOTE ON THE OUTSIDE OF THE ENVELOPE THE FOLLOWING: THE NAME OF THE OWNER AND SEALED BID. THE COMMUNITY DEVELOPMENT REHABILITATION PROGRAM WILL NOT BE RESPONSIBLE FOR ANY BIDS NOT LABELED WITH THIS INFORMATION.

**DATE OF ISSUE: Friday, January 09, 2015**

**BIDS MUST BE SUBMITTED BY NO LATER THAN**  
**Friday, January 30, 2015**  
**5:00pm**

Prepared by: Edward Nixon

**TECHNICAL SPECIFICATIONS AND BID PROPOSAL  
CONTRACT NO. M-216**

SCOPE OF WORK – ***DEMOLITION OF (2) EXISTING ENTRANCE STAIRS/  
INSTALLATION OF (4) NEW BLOCKSTEPS with CONCRETE FOOTINGS***

Address of Property: **DAVIS AVENUE** White Plains, New York

Owner(s):

Scope of Service: **INSTALLATION OF CONCRETE STAIRS**

*All work is to be performed in strict accordance with the City of White Plains Building Code and Department of Public Works. The Contractor shall file and pay for all the required permits and inspections necessary to complete the project. Contractor's Bid Quote is per Drawing(s) A-1 & A-2 Dated 12/7/14.*

**SITE & STAGING:**

1. All work and equipment shall be contained within the boundary of work area;
2. Contractor to review site and tenant access with Rehabilitation Officer & owner prior to Bid;
3. Contractor to install 4'-0" high orange plastic barrier enclosing all work area;
4. Assure positive separation from work area to public and tenant area;
5. Note that driveways and parking areas are in use at all times;
6. Contractor is to notify both Rehabilitation Officer & owner by email 2 days in advance of potential vehicular obstruction to driveways and parking.

**PROTECTION:**

1. Contractor to assure full protection of public safety at all times;
2. All tools must be removed from work area at end of day;
3. Protect existing property from damage due to work;
4. Contractor to note that items damaged due to work shall be repaired or replaced;
5. Prior to commencement of work, review all conditions & potential damage to property with Rehabilitation Officer and owner;

**RAILING:**

- A. **A.D.A: Railing shall be designed to comply with A.D.A criteria to the greatest extend possible;**
1. Lower railing slope shall extended for 1 tread width & continue level for 1'-0" extension;
  2. 1" x 1" solid steel post ( ***see drawing A-2 dated 7/30/14 for elevation for spacing***);
  3. Steel handrail @ 38" max from bottom to top of railing, above Nose Blum # 4441;
  4. Steel Lambs Tongue: Blum 3 4429 F. Top & Bottom;
  5. ½" x ½" Square Bar spindles 4" max. gap between;
  6. Steel channel Top & Bottom bar to receive spindles;
  7. Steel Base: Blum # 367
  8. Railings shall be 42" Min. high above Landing Platform & above Nose of tread;
- B. **Specifications:**
1. Railing shall be standard wrought steel;
  2. Components from a Railing Manufacture;
  3. Components & Items described are "Blum";
  4. Weld all components with: #70 EE' Electrodes;
  5. Grind all welds smooth, free of slag or burrs;
  6. All components shall be shop primed & painted after welding & prior to assembly;
  7. Apply 2 coats of "TNEMEC" epoxy finish paint to all Railing surfaces;
  8. Tough – up paint after field welding or field assembly as required- Color shall be black: Semi-Gloss Finish

**STAIR PROFILE:**

1. Stairs shall be reconstructed to conform to the existing stair overall profiles;
2. Dimension from Grade to stair platform varies;
3. Treads shall be 1'-0" wide, Risers shall be 7" High. Max and 42" Min.
4. Individual stairs vary in total treads & height so dimensions from Grade to first step may vary slightly;
5. Dimensions from Platform to entrance door sill vary to accommodate existing height conditions;
6. All existing Grade slope conditions shall be field measured & verified prior to fabrication of stairs

**7. Review all step profiles in field with Arch, Rehabilitation Officer and Owner.**

**CONCRETE FOOTING & PLATFORM SLAB:**

- 1.** Concrete strength at 28 days shall be: 4,000 PSI Min.;
- 2.** Water / Cement ratio shall be: 0.41, Max Slump shall be 4";
- 3.** Reinforce bars shall be Non-Corrosive, epoxy coated;
- 4.** Furnish Chairs & Bolsters for proper bar placement;
- 5.** Forms shall be smooth faced plywood;
- 6. Submit Concrete Plant Mix Data Prior to Pouring Concrete.**

**CONCRETE BLOCK & STUCCO SPECIFICATION:**

- 1.** Concrete block shall be light weight and standard core block;
- 2.** Install block shall have flat surfaces at stair exterior;
- 3.** Truss type reinforce shall be 9 Gage wire welded, galvanized;
- 4.** Stucco finish at sides shall be ½" min., 3 coat cement stucco;
- 5.** Stucco finish at treads shall be 1" min., 3 coat cement stucco, apply directly to block & Bonding agents;
- 6.** Tool all edges to a ½" uniform radius;
- 7.** Finish at horizontal surfaces: shall be light broom finish;
- 8.** Finish at Vertical surfaces: Smooth Sand Finish.

**Note:**

**A. GUARANTEE: Contractor to provide a one (1) year guarantee on Labor and Material**

The contractor shall replace and /or repair all work, materials, and equipment which are found to be defective during the guarantee period and repair all damage surrounding his work caused by failure, repair and/or replacement of the defects. All repairs and replacement shall be made in promptly after receipt of notice of the defect and ***without expense to homeowner.***

**At no time is contractor to do any extra work outside of Contract or Scope of Work without first written approval from CDBG Office, unless considered as a safety issue and authorized by Building Department and/or City of White Plains DPW**

***The contractor shall perform all of the above work using skilled mechanics.***

CONTRACT #: \_\_\_\_\_

CONTRACTOR MUST LIST ALL ADDITIONAL AND / OR DELETIONS OF ITEMS AS REQUESTED BY THE  
HOMEOWNER AND PRICE ACCORDINGLY.

CONTRACTOR MUST INCLUDE IN HIS BID ALL MAKES, MODELS, STYLES, COLORS, ETC., OR ALLOWANCE (IF ANY) AS REQUESTED BY THE HOMEOWNER.

[illegible]

**HOMEOWNER:**\_\_\_\_\_

**CONTRACTOR:**\_\_\_\_\_

## SUPPLEMENTARY TECHNICAL SPECIFICATIONS

- A. NOTICE TO CONTRACTORS AND OWNERS - Unless otherwise noted in the specifications, in the event deteriorated, decayed and or rotted wood is discovered during the course of construction, the contractor will immediately notify the Owner and the Rehabilitation Officer of the CD Office, who will then conduct a field inspection to determine if the deterioration should be replaced.
- B. IMPORTANT NOTICE TO CONTRACTOR:
- Under this Scope of Work item, the General Contractor shall be advised that this building \*meets the criteria for the New York State Office of Parks, Recreation and Historical Preservation otherwise known as SHPO, and that all methods of construction and materials are to be in keeping with the building's character and as per the Scope of Work. The Contractor shall take every precaution necessary to insure and preserve the building's appearance with new material to be installed in a manner that will minimize any appearance change. The Contractor shall notify the CD Office of any problems that would affect the finished condition of the building.
- Upon uncovering of any objectionable job conditions, the contractor shall notify the Owner and the CD Office for verification of these conditions. The contractor is not to proceed on this work item until verified by Owner and as ordered by the CD Office.
- C. The Contractor shall file and pay for all the required permits and inspections necessary to complete the project.
- D. The Contractor shall supply all materials, labor, tools and equipment, as specified in this Contractors Manual, required under this contract for a complete, neat and skilled installation.
- E. **Codes:** The Contractor shall perform all work in strict accordance with the New York State / Building, Fire, Maintenance and Energy Codes, the New York Board of Fire Underwriters, BOCA, plus any other Local Municipality code that is applicable including those found in this Contractors manual.
- F. Contractor shall remove and dispose of all debris and materials resulting from work.
- G. Contractor shall be responsible for the repair of any adjoining work on which his work, in any way, is dependent for its proper installation.
- H. All openings in the walls, floors, roof, etc., shall be accurately located and sited as per the mechanical requirements whether they are shown on drawings or not; neatly cut and no wider or deeper than necessary.
- I. Contractor shall perform all work in strict conformance to the regulations promulgated pursuant to the Lead Based Paint Hazard Reduction Act of 1992 (24 CFR Part 35) by using US/HUD's Safe Work Practices and US/EPA's Renovation, Repair and Paint, (RRP), rule (40 CFR 745). The use of LBP is **STRICTLY PROHIBITED**. If applicable, specifications for LBP / Hazard Reduction activities concerning this bid are contained in a separate SECTION 15000 pages 125-134.
- J. Contractor shall take all the necessary measures and precautions to protect surroundings and attachments (interior and exterior) and shall be liable for all damages that may be caused by his actions and work.
- K. The Contractor shall perform all other work as required to deliver a completed and satisfactory job using skilled craftsmen. All measurements and the Scope of Work must be verified on the job by the contractor.
- L. The contractor must protect all shrubs, trees, bushes, plants, lawns, etc. and will be held liable for all damages.
- M. The contractor shall be responsible for securing the premises during the course of construction and shall not permit entry by any person or persons other than his employees, sub- contractors and/or suppliers and be responsible for same
- N. If applicable, the contractor shall be responsible for maintain the structure during the course of construction in a weather tight manner. All areas will be protected from the elements through the use of temporary or permanent means, recognized by the appropriate construction trade.
- O. The contractor shall follow all OSHA requirements, which state that under the OSH Act, employers are responsible for providing a safe and healthful workplace.
- P. If said work falls under the Davis-Bacon Act, contractor shall supply City of White Plains with certified payroll documentation. The Davis-Bacon and Related Acts, apply to contractors and subcontractors performing construction, alteration, or repair with federally funded or assisted contracts, in excess of \$2,000 for an 8-family house or more. Davis-Bacon Act and Related Act contractors and subcontractors must pay their laborers and mechanics employed under the contract no less than the locally prevailing wages and fringe benefits for corresponding work on similar projects in the area. The Davis-Bacon Act directs the Department of Labor to determine such locally prevailing wage rates.

**WORK PERFORMANCE**

A. Labor Quality. All labor furnished by contractors or subcontractors must be performed by trained, skilled, competent craftspeople's, licensed when required. All work shall be performed to meet minimum acceptable quality standards and all work performed will be subject to inspections and approval by the CD Office.

B. Materials Quality. The contractor must furnish all materials, cartage, equipment, etc., at his expense that may be necessary to the satisfactory execution of the contract. The materials used and installed must be new and of the best quality as specified. These Performance Standards are not intended to exclude any products or materials of equal or greater merit than those specified herein. Trade names used herein are for the purpose of establishing the quality desired. Before substitutions for materials specified are made, the consent of the County must be obtained. All materials furnished and/or installed are subject to inspections and approval by CD Office.

Verification of Measurements: Contractor shall verify and be responsible for all measured dimensions. No extra compensation will be allowed because differences between actual measurements and dimensions were shown.

**NOTE: THE CONTRACTOR AGREES TO ADHERE TO THE PRICE GIVEN BELOW FOR A PERIOD OF SIXTY DAYS COMMENCING WITH THE DATE THE BID WAS DUE.**

**NOTE: THE CONTRACTORS FAILURE TO HONOR THIS SPECIFICATION PRICE ACCEPTED BY THE HOMEOWNERS AND COMMUNITY DEVELOPMENT PROGRAM WILL RESULT IN THE CONTRACTOR PARTICIPATING IN THE COMMUNITY DEVELOPMENT REHABILITATION PROGRAM.**

**III. PAYMENT**

A PAYMENT SCHEDULE WILL BE NEGOTIATED UPON AWARD OF CONTRACT AND THE SATISFACTORY COMPLETION OF ALL WORK.

**IV. BID PROPOSAL**

The undersigned contractor agrees to supply all labor and materials for the attached Contract.

No. R-\_\_\_\_\_M-\_\_\_\_\_for the total lump sum price of  
\$ \_\_\_\_\_  
(Amount in Numbers)

Dated:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name of Company

\_\_\_\_\_  
Address of Business

\_\_\_\_\_  
Phone Number of Company

