



Project Description, Scope of Work and Specifications
For Building Envelope Restorations at 2 Commercial Place, Norfolk, VA

March 28, 2012

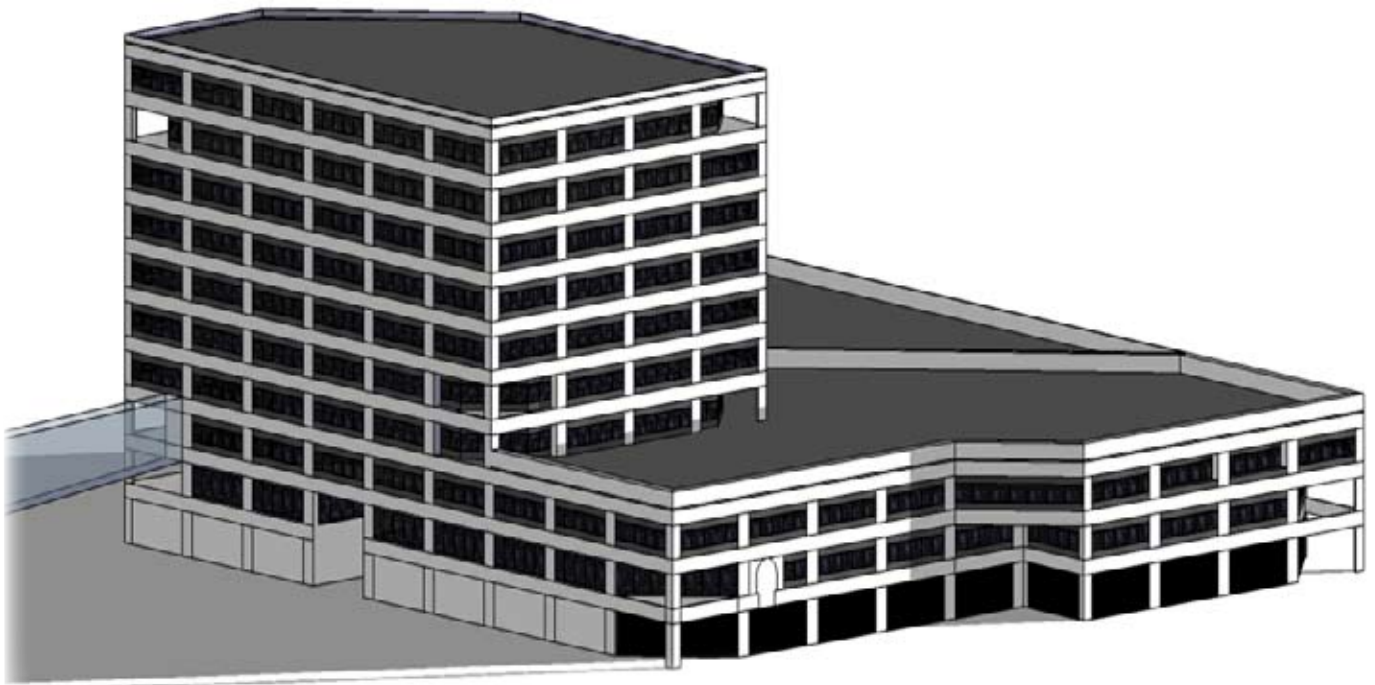


FIGURE 1 -
"X-RAY" VIEW OF ENVELOPE

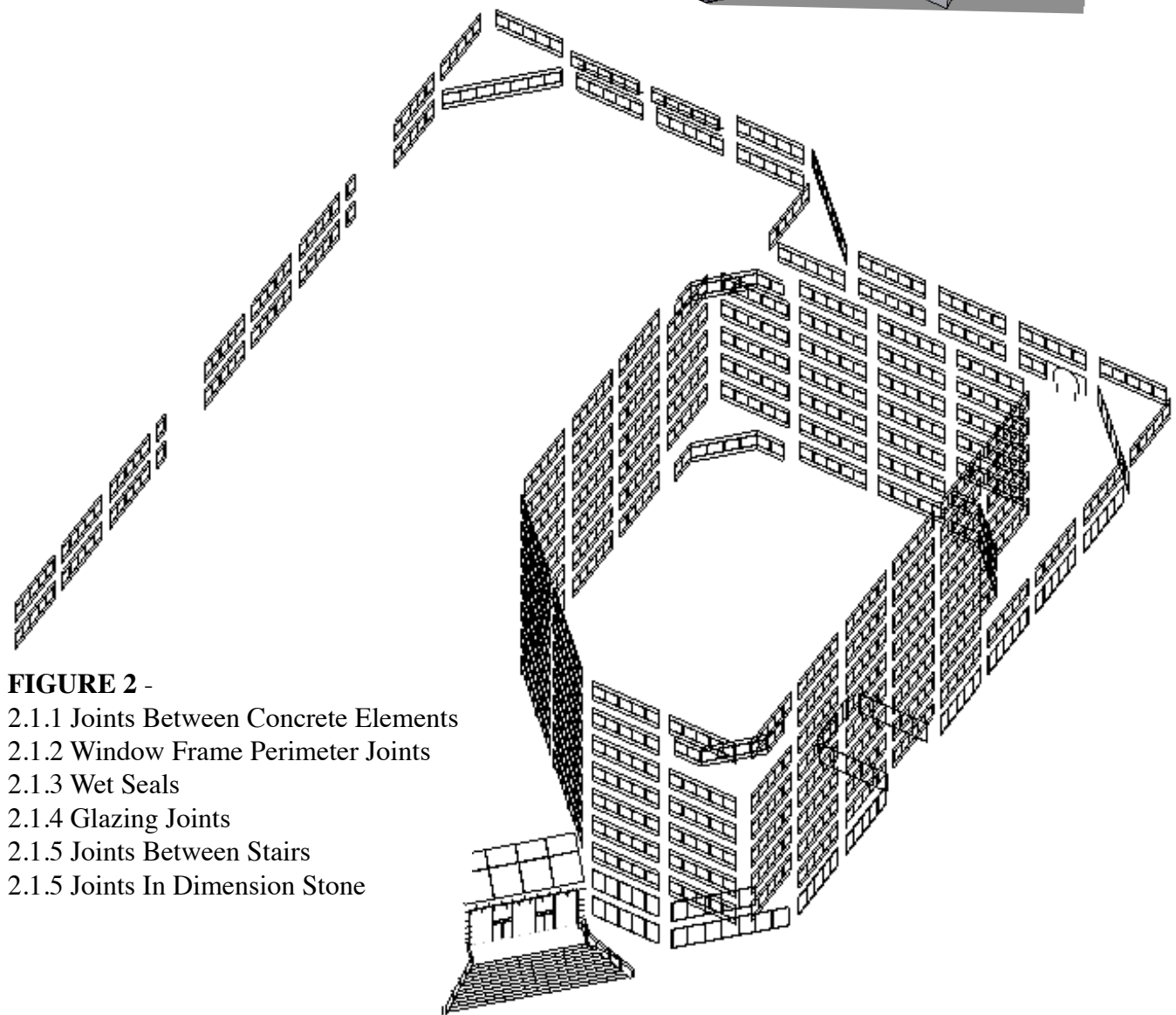
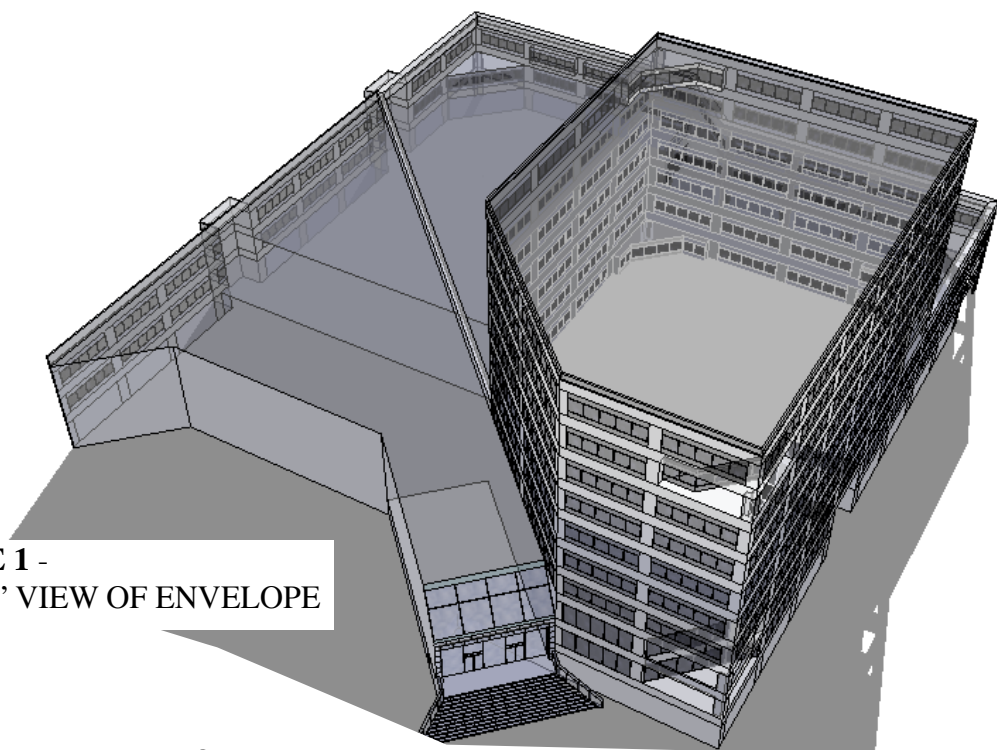
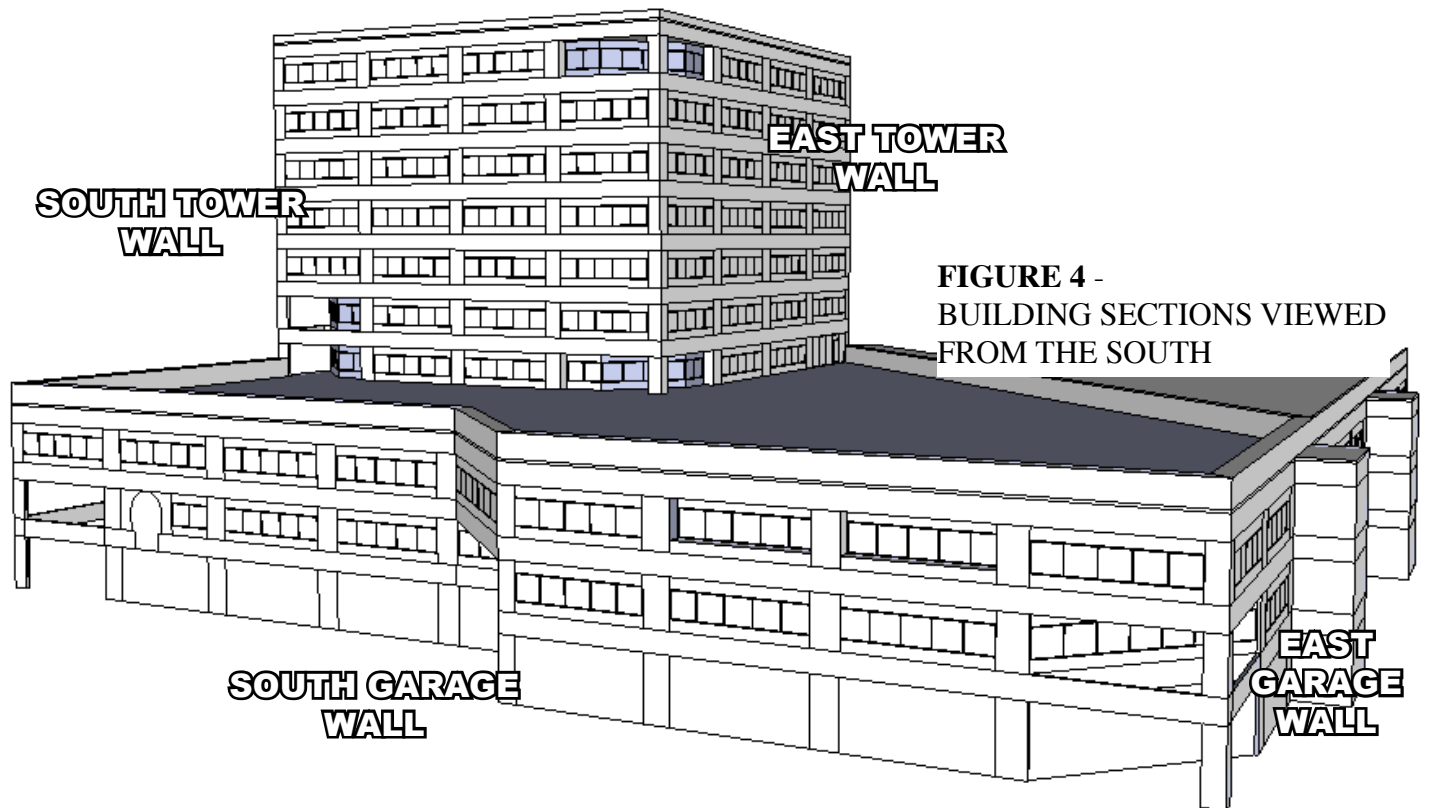
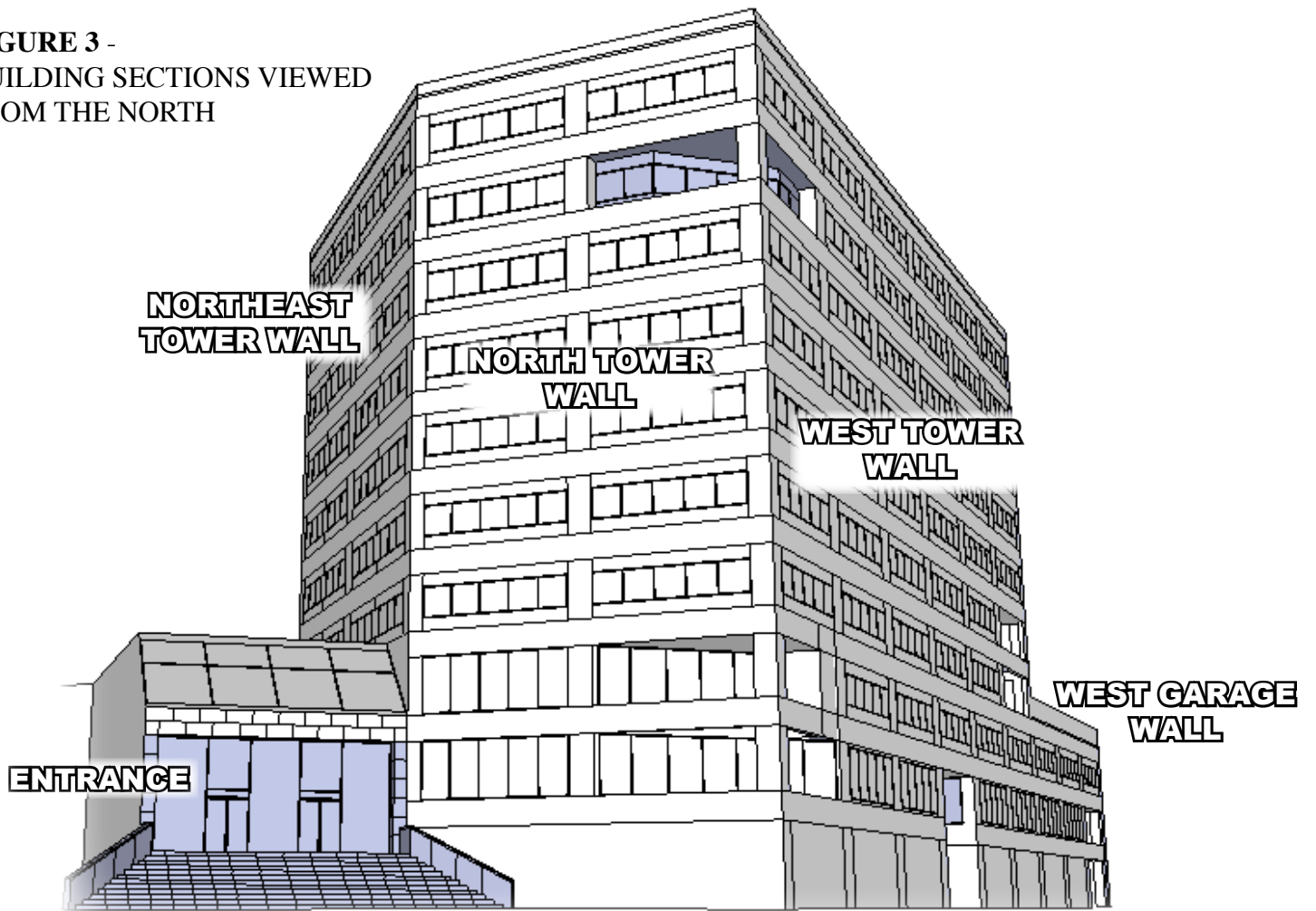


FIGURE 2 -
2.1.1 Joints Between Concrete Elements
2.1.2 Window Frame Perimeter Joints
2.1.3 Wet Seals
2.1.4 Glazing Joints
2.1.5 Joints Between Stairs
2.1.5 Joints In Dimension Stone

**FIGURE 3 -
BUILDING SECTIONS VIEWED
FROM THE NORTH**



**FIGURE 4 -
BUILDING SECTIONS VIEWED
FROM THE SOUTH**

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1. Building And Project Description

Two Commercial Place is a 10 story office building in downtown Norfolk, VA. East of One Commercial Place and attached to the Norfolk Southern Tower. It is a cast-in-place concrete structure designed by Toombs, Amisano & Wells (now defunct) from Atlanta and constructed in 1975.

Although sealant restoration is a regular maintenance item for all commercial buildings there are conditions at 2 Commercial Place that make sealants and waterproofing more critical than at some other buildings. Its location makes it more vulnerable to wind driven rain during intense storms than buildings further inland and it's design includes few features such as recesses, overhangs or drip edges to carry water off the surface and away from the joints.

There are two goals for the project described in this Scope Of Work and these specifications. First is to install quality sealant joints and a compatible surface coating that will seal the structure despite the difficulties presented by the building's design and location. The second is to restore the vision glass in all the windows to a significantly improved state.

Among the most common mistakes in sealant restoration projects is failure to completely identify the joints to be sealed. To be as clear as possible as to the work to be accomplished under the contract the following section, Section 2, names the services to be provided within the Scope Of Work and Section 3 identifies the areas of work on the building where the services named in Section 2 are to be accomplished. The areas and categories of work will constitute the "Schedule of Values" against which payments will be made upon completion of the work.

If not properly installed joint sealants will fail. It is therefore imperative that the applicators be experienced and skilled and that their methods conform to the specifications. To help ensure the quality and completeness of the work a project engineer has been engaged to provide this Statement of Work and the specifications and to monitor the work throughout the course of the project. Other quality control measures are described in that section of the SOW and the specifications.

2. Services

The services called for are Sealant Restoration, Surface Coating and Window Glass Restoration

2.1 Sealant Restoration

2.1.1 Joints Between And Adjacent To Cast-in-place Elements

Existing sealant will be removed and new sealant installed in all joints between concrete building elements and between concrete building elements and adjacent structures where a weather seal is required. The sealant to be installed is Dow Corning 790 silicone building sealant.

2.1.2 Window, Door and Louver Frame Perimeter Joints

Existing sealant will be removed and new sealant installed between window, door and louver frames and concrete elements. The sealant to be installed is Dow Corning 795 silicone building sealant.

2.1.3 Glass to Frame Interface (Wet Seals)

Existing sealant between the window frames and glass is to be removed to the edge of the frame and wet seals installed. The sealant is to be Dow Corning 795 silicone building sealant. If weeps exist they are to be located and cleared of existing sealant and debris.

Wet seals are not to be installed at the main entrance to the building. The existing dry seals there are sound.

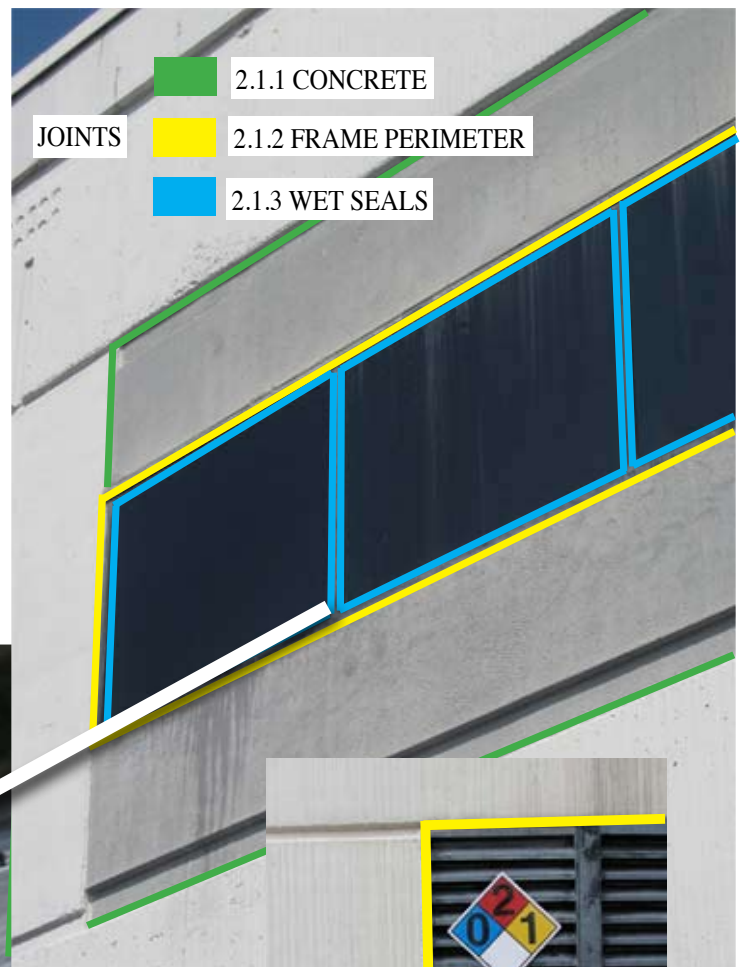
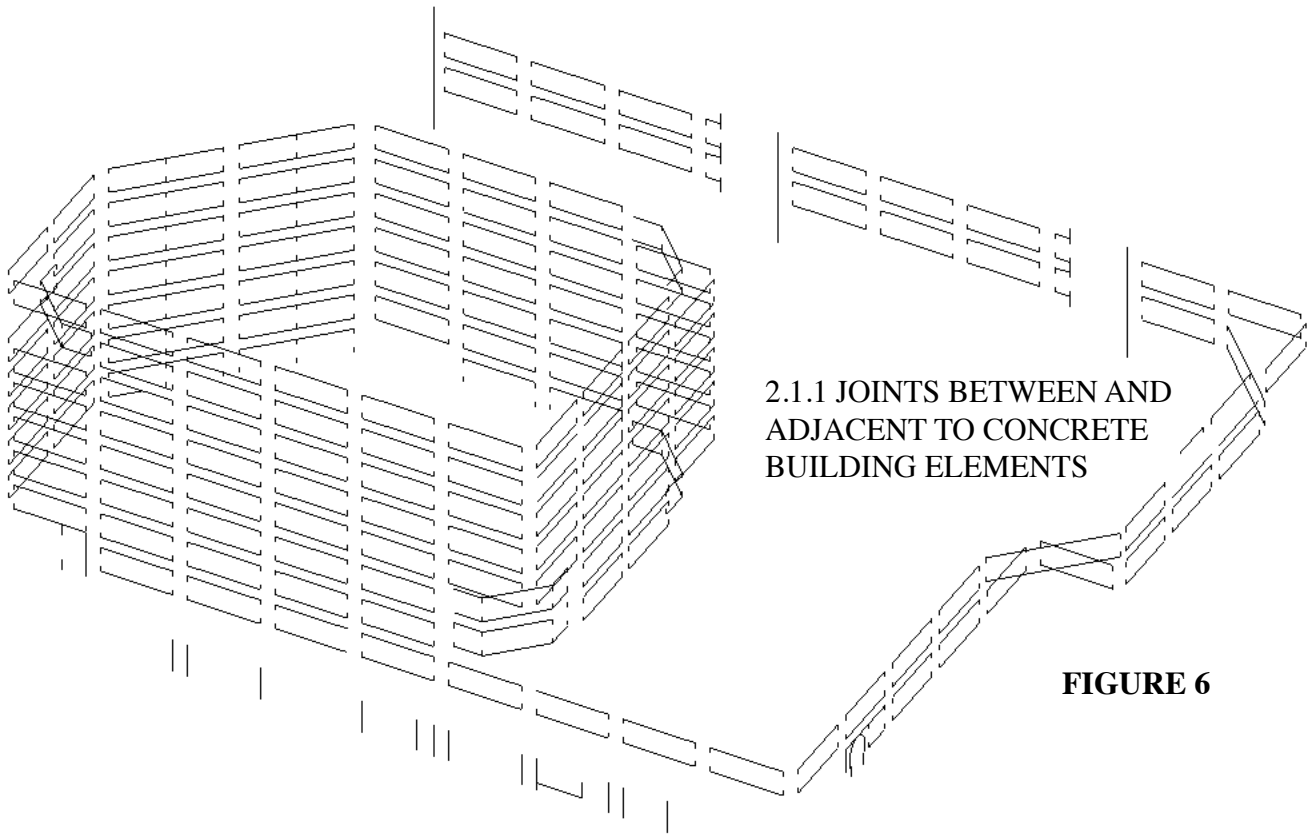


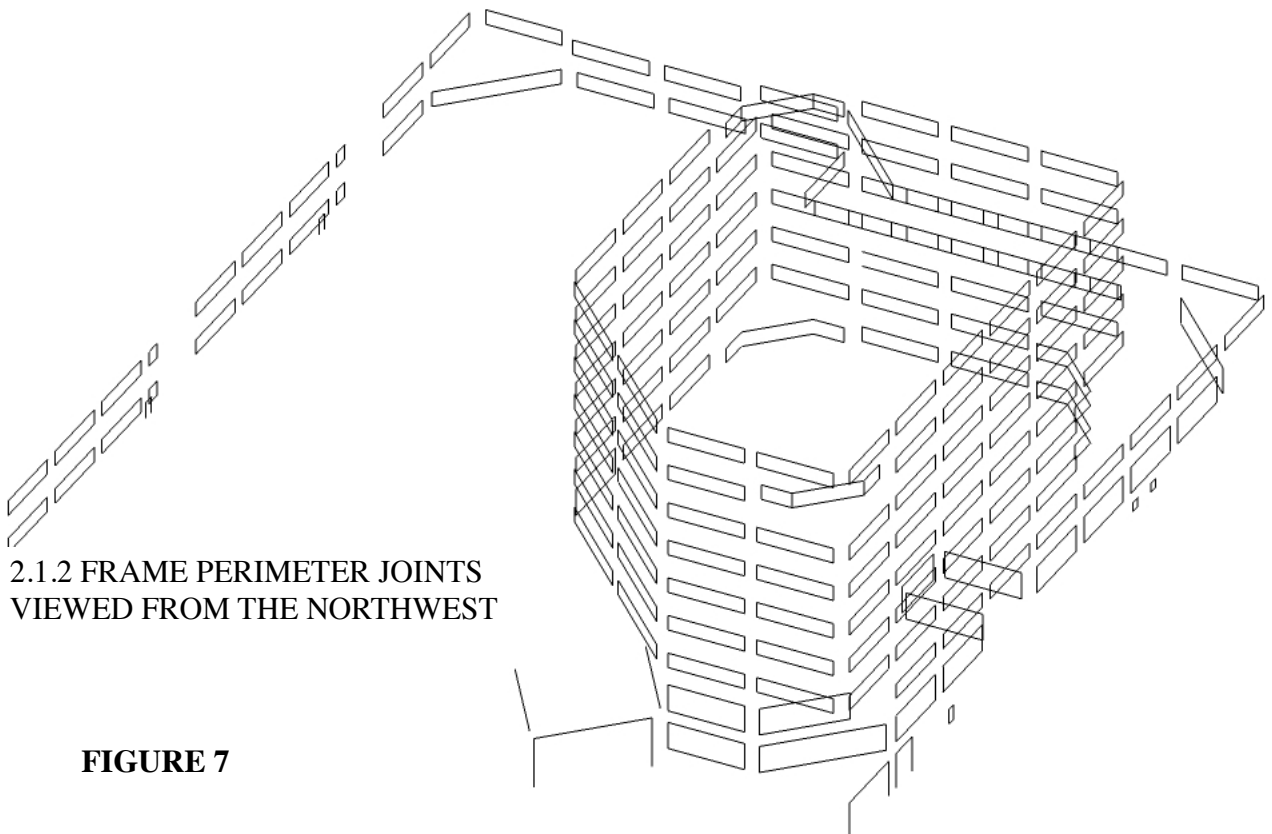
FIGURE 5





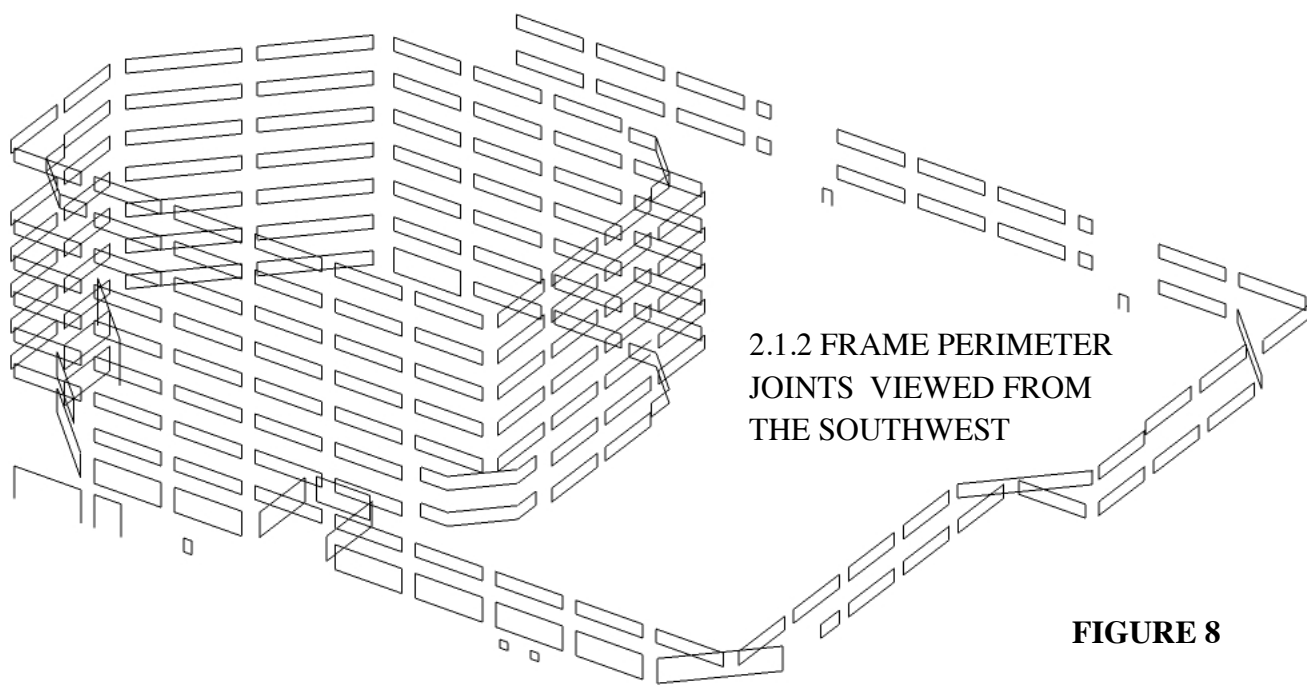
2.1.1 JOINTS BETWEEN AND ADJACENT TO CONCRETE BUILDING ELEMENTS

FIGURE 6



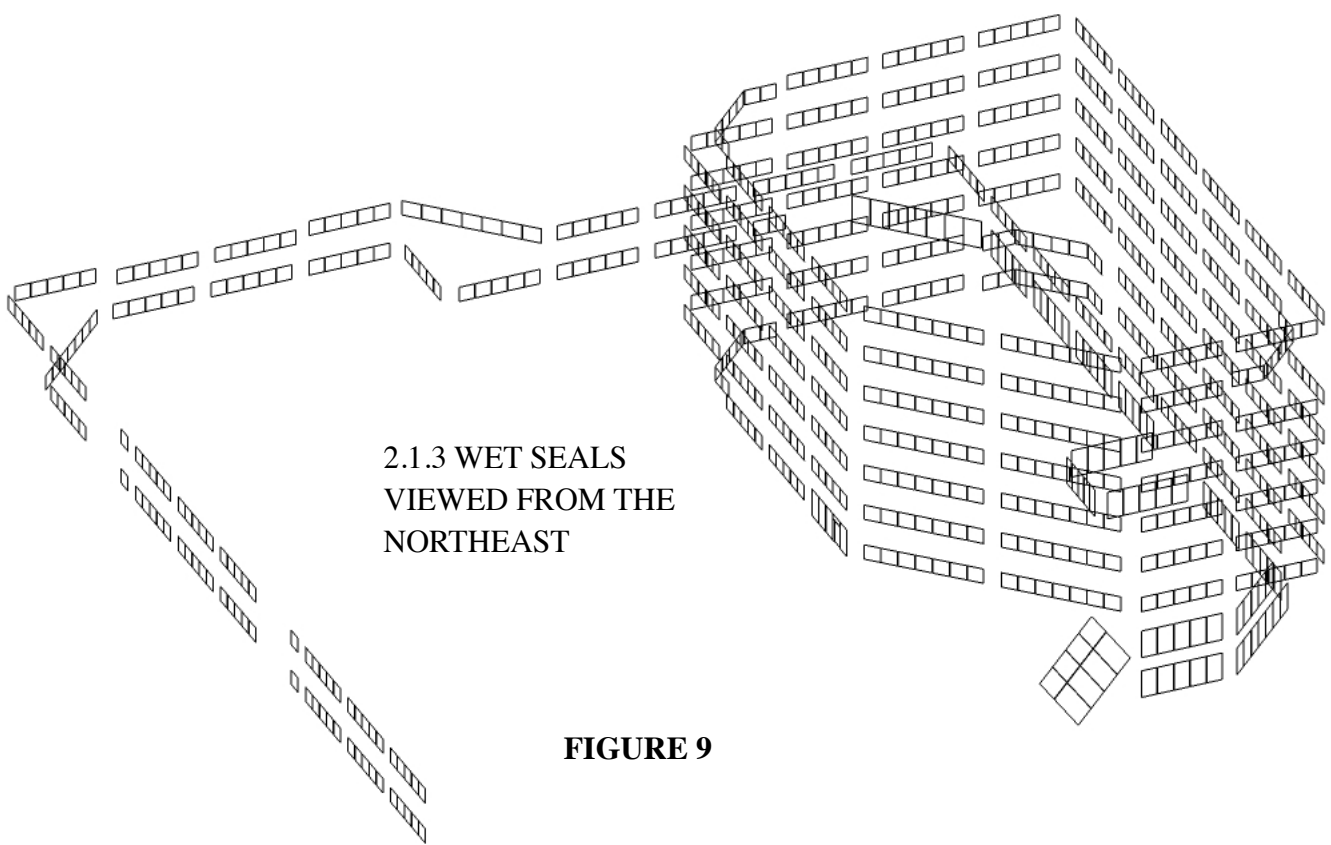
2.1.2 FRAME PERIMETER JOINTS VIEWED FROM THE NORTHWEST

FIGURE 7



2.1.2 FRAME PERIMETER
JOINTS VIEWED FROM
THE SOUTHWEST

FIGURE 8



2.1.3 WET SEALS
VIEWED FROM THE
NORTHEAST

FIGURE 9



FIGURE 10

2. 1. 4 Glazing Joints

The non structural, weather seal joints between the inclined glass panels above the main entrance and the vertical glass panels in the main entrance storefront will be removed and new sealant installed. The sealant to be installed is Dow Corning 791 silicone building sealant.

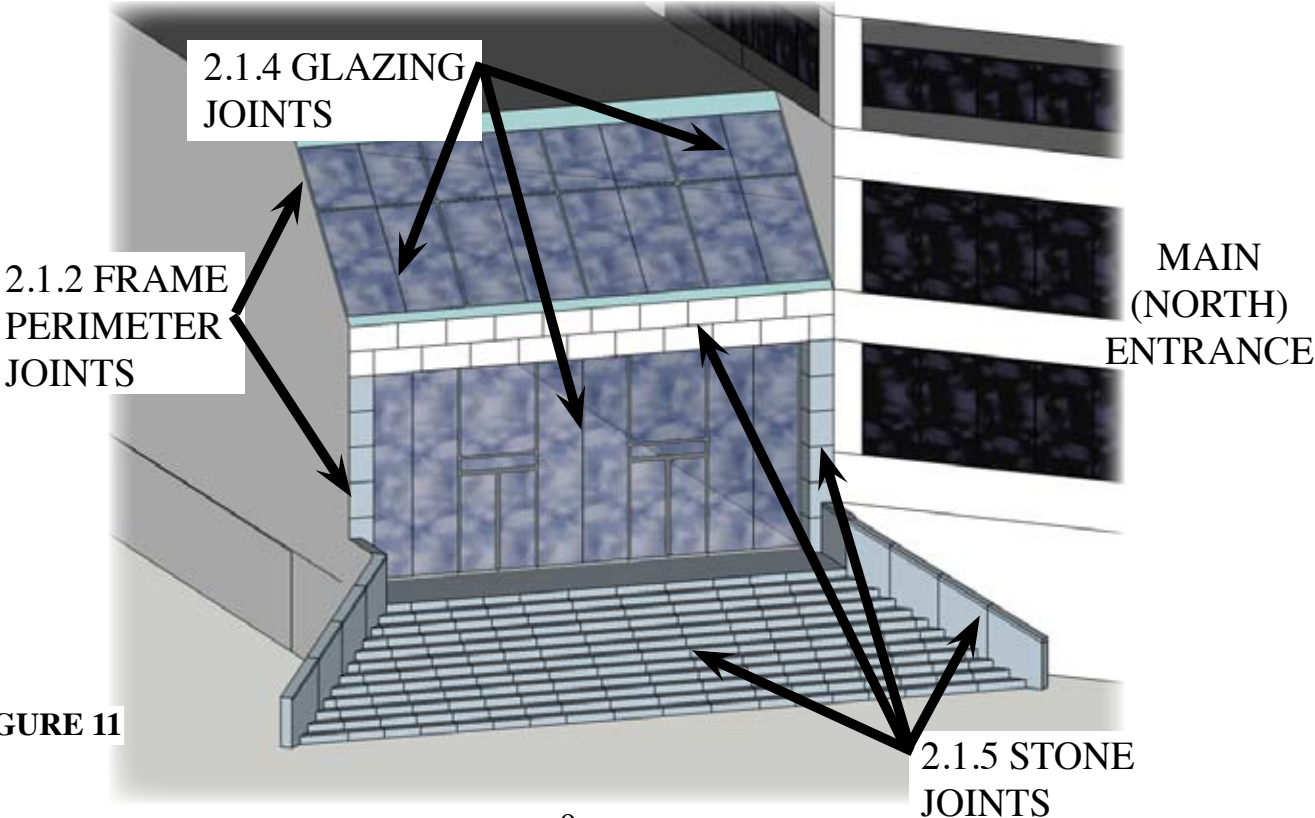


FIGURE 11

2.1.5 Stone Stair and Dimension Stone Joints

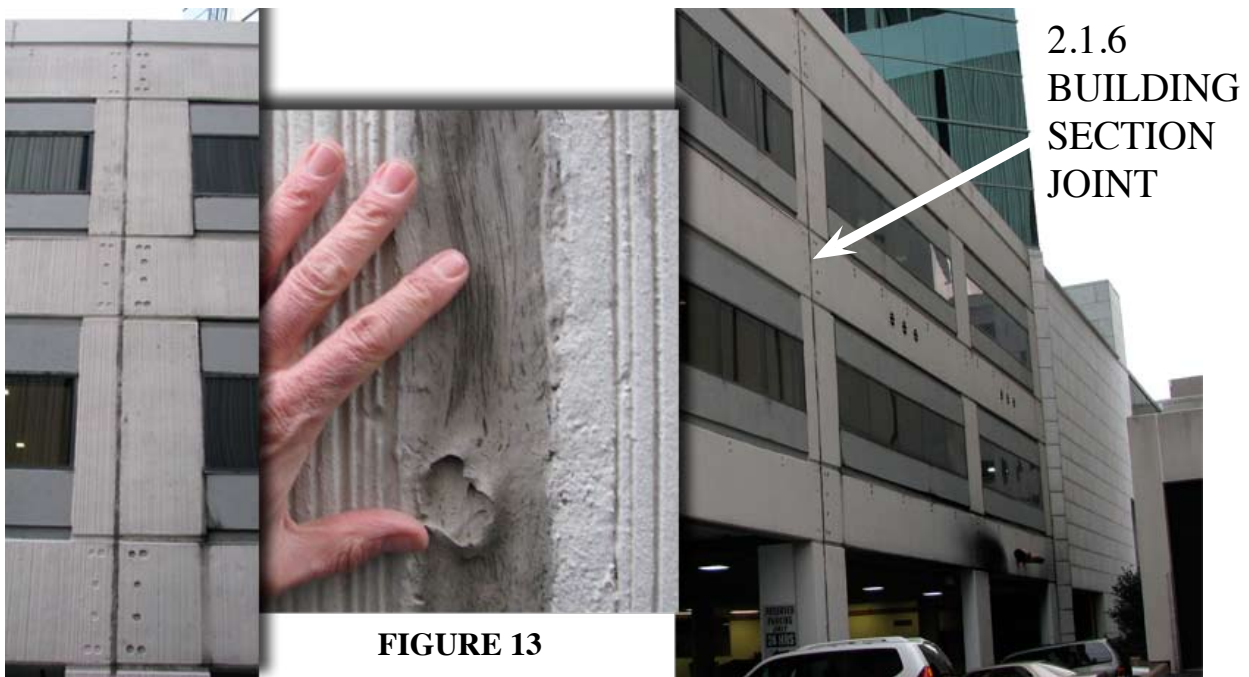
At the main building entrance the sealant and mortar in the joints between and adjacent to dimension stone and the joints between the stone stair components will be removed and new sealant installed.

- 2.1.5.1 The sealant in the joints in this area is to be Pecora Corporation DynaTred®, two part, non-sag, color stone gray (color #CF 53), traffic-grade polyurethane sealant.



2.1.6 Building Section Joint

On the East Garage Wall between the north stair tower and the north end of the building there is a wide joint between building sections. The width of this joint exceeds the standard for gunnable sealant. Here, the existing sealant is to be removed and a prefabricated joint is to be installed. The product to be used is Colorseal® by Emseal Corporation. The color is to be “Limestone”.



2.2 Surface Cleaning and Coating

2.2.1 Pressure Washing

The exterior of the building will be washed with high pressure water in order to prepare the surfaces for painting.

2.2.2 Application of Elastomeric Coating

All exterior concrete surfaces and soffits will be painted with Dow All Guard silicone elastomeric coating. The spandrels above and below the window units that are currently gray are to be Dow's "Slate" color and the other surfaces are to be Dow's color "Stucco".

2.2.3 Alternate for Stripping Paint From Spandrels

Until adhesion tests are completed it's unknown if the existing paint on the spandrels will have to be removed. A cost estimate for removing the paint from those surfaces is therefor needed.

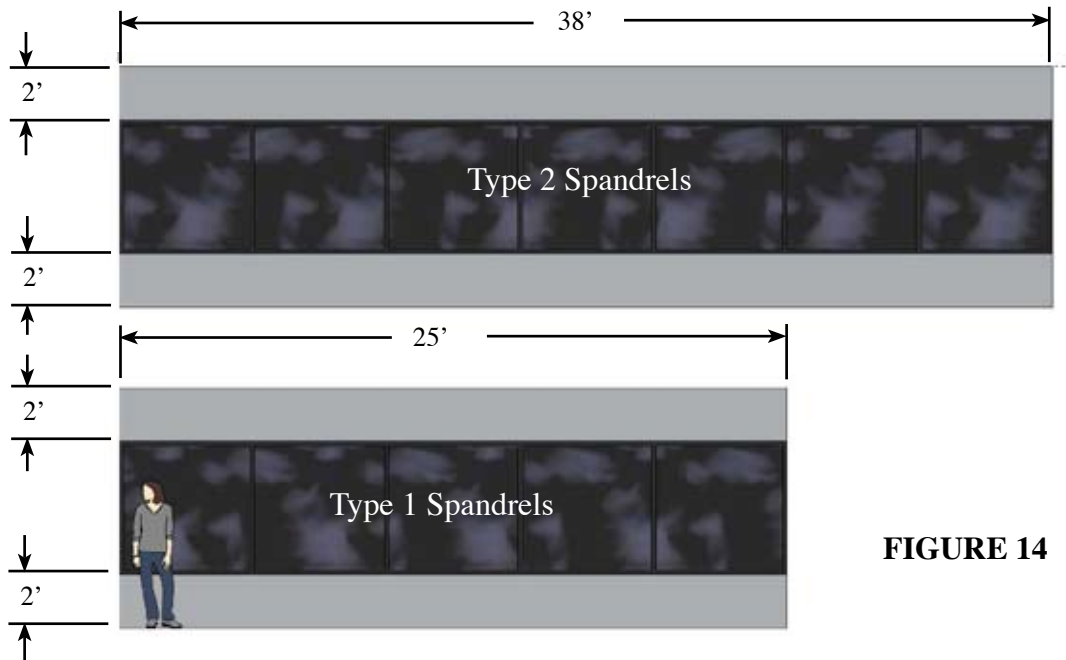


FIGURE 14

2.3 Glass Restoration and Window Frame Cleaning

There are 934 windows in the building. This a count of each individual piece of vision glass. Eight-hundred-and-fifty-two of these are in 4' high wall openings. The remaining eighty-two are in openings between 7'-2" and 10'-6" tall. All are either 5' or 5 1/2' wide. Most are stained with and / or lightly etched by residue from the adjacent surfaces. Their condition varies. In many places the glass is undamaged or just slightly damaged, others have been severely affected but all can be restored to a significant degree.

Tests were conducted recently and it was determined that standard glass restoration methods were effective in restoring the glass on even the most severely stained windows. Presto Restoration Products Corporation "Glass ReSurfacer System®" is to be used to restore the vision glass in all windows in the building. The manufacturer's requirements associated for the use of the products that constitute the system are to be strictly adhered to.

The outside surface of all window frames are to be cleaned. EcoChem, Inc. OneRestore® was found to be an effective cleaning agent on the frames at 2 Commercial Place. Another chemical, compound or method may be used as long as the surfaces are rendered essentially clean and the original finish is exposed and unaffected by the method employed.

2.4 Glass Sealing

Presto Restoration Products “Glass Defender® HD” glass coating is to be applied to the glass after the windows are restored and cleaned. Use of this product is to be done in strict accordance with the manufacturer’s instructions.



3. Work Items and Costs

The following sections list the categories of work and building sections which are a complete list of the work to be completed. This section also serves as the RFP bid form which the bidder may modify. The form and work breakdown as given here allow for a detailed Schedule of Values and frequent invoicing. However the bidder may consolidate the items in his bid to create a shorter Schedule of Values or to accommodate a particular work flow. However, section 3.3, "Total Charge", must be completed as given.

3.1 Areas or Items of Work w/ Cost Breakdown

Refer to the FIGURES 3 and 4 to identify the building sections named here.

(The spandrel counts provided in the following sections are estimates for the purpose of the bid. The total count is roughly correct and constitutes the total spandrel area but the actual area on each wall may vary from the area of the count provided.)

3.1.1 North Tower Wall

3.1.1.1	Concrete Joints	\$ _____
3.1.1.2	Frame Perimeter Joints	\$ _____
3.1.1.3	Wet Seals	\$ _____
3.1.1.4	Pressure Wash	\$ _____
3.1.1.5	Paint	\$ _____
3.1.1.6	Glass Restore & Frame Cleaning	\$ _____
3.1.1.7	Glass Sealing	\$ _____
3.1.1.8	Alt. to Strip Paint From Spandrels (13 Type 1)	\$ _____

3.1.2 West Tower Wall

3.1.2.1	Concrete Joints	\$ _____
3.1.2.2	Frame Perimeter Joints	\$ _____
3.1.2.3	Wet Seals	\$ _____
3.1.2.4	Pressure Wash	\$ _____
3.1.2.5	Paint	\$ _____
3.1.2.6	Glass Restore & Frame Cleaning	\$ _____
3.1.2.7	Glass Sealing	\$ _____
3.1.2.8	Alt. to Strip Paint From Spandrels (44 Type 1 & 1 Type 2)	\$ _____

3.1.3 South Tower Wall

3.1.3.1	Concrete Joints	\$ _____
3.1.3.2	Frame Perimeter Joints	\$ _____
3.1.3.3	Wet Seals	\$ _____
3.1.3.4	Pressure Wash	\$ _____
3.1.3.5	Paint	\$ _____
3.1.3.6	Glass Restore & Frame Cleaning	\$ _____
3.1.3.7	Glass Sealing	\$ _____
3.1.3.8	Alt. to Strip Paint From Spandrels (24 Type 1 & 2 Type 2)	\$ _____

3.1.4 East Tower Wall

- 3.1.4.1 Concrete Joints \$ _____
- 3.1.4.2 Frame Perimeter Joints \$ _____
- 3.1.4.3 Wet Seals \$ _____
- 3.1.4.4 Pressure Wash \$ _____
- 3.1.4.5 Paint \$ _____
- 3.1.4.6 Glass Restore & Frame Cleaning \$ _____
- 3.1.4.7 Glass Sealing \$ _____
- 3.1.4.8 Alt. to Strip Paint From Spandrels \$ _____
(25 Type 1 & 2 Type 2)

3.1.5 Northeast Tower Wall

- 3.1.5.1 Concrete Joints \$ _____
- 3.1.5.2 Wet Seals \$ _____
- 3.1.5.3 Frame Perimeter Joints \$ _____
- 3.1.5.4 Pressure Wash \$ _____
- 3.1.5.5 Paint \$ _____
- 3.1.5.6 Glass Restore & Frame Cleaning \$ _____
- 3.1.5.7 Glass Sealing \$ _____
- 3.1.5.8 Alt. to Strip Paint From Spandrels \$ _____
(14 Type 2)

3.1.6 Main Entrance

- 3.1.6.1 Stone Jts in Stair & Adjacent Walls \$ _____
- 3.1.6.2 Frame Perimeter \$ _____
- 3.1.6.3 Glazing Joints \$ _____

(These are the weather seal joints between the vertical and inclined glass panels at the entrance.)

3.1.7 West Garage Wall

- 3.1.7.1 Concrete Joints \$ _____
- 3.1.7.2 Frame Perimeter Joints \$ _____
- 3.1.7.3 Wet Seals \$ _____
- 3.1.7.4 Pressure Wash \$ _____
- 3.1.7.5 Paint \$ _____
- 3.1.7.6 Glass Restore & Frame Cleaning \$ _____
- 3.1.7.7 Glass Sealing \$ _____
- 3.1.7.8 Alt. to Strip Paint From Spandrels \$ _____
(3 Type 1)

3.1.8 South Garage Wall

3.1.8.1 Concrete Joints	\$ _____
3.1.8.2 Frame Perimeter Joints	\$ _____
3.1.8.3 Wet Seals	\$ _____
3.1.8.4 Pressure Wash	\$ _____
3.1.8.5 Paint	\$ _____
3.1.8.6 Glass Restore & Frame Cleaning	\$ _____
3.1.8.7 Glass Sealing	\$ _____
3.1.8.8 Alt. to Strip Paint From Spandrels (16 Type 1 & 1 Type 2)	\$ _____

3.1.9 East Garage Wall

3.1.9.1 Concrete Joints	\$ _____
3.1.9.2 Building Section Joint	\$ _____
3.1.9.3 Frame Perimeter Joints	\$ _____
3.1.9.4 Wet Seals	\$ _____
3.1.9.5 Pressure Wash	\$ _____
3.1.9.6 Paint	\$ _____
3.1.9.7 Glass Restore & Frame Cleaning	\$ _____
3.1.9.8 Glass Sealing	\$ _____
3.1.9.9 Alt. to Strip Paint From Spandrels (15 Type 1 & 1 Type 2)	\$ _____

3.1.10 Other Charges

If other charges, such as for rigging and setup, need to be included list them here:

3.1.10.1 Rigging / Setup Charge (examp)	\$ _____
3.1.10.2 Other charge	\$ _____
3.1.10.3 Other charge	\$ _____

3.2 Total Charge

Sum of items 3.3.1 through 3.3.11	\$ _____
Sum of items 3.1.1 through 3.3.12	\$ _____ (includes alternate to strip spandrel paint)
3.2.1 Concrete Joints	\$ _____
3.2.2 Building Section Joint	\$ _____
3.2.3 Frame Perimeter Joints	\$ _____
3.2.4 Wet Seals	\$ _____
3.2.5 Pressure Wash	\$ _____
3.2.6 Paint	\$ _____
3.2.7 Stone Joints	\$ _____
3.2.8 Glazing Joints	\$ _____
3.2.9 Glass Restore & Frame Cleaning	\$ _____
3.2.10 Glass Sealing	\$ _____
3.2.11 Other Itemized Charges	\$ _____
3.2.12 Alternate To Strip Spandrel Paint	\$ _____

4. Specifications

4.1 Sealants

The sealant specification is addendum 1, “Joint Sealant Specifications For 2012 Two Commercial Place Restoration”.

4.2 Coating

Surface preparation and coating application will be done according Dow Corning’s guidelines for their AllGuard elastomeric coating and trade best practices. (A detailed specification will be provided at the bidders meeting.)

4.3 Preformed, Watertight Exterior Joint

Colorseal by Emseal® or comparable alternative to be installed in strict accordance with manufacturers guidelines. (A detailed specification will be provided at the bidders meeting.)

4.4 Glass Restoration

The manufacturer’s requirements for the use of the products that constitute the Presto Restoration Products Corporation “Glass ReSurfacer System®” are to be strictly adhered to.

4.5 Glass Coating

Presto Restoration Products “Glass Defender® HD” glass coating is to be applied to the glass after the windows are restored and cleaned. Use of this product is to be done in strict accordance with the manufacturer’s instructions.

5. Quality Control

5.5.1 Sealant Installation

5.5.1.1 Mechanic’s Experience and Proficiency

Only experienced tradesmen capable of efficiently installing high quality sealant joints are to work on the project. All applicators are to be familiar with the contents of Dow’s “Contractor’s Handbook: A Contractors Guide To Dow Corning Construction Products and Procedures” and the Sealant, Waterproofing and Restorations Institute’s “Applied Liquid Sealants” manual or video.

5.5.1.2 Specification Compliance

Quality control measures for sealant installation are detailed in the specification, addendum 1.

5.5.2 Coating Application

5.5.2.1 Mechanic’s Experience and Proficiency

Only tradesmen with experience of successfully applying Dow AllGuard or similar elastomeric coatings are to work on the project. All applicators are to be familiar with the contents of Dow’s “Contractor’s Handbook: A Contractors Guide To Dow Corning Construction Products and Procedures”.

5.5.2.2 Manufacturer's Guidelines & Instructions

The manufacturer's instructions are to be strictly adhered to.

5.5.3 Preformed, Watertight Exterior Joint

5.5.3.1 Manufacturer's Guidelines & Instructions

The manufacturer's instructions are to be strictly adhered to.

5.5.4 Glass Restoration, Frame Cleaning And Window Sealing

5.5.4.1 Mechanic's Experience and Proficiency

Only tradesmen experienced and / or trained in the use of the chemicals and equipment being employed are to work on the project.

6. Contractors Requirements and Provisions

6.1 General

Contractor shall provide labor, materials and equipment to complete the services identified in Section 2 for the areas of the building and categories of work listed in Section 3.

6.2 Clean Up

Work site clean up shall be done daily. The contractor is to place all trash and debris in a dumpster or at a location on site as directed by the owner.

6.3 Site & Building Protection

6.3.1 Building Occupants and The Public

The area beneath work platforms are to be roped off and barricaded to prevent building tenants and others from walking under the work area. Entrances are not to be closed without the building manager's consent and overhead protection is to be provided where foot traffic can't be blocked or redirected from the work area.

6.3.2 Sidewalks and Other Surfaces Beneath Work Platforms

Drop cloths or tarps are to be spread on the surfaces beneath scaffolds to catch dropped sealant or paint. Sealant or paint that does drop or spill on finished surfaces is to be completely removed.

6.3.3 Building Components

Flashing, parapets, signage and roofing shall be protected against damage resulting from erection, deployment, use and dismantling of suspension devices. Large, raised letters that read "2 COMMERCIAL PLACE" are mounted to the building on the east end of the South Garage Wall and care must be taken there to avoid damage.

6.3.4 Roof

A membrane roof was recently installed. Extreme care must be taken to avoid damage. Specific precautions are:

- 6.3.4.1 Do not extinguish cigarettes on the roof
- 6.3.4.2 Counterweights are not to be used without plywood or mats
- 6.3.4.3 Do not drop hooks or other objects that could cut the roof membrane
- 6.3.4.4 Carts and hand trucks are to have “balloon” tires
- 6.3.4.5 If damage does occur report it so that it can be repaired

6.3.5 Plantings

Yards, landscaping and plantings are to be protected. Minor, isolated damage to trees and grass surfaces that will heal naturally is allowed.

6.4 Access to Contractor’s Operations

The contractor is to assist the owner’s representatives in assuring the project is being conducted safely and according to the specifications. This assistance is to include access to the contractor’s work platforms at any time and without notice and the assistance of the equipment operators. An extra safety line and rope grab are to be available for this purpose.

6.5 Power

Contractor is to provide details regarding electric power requirements. Unless informed otherwise the owner will make available a 208V, 30 amp, single phase electric power via a NEMA 10-30R twist lock, 3 wire, 30 amp, 250 volt female receptacle on the roof for each scaffold. It’s assumed that two scaffolds may be required.

6.6 Insurance

Contractor will maintain in a company or companies lawfully authorized to do business in Norfolk, VA such insurance as will protect the Contractor and Owner from covered claims which may arise out of or result from the Contractor’s operations on the Project.

6.7 Permits

Contractor is to secure all needed permits.

6.8 Production Schedule

The contractor is to provide a production schedule with their bid. This schedule is to include projected start and finish dates for all the work areas listed in section 3.

This schedule is to be maintained and made available to the owner’s designated representatives throughout the project. Enough detail is to be provided and updated as necessary to keep the Project Engineer and the Building Manager aware of what the current work is, where it is taking place, where work is expected to occur next, when significant milestones have been reached and when the project will be completed.

6.9 P.O.D Call & Weekly Construction Meeting

The contractor is to participate in the daily “Plan Of the Day” call. This is daily telcon with the property manager or building engineer during which the day’s activities of all the contractor’s on site are discussed. The contractor is also required to participate in the weekly Construction Meeting.

6.10 CEWA Compliance

Bank of America requires contractor personnel to be trained on safety and other points before they can work in the building. CEWA is the acronym used to refer to this training, which is an on-line course that

is completed by each individual and takes about thirty minutes.

7. Owners Requirements and Provisions

7.1 Project Engineer

The owner has employed a project engineer who has prepared this Scope of Work and the specifications who will assist in the bid process. During the project he will monitor progress, safety, schedule compliance and the quality and completeness of the work.

7.2 Power

Unless the contractor indicates other service is needed, the owner will provide two 208V, 30 amp, single phase electric hook-ups via a NEMA 10-30R twist lock, 3 wire, 30 amp, 250 volt female receptacle on the roof.

7.3 Water

Water at adequate volume and pressure to support the pressure washing operations shall be available.

7.4 Storage Space

The owner shall provide an area on the premises where the contractor may park a container or trailer for storage of materials and equipment.

7.5 Waste Disposal

Old sealant, backer rod and other material removed from the building as well as trash and other waste generated in the course of the project will be disposed of in the owner's on-site waste disposal containers, i.e. dumpsters.

7.6 Periodic Payment

As they are completed invoices may be submitted and payments requested for the items listed in the Schedule of Values.

8. Warranty

Manufacturers and Installer's warranties are to be provided for the sealants, coatings and the manufactured seal.

8.1 Manufacturer's

Executed standard warranty with authorized signatures and endorsements indicating substantial date of completion for the maximum period the manufacturer will grant and has granted on similar projects is to be provided.

8.2 Installer's

Installer's standard form in which Installer agrees to repair or replace their installations that fail to perform as required within the specified warranty period. The warranty is to list all exclusions such as disintegration of substrates, mechanical damage cause by others, changes in appearance caused by pollution and dirt, etc.

9. Addenda

9.1 Joint Sealant Restoration Specification for 2 Commercial Place. Norfolk, VA