

BACKGROUND/GENERAL INFORMATION

The City of College Station is requesting proposals from qualified vendors to enter into a contract for the rehab of the City-owned Patricia Promenade located at 310 Church Avenue, College Station, TX 77840.

The City of College Station is located approximately 90 miles Northwest of Houston, TX and is home to Texas A&M University. College Station's Northgate District is an entertainment and retail area that is located directly adjacent to Texas A&M University's northern boundary. The Patricia Promenade is an area where families, friends, patrons, residents, students of Texas A&M University, and visitors can walk on, sit at picnic tables under shaded pavilion structures, take pictures and enjoy each other's company. It attracts thousands of people on weekends at night and is a central location many Aggies meet up after graduations and gather prior to Texas A&M football games. Structures such as the shaded dining and relaxation Pavilions, picnic tables, tree well planter boxes, etc. need repairing.

To continue great customer experience for all, it is the City's intent to improve and repair the Patricia Promenade area. Time is of the essence, and it is critical that this project be completed before Texas A&M University classes start back-up in the fall. Classes start back-up on Monday, August 21, 2023.

SCOPE OF WORK

General Requirements for Northgate Promenade Improvements

Bidder must be a registered contractor with the City's Planning and Development Services Department (PDS) and must be an approved and qualified contractor prior to being awarded or selected for the contract. All work performed by the bidder in this scope of work must obtain the necessary permits through the City of College Station (if required), and inspections followed through with as per the requirements of PDS. All work performed herein shall comply with all International Building Codes as adopted and amended by the City, and all City laws and ordinances.

All products, equipment and appurtenances used and /or installed on this project shall carry the full effect of warranty offered by the manufacturer. Should any product or workmanship fail within 12 months from project completion, Bidder shall be responsible for all incidental costs to repair or replace the warranted product. Bidder shall also be responsible for the cost to diagnose any issue(s) with a faulty product, to determine if repair or replacement is required. These issues shall in no way subject the City to be responsible for incidental costs to fulfill the warranty requirements within the first 12 months following project completion.

This scope of work, drawings and associated photos / images are intended for the restoration of structures and specific items at the Northgate Promenade Area and surrounding area to their original condition (or as close as possible) or if necessary, replacing them. The work consists of renovation / repair or replacement of specific items concerning two (2) covered dining and relaxation pavilions, two (2) covered signage pavilion structures, one (1) large bridged entry signage structure (located at the Patricia St. and College Main intersection), one (1) small signage structure (on Second St.), eighteen (18) above grade masonry tree wells, areas of paved walkway, trash cans, picnic style dining tables and cement filled bollard placement. All measurements and/or dimensions are for reference only. The actual measurements / dimensions will be the responsibility of the Bidder to obtain prior to bid submission, transmittal of product submittals and ordering of products. The City will not be responsible for incorrectly sized product or materials, this will fall to the Bidder. Please follow this scope of work in detail, and if there are any issues that arise during the course of the work, please notify the Project Managers, Eric Chapman (echapman@cstx.gov), at 979-764-6313 (office) or Gustavo Roman (groman@cstx.gov) at (979) 764-3753 (office). ***There will be a walk-thru of the project site on Friday, June 2, 2023, at 10:00AM. The location will be at 310 Church Avenue on the Patricia Promenade (Pavilion 2). This will allow Bidder(s) to become familiar with the project's scope of work.***

Please contact the Northgate District Management Office at 979-764-6313 in order to avoid parking fees and / or having your vehicle towed while parked in the Northgate Promenade surface parking lot.

All demolition / construction debris shall be the sole responsibility of the Bidder to remove completely from the jobsite daily and dispose of in the BVSWMA Twin Oak landfill facility located at 2690 TX State Hwy. 30; Anderson, TX 77830; (979) 764-3832. A copy of the landfill tip receipt of the disposed debris will be required to be submitted to the Project Manger prior to final payment being disbursed. All recycle debris may be disposed of at Brazos Valley Recycling facility located at 8825 Stewarts Meadow; College Station, Texas 77845; (979) 260-0006. A copy of the tip receipt will also be required as stated above. Recycling demolition materials at a recycle facility or metal scrap yard, opposed to hauling to the public landfill, if possible, shall be taken in consideration.

Project Managers will coordinate with the bidder, the location and size of a laydown area for stored materials and equipment. Bidder shall provide fencing and required measures to secure the laydown area and protect the items stored within.

The bid will consist of itemized line items. The City may approve the alternate(s), so long as the result of accepting the alternate does not exceed the maximum project budget amount. If there are any issues that arise during the course of work that would increase the cost of the work beyond the project budget in an executed change order, elements of the scope of work will be revised, removed, or the alternate negotiated to offset the required cost increases of the change order.

To bid this project, contractors must supply their own materials/products, equipment, and labor for the work. Under no circumstances shall a contractor use City property to carry out the performance of the work (unless called out in the scope of work). Doing so may be grounds for permanent removal from the City's vendor list, and potential cause for legal action. Bidder may use on-site electrical and water utilities for the work, so long as the use of said utilities are exclusively for the work to be done in this scope of work. Additionally, City's property shall be guarded, by whatever means possible, to protect from damage, defacing and/or theft.

Bidders must submit page of this bid packet in their entirety as per the instructions stated in the Invitation to Bid (ITB). Failure to submit the bids as per the instructions in the ITB may be cause for the bid to be rejected. All bid forms must be filled in legibly and completely, and the contractor's primary or CEO must execute the bid certification form for the bid to be considered responsive. Bonds and insurance will be required for this project as per the City's terms and conditions of this ITB. Bidder will be determined unresponsive if they cannot meet the City's bonding and insurance requirements.

(1) Signage Pavilions (see mapped locations of PV1 and PV4 in Drawing #1)

(A) Structural Metal Support Frame and Truss Brackets / Plates / Gussets (to include Bottle Cap Alley Signage Structure)

1. Electrical services shall be required to disconnect and reconnect electrical systems and wiring mounted inside column bases during the renovation process.
2. Each pavilion column base shall be repaired as per the provided Drawing #2.
3. Each enclosure panel (3 sides and one top cap) of the column bases shall be of ¼" steel plate material, welded to the existing vertical and horizontal pipe support members, as well as the steel base plate adding to the structural stability of the loads being imposed upon them.
4. Penetrations in panels for replacement of electrical conduit may be torch cut or drilled but shall exhibit a tight, smooth edged hole for application of sealant and painting when completed.
5. Each corner edge of the column bases where the original pipe supports are rusted and / or deteriorated, shall be restored to their original rounded dimension and curved appearance as a finished product. Steel pipe material dimensionally equal to the existing pipe support, shall be welded in place to recreate the original appearance.
6. Replace the missing metal circled star emblem(s) of the support columns with emblems of matching materials and fastening as the originals. Paint color will be matched with the colors selected for the repainting of the existing emblems.
7. All metal support frames of the pavilion shall have decals, stickers, tape, and other gummed materials removed with chemical cleaners that will not harm the metal.
8. Lightly sand and clean all surface area of the metal support frame (to include the metal truss brackets / plates / gussets and associated fasteners) and prepare for repainting.
9. Carefully tape off all joints and seams of alternating colors to protect from overspray, smearing or bleed over.
10. Paint shall be Sherwin Williams Satin Duration Exterior Acrylic Latex (or approved equal) with color to be selected by City's Project Manager(s) from provided color palette.

(B) Metal Roofing Panels (to include Bottle Cap Alley Signage Structure)

1. Carefully remove each roofing panel, and on the sheathing side number each one as they are removed and indicate which end is towards the ridge, so they can be reinstalled in their original location.
2. Retain removed roofing screws for matching diameter and length of new screws to be replaced once roof panels are reinstalled.
3. Remove all adhesives, fillers and caulking from the roof panels with a scraper or putty knife and clean residue with chemical cleaners that will not harm the metal.
4. Soft brush wash each roof panel with 1/3 cup Borax and 1/3 cup bleach per gallon of water solution removing all foreign materials from the panel surfaces. After washing, rinse thoroughly with clean water.
5. Pressure washing the panels with jet stream spraying nozzle will not be allowed, but wide fan spraying with a pressure while washing and rinsing the panels as per #4 above will be acceptable.
6. Using current industry methodology, re-form any warped, bowed or bent areas of metal panel surface back to its original form.
7. While panels are removed, and after cleaning and drying, paint each top portion of the roof panels exposed to the weather with a galvanized coating ZRC 10003 Cold Galvanizing Compound (or approve equal).

8. When roofing panel coatings have cured, reinstall the panels over a layer of synthetic underlayment material fastened to the 1"x6" T&G roof sheathing with shallow staples or plastic ring cap nails.
9. Staples or plastic ring cap nails shall be flush against the roof sheathing and underlayment and shall not penetrate the exposed underside of the roof sheathing.
10. Roof panel screws shall be of the same color as the roof panel coating and shall be the same size as the original ones removed.

(C) Trusses and Framing Lumber (to include Bottle Cap Alley Signage Structure)

1. When roof panels have been removed, saw cut the 1"x6" T&G roof sheathing substrate materials back to the third purlin from the eave. Cut shall be made carefully in the center of the third purlin lumber so new materials can be fastened to the first through third purlins.
2. Install new 1"x6" T&G #2 YP from the purlin cut to the eave edge, replacing all weathered and rotting ends of existing substrate materials.
3. New materials should extend a few inches over the existing eave line, so the new eave being created can be cut in a straight line once new materials have been installed.
4. Some 1"x6" T&G roof sheathing materials will be rotted or severely damaged beyond the third purlin towards the ridge. For those boards, cut in the middle of the next highest purlin above the damage, and replace the entire board with new material as per #2 above.
5. Once new sheathing boards are installed, install a 1" wide lipped edge flashing to cover the entire thickness of the sheathing lumber and deflect rainwater from the sheathing board ends into the gutters.
6. Flashing shall extend a minimum of 2" up the slope of the roof sheathing from the eave and shall be fastened with 1/2" – 3/4" long flat head screws. Screw tips shall not penetrate the exposed underside of the sheathing boards.
7. Remove any electrical conduit, pipes, cable, wire or other penetrations or attachments to the roof system no longer in use. Fill in all cuts and holes from the removal of those items and restore lumber to its original appearance.
8. Closely examine all purlins for rot and decay at attachment to the roof sheathing, and purlin ends that have been exposed to the weather.
9. Any purlin ends that exhibit severe rot and decay shall have that portion of the purlin cut away, and replaced with materials of same species and dimension, fitting the replacement piece tightly in place with wood glue, fasteners, and fillers, and sanded to blend in with the original part of the wood member when painted.
10. All other purlin ends that exhibit weathered cracking or minor decay shall be repaired by removing the deteriorated portion of wood (if necessary) and using Minwax Wood Filler (or approved equal) to fill-in and seal the area, applying product with putty knife or small trowel, and sanded to restore to the original smooth appearance.
11. Replace any severely rotted wood frame member that is beyond repair, while the roofing panels are removed, and the wood member is accessible to be replaced.
12. Replacement of any wood member shall be accomplished with the least amount of disruption to the existing fastened wood members as possible.
13. Lightly sand and clean all wood framing exposed surfaces in preparation of paint application.
14. Remove fasteners and strapping for conduit and / or cables and wires, and neatly and professionally replace them when painting is completed.
15. Apply Sherwin Williams Satin Duration Exterior Acrylic Latex (or approved equal) to the exposed wood frame members with color to be selected by City's Project Manager(s) from provided color palette.

(2) Signage Metal Support Frame Structure (to include the way finding signage structure on Second Street promenade and the Northgate decorative column post at Church Ave. and BSC (Baptist Student Center) parking lot behind Northgate restrooms.

1. Column bases shall be repaired as per the provided Drawing #2, with exception of the materials to be used on the side and top panels.
2. Each enclosure panel (4 sides and one top cap) of the column bases shall be fabricated using 11-gauge sheet metal material as specified on the drawing, welded to the existing vertical and horizontal pipe support members, as well as the steel base plate.
3. Penetrations in panels for replacement of electrical conduit shall be drilled and exhibit a tight, smooth edged hole for application of sealant and painting when complete.
4. Each corner edge of the column bases shall be restored to their original condition to recreate the original appearance.
5. All metal support frames of the pavilion shall have decals, stickers, tape, and other gummed materials removed with chemical cleaners that will not harm the metal.
6. Lightly sand and clean all surface area of the metal support frame (to include the metal truss brackets / plates / gussets and associated fasteners) and prepare for repainting.
7. Carefully tape off all joints and seams of alternating colors to protect from overspray, smearing or bleed over.
8. Remove existing map sign panel prior to painting and reinstall when all work to the signage frame is complete.
9. Existing approx. 11" gold star emblem decals affixed to the existing panels, shall be restored by painted stencil on the new panels, and appear as the originals in location and size. New paint color will be selected by City's Project Manager(s) from provided color palette.
10. Paint shall be Sherwin Williams Satin Duration Exterior Acrylic Latex (or approved equal) with color to be selected by City's Project Manager from provided color palette.

(3) Dining and Relaxation Pavilions (see mapped locations of PV2 and PV3 in Drawing #1)

(A) Structural Metal Support Frame and Truss Brackets / Plates / Gussets

1. Electrical services shall be required to disconnect and reconnect electrical systems and wiring mounted inside column bases during the renovation process.
2. Each pavilion column base shall be repaired as per the provided Drawing #2.
3. Each enclosure panel (3 sides and one top cap) of the column bases shall be of ¼" steel plate material, welded to the existing vertical and horizontal pipe support members, as well as the steel base plate adding to the structural stability of the loads being imposed upon them.
4. Penetrations in panels for replacement of electrical conduit may be torch cut or drilled but shall exhibit a tight, smooth edged hole for application of sealant and painting when complete.
5. Each corner edge of the column bases where the original pipe supports are rusted and / or deteriorated, shall be restored to their original rounded dimension and curved appearance as a finished product. Steel pipe material dimensionally equal to the existing pipe support, shall be welded in place to recreate the original appearance.
6. Replace the missing metal circled star emblem(s) of the support columns with emblems of matching materials and fastening as the originals. Paint color will be matched with the colors selected for the repainting of the existing emblems.
7. All metal support frames of the pavilion shall have decals, stickers, tape, and other gummed materials removed with chemical cleaners that will not harm the metal.

8. Lightly sand and clean all surface area of the metal support frame (to include the metal truss brackets / plates / gussets and associated fasteners) and prepare for repainting.
9. Carefully tape off all joints and seams of alternating colors to protect from overspray, smearing or bleed over.
10. Paint shall be Sherwin Williams Satin Duration Exterior Acrylic Latex (or approved equal) with color to be selected by City's Project Manager(s) from provided color palette.

(B) Metal Roofing Panels

1. Carefully remove each roofing panel, and on the sheathing side number each one as they are removed and indicate which end is towards the ridge, so they can be reinstalled in their original location.
2. Retain removed roofing screws for matching diameter and length of new screws to be replaced once roof panels are reinstalled.
3. Remove all adhesives, fillers and caulking from the roof panels with a scraper or putty knife and clean residue with chemical cleaners that will not harm the metal.
4. Soft brush wash each roof panel with 1/3 cup Borax and 1/3 cup bleach per gallon of water solution removing all foreign materials from the panel surfaces. After washing, rinse thoroughly with clean water.
5. Pressure washing the panels with jet stream spraying nozzle will not be allowed, but wide fan spraying with pressure while washing and rinsing the panels as per #4 above will be acceptable.
6. Using current industry methodology, re-form any warped, bowed or bent areas of metal panel surface back to its original form.
7. While panels are removed, and after cleaning and drying, paint each top portion of the roof panels exposed to the weather with a galvanized coating ZRC 10003 Cold Galvanizing Compound (or approve equal).
8. When roofing panel coatings have cured, reinstall the panels over a layer of synthetic underlayment material fastened to the 1"x6" T&G roof sheathing with shallow staples or plastic ring cap nails.
9. Staples or plastic ring cap nails shall be flush against the roof sheathing and underlayment and shall not penetrate the exposed underside of the roof sheathing.
10. Roof panel screws shall be of the same color as the roof panel coating and shall be the same size as the original ones removed.

(C) Trusses and Framing Lumber

1. Carefully remove the rain gutters from the eaves of both sides of the pavilion, preserving the integrity of the gutters for reuse once roofing repair is complete.
2. Thoroughly clean the rain gutters, removing all caulks and sealants from joints and seams. Chemicals to remove stains or sealant residue may be used if it does not harm the roof gutter metal.
3. When roof panels have been removed, saw cut the 1"x6" T&G roof sheathing substrate materials back to the third purlin from the eave. Cut shall be made carefully in the center of the third purlin lumber so new materials can be fastened to the first through third purlins.
4. Install new 1"x6" T&G #2 YP from the purlin cut to the eave edge, replacing all weathered and rotting ends of existing substrate materials.
5. New materials should extend a few inches over the existing eave line, so the new eave being created can be cut in a straight line once new materials have been installed.
6. Some 1"x6" T&G roof sheathing materials will be rotted or severely damaged beyond the third purlin towards the ridge. For those boards, cut in the middle of the next highest purlin above the damage, and replace the entire board with new material as per #4 above.
7. Once new sheathing boards are installed, install a 1" wide lipped edge flashing to cover the entire thickness of the sheathing lumber and deflect rainwater from the sheathing board ends into the gutters.

8. Flashing shall extend a minimum of 2" up the slope of the roof sheathing from the eave and shall be fastened with ½" – ¾" long flat head screws. Screw tips shall not penetrate the exposed underside of the sheathing boards.
9. Remove any electrical conduit, pipes, cable, wire or other penetrations or attachments to the roof system no longer in use. Fill in all cuts and holes from the removal of those items and restore lumber to its original appearance.
10. Closely examine all purlins for rot and decay at attachment to the roof sheathing, and purlin ends that have been exposed to the weather.
11. The few purlin ends that exhibit severe rot and decay shall have that portion of the purlin cut away, and replaced with materials of same species and dimension, fitting the replacement piece tightly in place with wood glue, fasteners, and fillers, and sanded to blend in with the original part of the wood member when painted.
12. All other purlin ends that exhibit weathered cracking or minor decay shall be repaired by removing the deteriorated portion of wood (if necessary) and using Minwax Wood Filler (or approved equal) to fill-in and seal the area, applying product with putty knife or small trowel, and sanded to restore to the original smooth appearance.
13. Replace any severely rotted wood frame member that is beyond repair, while the roofing panels are removed, and the wood member is accessible to be replaced.
14. Replacement of any wood member shall be accomplished with the least amount of disruption to the existing fastened wood members as possible.
15. Lightly sand and clean all wood framing exposed surfaces in preparation of paint application.
16. Remove fasteners and strapping for conduit and / or cables and wires, and neatly and professionally replace them when painting is complete.
17. Apply Sherwin Williams Satin Duration Exterior Acrylic Latex (or approved equal) to the exposed wood frame members with color to be selected by City's Project Manager(s) from provided color palette.
18. When all work of the pavilion is complete, reinstall the rain gutters to their original location.
19. All seams, joints and spout cut outs shall be re-caulked and sealed to prevent leaking at those locations.
20. Using the existing wooden angle cut gutter supports as a guide, new supports shall be fabricated from 2x materials with wider strapping (same materials as existing) to better support the rain gutters to the eaves.

(4) Metal and Wood Dining Table and Bench Seat Units (to include five (5) additional locations along Second Street adjacent to Northgate Garage)

1. Remove all lumber from the metal frame of the existing table and seats unit.
2. Retain the old carriage bolts to reference the diameter and length dimension required to secure the new lumber to the frame.
3. Metal framing that is damaged, twisted or deformed shall be straightened out where possible.
4. Metal framing shall be refabricated to match existing where the framing is irreparable or missing. Refer to existing bolts and bolt patterns as a reference of new fasteners to bring tables back to restored condition.
5. Prepare all wood framing exposed surfaces by lightly sanding and cleaning wood surfaces.
6. All metal support frames of the pavilion shall have decals, stickers, tape, and other gummed materials removed with chemical cleaners that will not harm the metal.
7. Lightly sand and clean all surface area of the metal frame and prepare for repainting.
8. Apply to those areas Sherwin Williams Satin Duration Exterior Acrylic Latex (or approved equal) with color to be selected by City's Project Manager(s) from provided color palette.
9. Once metal frames have been painted, install new smooth sanded cedar boards of equal dimension to replace the old, weathered lumber removed.

(5) Patricia at College Main Promenade Entrance Structure

1. **Extreme caution must be followed while welding on this structure, as there is a natural gas meter bank immediately adjacent to the southeast side column base.**
2. Concrete pavement around the northwest column base shall be reworked approximately 12" around the perimeter of the column baseplate in order to perform this part of the scope of work, including saw cut, break out and reinforcing and restoration to like new condition when complete.
3. Each column base shall be repaired as per the provided Drawing #2.
4. Each enclosure panel (4 sides and one top cap) of the column bases shall be of ¼" steel plate material, welded to the existing vertical and horizontal pipe support members, as well as the steel base plate adding to the structural stability of the loads being imposed upon them.
5. Penetrations in panels for replacement of electrical conduit may be torch cut or drilled but shall exhibit a tight, smooth edged hole for application of sealant and painting when complete.
6. Each corner edge of the column bases where the original pipe supports are rusted and / or deteriorated, shall be restored to their original rounded dimension and curved appearance as a finished product. Steel pipe material dimensionally equal to the existing pipe support, shall be welded in place to recreate the original appearance.
7. All metal support frames of the pavilion shall have decals, stickers, tape, and other gummed materials removed with chemical cleaners that will not harm the metal.
8. Lightly sand and clean all surface area of the metal support frame (to include the metal truss brackets / plates / gussets and associated fasteners) and prepare for repainting.
9. Carefully tape off all joints and seams of alternating colors to protect from overspray, smearing or bleed over.
10. Paint shall be Sherwin Williams Satin Duration Exterior Acrylic Latex (or approved equal) with color to be selected by City's Project Manager(s) from provided color palette.

Bid Alternates:

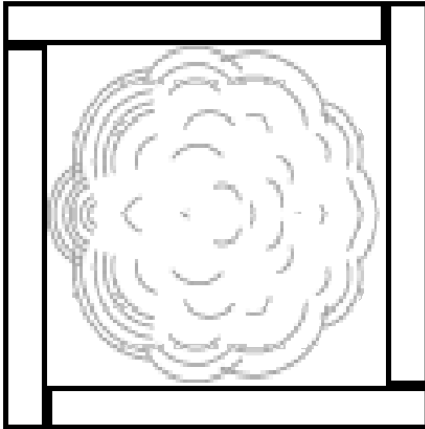
NOTE: Pay close attention to the wording in these alternates, and make sure your bid price only reflects what is called for in each alternate. Alternate bid pricing sheet shall ask the price for the alternate as a standalone price, do not include the price of your base bid in with the pricing of your alternate bid. If the alternate is accepted, it will be added on to the base bid price as the contract amount, or the alternate may be rejected. If all bidders exceed the maximum budgeted amount for the base bid, all bids may be rejected, and the project rebid.

(1) Alternates #1 - #18 / Restoration of 18 Tree Well Planter Boxes (see mapped locations in Drawing #1)

General

1. Each planter tree well shall have a number in Drawing #1, and **each tree well planter box will be priced individually** on the bid submission sheet, based on the following specifications. The intent of these specifications is to bring all raised tree well planter boxes back to their original appearance, and to strengthen each one better than the original construction. City will choose the reconditioning or reconstruction of one, some or all the tree well planter boxes to be included in the contract.

2. Bollard placement specified below will be applicable to 10 of the 18 tree well planter boxes.
3. Carefully remove the ten foot (10') long reinforced concrete bench slabs of seating atop the masonry planter walls that are in good condition, or a condition that can be repaired without noticeable patching. Set aside those slabs to be reused when planter box work is completed. Replace the short piece milled slabs with full 10' slabs to create this top-view look of the tree planter well box as a final product:



4. All electrical conduit, junction boxes and other accessories shall be disconnected from the planter walls until reconditioning or reconstruction is complete, then reconnected / attached to finish out task.
5. Demolish as needed, part or all of the planter walls, to recondition and restore each tree well planter box, as per the scope of work and for each numbered tree well box in Drawing #1 of the Northgate Promenade map provided.
6. Each tree planter well box, when completed, shall be professionally constructed and able to withstand normal human destructive forces of lifting, kicking, or pushing.
7. All mortar used shall be of a consistency to have the strongest and hardest bond to the adjoining masonry units as possible.
8. All exposed mortar joint lines and rows shall be tooled to a concave joint, evenly spaced in symmetry.

Inner CMU Planter Wall

1. All interior planter walls shall consist of CMU units to match in length, width and depth with the existing CMU units installed. The interior walls that have been constructed of non-CMU units shall be disassembled or demolished, dependent upon replacing or reusing them for outer masonry veneer blocks, up to the point of connection to the CMU units in place.
2. The interior wall shall be reconstructed to form a continuous staggered interlocking of the CMUs around the entire wall run.
3. No straight seam will be allowed where adjoining a new portion of wall with the existing.
4. All new CMU placement shall have a vertical ½" reinforcement bar drilled halfway into the footing depth and extend to within ½" of the top of the top course of CMUs. This shall occur every other block in the middle hollow cell of the base block.
5. All hollow cells of blocks shall be mortar filled while laying each course, and 9-gauge reinforcement wire being laid horizontally in the mortar joint bed on both interior side walls of the CMU (so wire is not exposed when tooling).
6. As the CMU wall is constructed, install brick ties towards the exterior (veneer) side of the planter well wall, to support the installation of the face masonry units.

Outer Masonry Face Planter Wall

1. All outer face veneer planter well walls shall consist of decorative paver blocks to match in color, length, width, and depth with the existing units installed.
2. The outer face veneer wall shall be reconstructed to form a continuous staggered interlocking of the masonry blocks around the entire wall run.
3. Reuse existing planter well pavers where possible, after removal of mortar and washing to like new appearance.
4. No straight seam will be allowed where adjoining a new portion of wall with the existing.
5. Mortar shall be filled in the cavity between the inner and outer walls, as the outer wall construction ascends, to create a solid base for the concrete seat slabs to be affixed to them.
6. When placing the concrete slab seating, use three $\frac{3}{4}$ " rebar 12" long to secure the seat with adhesive. Rebar shall extend midway into the bench thickness and the remainder into the masonry wall.

(B) Bollards (along the Southeast Side of the Promenade Parking Driveway/Fire Lane)

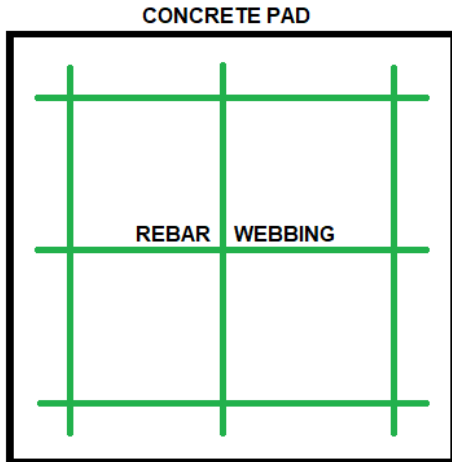
1. Centered inside the center of the red painted fire lane stripe and centered with each planter box corner and center facing the driveway, install a 4" steel pipe bollard until reaching the last of the ten (10) raised tree well planter boxes along the driveway (30 bollards).
2. Excavation for the three bollards per planter box shall be as shown in attached Drawing #3.
3. Bollard pipes shall be concrete filled and the concrete domed to a smooth and symmetrical finish on the top. When filling the bollards with concrete, a vibrator shall be used to remove all void cavities and air pockets.
4. Follow Drawing #3 to receive instruction on demolishing the ribbon curbing in front of the tree well planter boxes, excavation for the bollard placement, construction of reinforcement bar webbing in the excavation, and the pouring and shaping of the concrete finish out to match existing ribbon curbing.
5. When completed with placement, bollards shall be painted in a color (yellow) as to satisfy fire lane safety regulations.

(C) Repaint Existing Fire Lane

1. Repaint existing fire lane markings and wording (FIRE LANE, NO PARKING TOW-AWAY ZONE). Apply stripes and other markings in accordance with the following from the **2018 International Fire Code 503.3** which states: ***"Marking (Fire Lanes). Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE – TOW AWAY ZONE shall be provided for fire apparatus access roads (fire lanes) to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility."***

(2) Alternate #19 / Construction of 16 Trash Can Base Pads (see mapped locations in Drawing #4)

1. This alternate will include all current locations of existing trash cans (both slatted metal and concrete)
2. Unbolt and remove trash cans at their existing locations.
3. Cut and remove pavers beneath the existing trash cans to a 30" square.
4. Excavate to 11" below existing surface of pavers.
5. Prepare excavation as per the drawing below, with #3 rebar 12" apart both ways from center. Rebar webbing, wire tied at each intersecting point, shall be placed between 3" to 5" from the bottom of the excavation on concrete supports. Placement of concrete shall be 12" in height, 1" taller than the excavation and surface of the surrounding pavers.



6. Place a concrete L-bolt in the center of the square of size to anchor the trash can as per the attached trash can detail, with plenty of exposed threads necessary to secure the trash can against the concrete block. Cut or grind off any thread above the lock nut and washer that would inhibit a solid securing of the trash can against the concrete base pad. This item #6 will not apply to the existing concrete trash can receptacles.
7. After curing of concrete, clean up area around concrete base pad, to restore to its original condition.

(3) Alternate #20 / Replacement of 16 Primary Trash Can Receptacles (see mapped locations in Drawing #4)

1. Remove and recycle existing trash can receptacles mapped out in red circles (16 locations) in Drawing #4.
2. After concrete bases in Alternate #19 are completed (if accepted), install new Victor Stanley® S-42 trash can receptacles (see attached spec sheet) at the red circle referenced locations. Bidder to purchase as mentioned previously.
3. Trash can receptacle units shall be anchored as per the manufacturer's recommendations.

(4) Alternate #21 / Replacement of 32 Secondary Trash Can Receptacles (see mapped locations in Drawing #4)

1. Remove and recycle existing trash can receptacles mapped out in green circles (32 locations) in Drawing #4.
2. After concrete bases in Alternate #19 are completed (if accepted), install new Victor Stanley® S-42 trash can receptacles (see attached spec sheet) at the green circle referenced locations. Bidder to purchase as mentioned previously.
3. Trash can receptacle units shall be anchored as per the manufacturer's recommendations.

(5) Alternate #22 / Replacement of Deteriorated Walkway Pavers

1. Remove walkway pavers that have deteriorated from delivery truck vendor wear.
2. Area of replacement is located at: 310 Church Avenue / Patricia Promenade.
3. The approx. area of replacement is 450 square feet (must be measured by contractor).
4. Replacement paver units shall match in color, length, width, and depth of the existing whole units.

5. Bedding base materials and edge gap fill of replacement units shall be prepared and finished out the same as the surrounding existing units.

(6) Alternate #23 / Replacement of Existing Pavilion Metal Roofing Panels

1. Disregard the restoration of the existing corrugated metal roofing panels, following their removal at the existing pavilion and signage roofs, called for in the base bid.
2. Replace the existing roofing panels with new panels that match the existing restroom roofing and mount the panels as per the manufacturer's recommendations.
3. Ensure itemized pricing in the base bid, to restore the existing corrugated metal roof panels and replace them, is taken into consideration when pricing out this alternate.