



**BOARD OF CONTRACT AND SUPPLY  
CITY OF PROVIDENCE, RHODE ISLAND**

# REQUEST FOR PROPOSALS

**Item Description:** WANSKUCK HOUSE PORCH REPAIRS & PAINTING

**Procurement/MinuteTraq #: 41010**

**Date to be opened: 6/20/2023**

**Issuing Department:** Parks Department

## QUESTIONS

- Please direct questions related to the bidding process, how to fill out forms, and how to submit a bid (Pages 1-8) to the Purchasing Department.
  - Email: [purchasing@providenceri.gov](mailto:purchasing@providenceri.gov)
    - Please use the subject line “**Solicitation Question**”
- Please direct questions relative to the Minority and Women’s Business Enterprise Program and the corresponding forms (Pages 9-13) to the MBE/WBE Outreach Director for the City of Providence, Grace Diaz
  - Phone: (401) 680-5766
  - Email: [gdiaz@providenceri.gov](mailto:gdiaz@providenceri.gov)
    - Please use subject line “**MBE WBE Forms**”
- Please direct questions relative to the specifications outlined (beginning on page 14) to the issuing department’s subject matter expert:
  - Name: David Mitchell
  - Title: Supervisor of Project Planning
  - Email Address: [dmitchell@providenceri.gov](mailto:dmitchell@providenceri.gov)

## Pre-bid Conference

There will be a Non-Mandatory Pre-Bid Conference

Date of Pre-Bid Conference: 6/7/2023

Time: 10:00AM

Other details: The Pre-Bid Conference will take place on site, at 256 Woodward Road, Providence, RI 02904



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**INSTRUCTIONS FOR SUBMISSION**

Bids may be submitted up to **2:15 P.M.** on the above meeting date at the **Department of the City Clerk, Room 311, City Hall, 25 Dorrance Street, Providence.** At 2:15 P.M. all bids will be publicly opened and read at the Board of Contract Meeting in Conference Room 305, on the 3<sup>rd</sup> floor of City Hall.

- Bidders must submit **2 copies** of their bid in sealed envelopes or packages labeled with the captioned **Item Description** and the **City Department to which the solicitation and bid are related and must include the company name and address on the envelope as well.** (On page 1).
- If required by the Department, please keep the original bid bond and check in only one of the envelopes.
- Communications to the Board of Contract and Supply that are not competitive sealed bids (i.e. product information/samples) should have **“NOT A BID”** written on the envelope or wrapper.
- Only use form versions and templates included in this solicitation. If you have an old version of a form **do not recycle it for use in this bid.**
- The bid envelope and information relative to the bid must be addressed to:

**Board of Contract and Supply  
Department of the City Clerk – City Hall, Room 311  
25 Dorrance Street  
Providence, RI 02903**

**\*\*PLEASE NOTE:** This bid may include details regarding information that you will need to provide (such as proof of licenses) to the issuing department before the formalization of an award.

*This information is **NOT** requested to be provided in your initial bid by design.*

**All bids submitted to the City Clerk become public record.** Failure to follow instructions could result in information considered private being posted to the city’s Open Meetings Portal and made available as a public record. The City has made a conscious effort to avoid the posting of sensitive information on the City’s Open Meetings Portal, by requesting that such sensitive information be submitted to the issuing department only at their request.



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**BID PACKAGE CHECKLIST**

Digital forms are available in the City of Providence Purchasing Department Office or online at <http://www.providenceri.gov/purchasing/how-to-submit-a-bid/>

The bid package **MUST** include the following, in this order:

- Bid Form 1: Bidder's Blank as the cover page/ 1<sup>st</sup> page (*see page 6 of this document*)
- Bid Form 2: Certification of Bidder as 2<sup>nd</sup> page (*see page 7 of this document*)
- Bid Form 3: Certificate Regarding Public Records (*see page 8 of this document*)
- Bid Form 4: Affidavit of City Vendor (*see pages 9 and 10 of this document*)
- Forms from the Minority and Women Business Enterprise Program: Based on Bidder Category. *See forms and instructions enclosed (pages 11-15) or on:*  
<https://www.providenceri.gov/purchasing/minority-women-owned-business-mbewbe-procurement-program/>

**\*Please note: MBE/WBE forms must be completed for EVERY bid submitted and must be inclusive of ALL required signatures. Forms without all required signatures will be considered incomplete.**

- Bidder's Proposal/Packet: Formal response to the specifications outlined in this RFP, including pricing information and details related to the good(s) or service(s) being provided. Please be mindful of formatting responses as requested to ensure clarity.
- Financial Assurance, *if requested* (as indicated on page 5 of this document under "Bid Terms")

**All of the above listed documents are REQUIRED.** (With the exception of financial assurances, which are only required if specified on page 5.)

**\*\*\*Failure to meet specified deadlines, follow specific submission instructions, or enclose all required documents with all applicable signatures will result in disqualification, or in an inability to appropriately evaluate bids.**



**BOARD OF CONTRACT AND SUPPLY  
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**NOTICE TO VENDORS**

1. The Board of Contract and Supply will make the award to the lowest qualified and responsible bidder.
2. In determining the lowest responsible bidder, cash discounts based on preferable payment terms will not be considered.
3. Where prices are the same, the Board of Contract and Supply reserves the right to award to one bidder, or to split the award.
4. No proposal will be accepted if the bid is made in collusion with any other bidder.
5. Bids may be submitted on an “equal in quality” basis. The City reserves the right to decide equality. Bidders must indicate brand or the make being offered and submit detailed specifications if other than brand requested.
6. A bidder who is an out-of-state corporation shall qualify or register to transact business in this State, in accordance with the Rhode Island Business Corporation Act, RIGL Sec. 7-1.2-1401, et seq.
7. The Board of Contract and Supply reserves the right to reject any and all bids.
8. Competing bids may be viewed in person at the Department of the City Clerk, City Hall, Providence, immediately upon the conclusion of the formal Board of Contract and Supply meeting during which the bids were unsealed/opened. Bids may also be accessed electronically on the internet via the City’s [Open Meetings Portal](#).
9. As the City of Providence is exempt from the payment of Federal Excise Taxes and Rhode Island Sales Tax, prices quoted are not to include these taxes.
10. In case of error in the extension of prices quoted, the unit price will govern.
11. The contractor will **NOT** be permitted to: a) assign or underlet the contract, or b) assign either legally or equitably any monies or any claim thereto without the previous written consent of the City Purchasing Director.
12. Delivery dates must be shown in the bid. If no delivery date is specified, it will be assumed that an immediate delivery from stock will be made.
13. A certificate of insurance will normally be required of a successful vendor.
14. For many contracts involving construction, alteration and/or repair work, State law provisions concerning payment of prevailing wage rates apply ([RIGL Sec. 37-13-1 et seq.](#))
15. No goods should be delivered, or work started without a Purchase Order.
16. **Submit 2 copies of the bid to the City Clerk, unless the specification section of this document indicates otherwise.**
17. Bidder must certify that it does not unlawfully discriminate on the basis of race, color, national origin, gender, gender identity or expression, sexual orientation and/or religion in its business and hiring practices and that all of its employees are lawfully employed under all applicable federal, state and local laws, rules and regulations. (See Bid Form 2.)



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**BID TERMS**

1. Financial assurances may be required in order to be a successful bidder for Commodity or Construction and Service contracts. If either of the first two checkboxes below is checked, the specified assurance must accompany a bid, or the bid will not be considered by the Board of Contract and Supply. The third checkbox indicates the lowest responsible bidder will be contacted and required to post a bond to be awarded the contract.
  - a)  A certified check for \$\_\_\_\_\_ must be deposited with the City Clerk as a guarantee that the Contract will be signed and delivered by the bidder.
  - b)  A bid bond in the amount of **5%** per centum (%) of the proposed total price, must be deposited with the City Clerk as a guarantee that the contract will be signed and delivered by the bidder; and the amount of such bid bond shall be retained for the use of the City as liquidated damages in case of default.
  - c)  A performance and payment bond with a satisfactory surety company will be posted by the bidder in a sum equal to one hundred per centum (100%) of the awarded contract.
  - d)  No financial assurance is necessary for this item.
2. Awards will be made within **sixty (60) days of bid opening**. All bid prices will be considered firm, unless qualified otherwise. Requests for price increases will not be honored.
3. Failure to deliver within the time quoted or failure to meet specifications may result in default in accordance with the general specifications. It is agreed that deliveries and/or completion are subject to strikes, lockouts, accidents, and Acts of God.

**The following entry applies only for COMMODITY BID TERMS:**

4. Payment for partial delivery will not be allowed except when provided for in blanket or term contracts.

**The following entries apply only for CONSTRUCTION AND SERVICE BID TERMS:**

5. Only one shipping charge will be applied in the event of partial deliveries for blanket or term contracts.
6. Prior to commencing performance under the contract, the successful bidder shall attest to compliance with the provisions of the Rhode Island Worker's Compensation Act, [RIGL 28-29-1, et seq.](#) If exempt from compliance, the successful bidder shall submit a sworn Affidavit by a corporate officer to that effect, which shall accompany the signed contract.
7. Prior to commencing performance under the contract, the successful bidder shall, submit a certificate of insurance, in a form and in an amount satisfactory to the City.



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**BID FORM 1: Bidders Blank**

1. Bids must meet the attached specifications. Any exceptions or modifications must be noted and fully explained.
2. Bidder's responses must be in ink or typewritten, and all blanks on the bid form should be completed.
3. The price or prices proposed should be stated both in **WRITING** and in **FIGURES**, and any proposal not so stated may be rejected. **Contracts exceeding twelve months must specify annual costs for each year.**
4. Bids **SHOULD BE TOTALED** so that the final cost is clearly stated (unless submitting a unit price bid), however **each item should be priced individually**. Do not group items. Awards may be made on the basis of *total* bid or by *individual items*.
5. All bids **MUST BE SIGNED IN INK.**

**Name of Bidder (Firm or Individual):** \_\_\_\_\_

Contact Name: \_\_\_\_\_

Business Address: \_\_\_\_\_

Business Phone #: \_\_\_\_\_

Contact Email Address: \_\_\_\_\_

Agrees to bid on (Write the "Item Description" here): \_\_\_\_\_

If the bidder's company is based in a state other than Rhode Island, list name and contact information for a local agent for service of process that *is located within Rhode Island* \_\_\_\_\_

Delivery Date (if applicable): \_\_\_\_\_

Name of Surety Company (if applicable): \_\_\_\_\_

Total Amount in Writing\*: \_\_\_\_\_

Total Amount in Figures\*: \_\_\_\_\_

***\*If you are submitting a unit price bid, please insert "Unit Price Bid"***

***Use additional pages if necessary for additional bidding details.***

\_\_\_\_\_  
Signature of Representation

\_\_\_\_\_  
Title



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**BID FORM 2: Certification of Bidder**  
(Non-Discrimination/Hiring)

Upon behalf of \_\_\_\_\_ (Firm or Individual Bidding),

I, \_\_\_\_\_ (Name of Person Making Certification),

being its \_\_\_\_\_ (Title or "Self"), hereby certify that:

1. Bidder does not unlawfully discriminate on the basis of race, color, national origin, gender, sexual orientation and/or religion in its business and hiring practices.
2. All of Bidder's employees have been hired in compliance with all applicable federal, state and local laws, rules and regulations.

I affirm by signing below that I am duly authorized on behalf of Bidder, on  
this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
Signature of Representation

\_\_\_\_\_  
Printed Name



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**BID FORM 3: Certificate Regarding Public Records**

Upon behalf of \_\_\_\_\_ (Firm or Individual Bidding),

I, \_\_\_\_\_ (Name of Person Making Certification),

being its \_\_\_\_\_ (Title or "Self"), hereby certify an

understanding that:

1. All bids submitted in response to Requests for Proposals (RFP's) and Requests for Qualification (RFQ's), documents contained within, and the details outlined on those documents become public record upon receipt by the City Clerk's office and opening at the corresponding Board of Contract and Supply (BOCS) meeting.
2. The Purchasing Department and the issuing department for this RFP/RFQ have made a conscious effort to request that sensitive/personal information be submitted directly to the issuing department and only at request if verification of specific details is critical the evaluation of a vendor's bid.
3. The requested supplemental information may be crucial to evaluating bids. Failure to provide such details may result in disqualification, or an inability to appropriately evaluate bids.
4. If sensitive information that has not been requested is enclosed or if a bidder opts to enclose the defined supplemental information prior to the issuing department's request in the bidding packet submitted to the City Clerk, the City of Providence has no obligation to redact those details and bears no liability associated with the information becoming public record.
5. The City of Providence observes a public and transparent bidding process. Information required in the bidding packet may not be submitted directly to the issuing department at the discretion of the bidder in order to protect other information, such as pricing terms, from becoming public. Bidders who make such an attempt will be disqualified.

I affirm by signing below that I am duly authorized on behalf of Bidder, on

this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_.

\_\_\_\_\_  
Signature of Representation

\_\_\_\_\_  
Printed Name





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**BID FORM 4: Affidavit of City Vendor**

Per our Code of Ordinances [Sec. 21.-28.1 \(e\)](#), this form applies to a) the business, b) any political action committee whose name includes the name of the business, c) all persons holding ten (10) percent or greater equity interest or five thousand dollars (\$5,000.00) or greater cash value interest in the business at any time during the reporting period, d) all executive officers of the business entity, e) any spouse or dependent child of any individual identified in a) though d) above.

Executive officers who are not residents of the state of Rhode Island are exempted from this requirement.

Per [R.I.G.L. § 36-14-2](#), "Business" means a sole proprietorship, partnership, firm, corporation, holding company, joint stock company, receivership, trust, or any other entity recognized in law through which business for profit or not for profit is conducted.

Name of the person making this affidavit: \_\_\_\_\_

Position in the "Business" \_\_\_\_\_

Name of Entity \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

The number of persons or entities in your entity that are required to report under [Sec. 21.-28.1 \(e\)](#): \_\_\_\_\_

**Read the following paragraph and answer one of the options:**

Within the 12 month period preceding the date of this bid submission with the City of Providence, or with respect to the contracts that are not in writing within the 12 month period preceding the date of notification that the contract has reached the \$100,000 threshold, have you made campaign contributions within a calendar year to (please list all persons or entities required under [Sec. 21.-28.1 \(e\)](#)).

a. Members of the Providence City Council?  Yes  No

- If Yes, please complete the following:

Recipient(s) of the Contribution:

Contribution Date(s):

Contribution Amount(s):

b. Candidates for election or reelection to the Providence City Council?  Yes  No

- If Yes, please complete the following:

Recipient(s) of the Contribution:

Contribution Date(s):

Contribution Amount(s):



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c. The Mayor of Providence?  Yes  No

- If Yes, please complete the following:

Recipient(s) of the Contribution:

Contribution Date(s):

Contribution Amount(s):

d. Candidates for election or reelection to the office of Mayor of Providence?  Yes  No

- If Yes, please complete the following:

Recipient(s) of the Contribution:

Contribution Date(s):

Contribution Amount(s):

\_\_\_\_\_  
Signed under the pains and penalties of perjury.

\_\_\_\_\_  
Position



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**WBE/MBE Form Instructions**

The City of Providence actively seeks Minority and Women business enterprises to participate in bids to meet the City's procurement needs. Pursuant to the City of Providence Code of Ordinances, Chapter 21, Article II, [Sec. 21-52](#) (Minority and Women's Business Enterprise) and Rhode Island General Laws (as amended), Chapter 37-14, et seq. (Minority Business Enterprise), Minority Business Enterprise (MBE) and Women's Business Enterprise (WBE) participation goals apply to contracts.

The goal for Minority Business Enterprise (MBE) participation is **10%** of the total bid value.

The goal for Women's Business Enterprise (WBE) participation is **10%** of the total bid value.

The goal for combined MBE/WBE participation is **20%** of the total bid value.

**Only businesses certified with the State of Rhode Island** as minority and/or women business enterprises are counted towards the City's goals. Eligible minority or women-owned businesses are encouraged to seek certification from the State of Rhode Island Minority Business Enterprise Compliance Office at: <https://dedi.ri.gov/divisions-units/minority-business-enterprise-compliance-office>

**Note:** MBE certification with the State of Rhode Island on the basis of Portuguese heritage is not currently recognized by the City of Providence's MBE program.

**Bid Requirements:**

1. **All Bidders:** All bidders **must complete and submit the *MBE/WBE Participation Affidavit (page 13)*** indicating whether or not they are a state-certified MBE/WBE and acknowledging the City's participation goals. Submission of this form is **required with every bid. Your bid will not be accepted without an affidavit.**
2. **Bidders who will be subcontracting:** *In addition to the MBE/WBE Participation Affidavit*, Bidders who will be subcontracting must submit the ***Subcontractor Disclosure Form*** as part of their bid submission. All subcontractors, regardless of MBE/WBE status, must be listed on this form. Business NAICS codes can be found at <https://www.naics.com/search/>. Awarded bidders are required to submit ***Subcontractor Utilization and Payment Reports*** with each invoice.
3. **Waiver Requests:**
  - a) If the percentage of the total amount of the bid being awarded to MBE or WBE vendors is less than 20% (Box F on the Subcontractor Disclosure Form) and the prime contractor is not a Rhode Island State-certified MBE or WBE, the Bidder must complete the ***MBE/WBE Waiver Request Form (page 14)*** and obtain approvals prior to bid submission.
  - b) If the prime contractor company has the capacity to perform the whole project, the City of Providence requires the contractor to complete the ***MBE/WBE Waiver Request Form (page 14)*** and obtain approvals prior to bid submission.
  - c) If the contractor is a nonprofit organization, they are not required to complete the ***MBE/WBE Waiver Request Form***. However, the City of Providence requires the nonprofit organization to provide the ***MBE/WBE Participation Affidavit Form*** and proof of its nonprofit status.
  - d) If the contractor has researched the RI Certified minority list (<https://dedi.ri.gov/divisions-units/minority-business-enterprise-compliance-office/minority-business-enterprise-mbe>) and the state does not have any companies in the desired trade, the contractor must complete the ***MBE/WBE Waiver Request Form (page 14)*** and obtain approvals prior to bid submission.
  - e) Waivers will be considered for approval on a case-by-case basis.



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**Verifying MBE/WBE Certification**

It is the responsibility of the bidder to confirm that every MBE or WBE named in a proposal and included in a contract is certified by the Rhode Island Minority Business Enterprise Compliance Office. The current MBE/WBE directory is available at the State of RI MBE Office, One Capitol Hill, 2nd Floor, Providence, RI, or online at <http://odeo.ri.gov/offices/mbeco/mbe-wbe.php>. You can also call (401) 574-8670 to verify certification, expiration dates, and services that the MBE/WBE is certified to provide. Note: MBE certification with the State of Rhode Island on the basis of Portuguese heritage is not currently recognized by the City of Providence's MBE program.

**Form Instructions:**

Access all bid forms from <http://www.providenceri.gov/oeo/> or <http://www.providenceri.gov/purchasing/minority-women-owned-business-mbewbe-procurement-program/>. Download the forms as blank PDFs. Once saved on your computer, fill them out using the Adobe program. The fillable PDFs must be completed in Adobe in order to be saved properly. Google Chrome and similar platforms do not allow for the forms to be saved as filled PDFs. Therefore, please download the blank forms to your computer, then fill them out and save.

**Assistance with Form Requirements**

Examples of completed forms can be found on the City of Providence website at <http://www.providenceri.gov/oeo/> or <http://www.providenceri.gov/purchasing/minority-women-owned-business-mbewbe-procurement-program/>.

**Contract Requirements:**

Prime contractors engaging subcontractors must submit the *Subcontractor Utilization and Payment Report* to the City Department's Fiscal Agent with every invoice and request for final payment. A copy of all forms should be sent to the MBE/WBE Outreach Director Office, Grace Diaz at [gdiaz@providenceri.gov](mailto:gdiaz@providenceri.gov). This form is not submitted as a part of the initial bid package.

For contracts with durations of less than 3 months, this form must be submitted along with the contractor's request for final payment. The form must include all subcontractors utilized on the contract, both MBE/WBE and non- MBE/WBE, the total amount paid to each subcontractor for the given period and to date, A copy of all forms should be sent to the MBE/WBE Outreach Director Office, Grace Diaz at [gdiaz@providenceri.gov](mailto:gdiaz@providenceri.gov). During the term of the contract, any unjustified failure to comply with the MBE/WBE participation requirements is a material breach of contract.

**Questions?**

For more information or for assistance with MBE/WBE Forms, contact the City of Providence MBE/WBE Outreach Director, Grace Diaz, at [gdiaz@providenceri.gov](mailto:gdiaz@providenceri.gov) or (401) 680-5766.



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**MBE/WBE PARTICIPATION AFFIDAVIT**

Project /Item Description (as seen on RFP):

\_\_\_\_\_  
Prime Bidder: \_\_\_\_\_ Contact Email and Phone \_\_\_\_\_  
Company Name, Address and Trade: \_\_\_\_\_  
\_\_\_\_\_

Which one of the following describes your business' status in terms of Minority and/or Woman-Owned Business Enterprise certification with the State of Rhode Island?  MBE  WBE  Neither MBE nor WBE

**By initialing the following sections and signing the bottom of this document in my capacity as the contractor or an authorized representative of contractor, I make this Affidavit:**

It is the policy of the City of Providence that minority business enterprises (MBEs) and women business enterprises (WBEs) should have the maximum opportunity to participate in procurements and projects as prime contractors and vendors. Pursuant to [Sec. 21-52](#) of the Providence Code of Ordinances and [Chapter 37-14 et seq.](#) of the Rhode Island General Laws (as amended), MBE and WBE participation goals apply to contracts.

The goal for Minority Business Enterprise (MBE) participation is 10% of the total bid value.  
The goal for Women's Business Enterprise (WBE) participation is 10% of the total bid value.  
The goal for combined MBE/WBE participation is 20% of the total bid value.

**I acknowledge the City of Providence's goals of supporting MBE/WBE certified businesses.** Initial \_\_\_\_\_

If awarded the contract, I understand that my company must submit to the Minority and Women's Business Coordinator at the City of Providence (MBE/WBE Office), copies of all executed agreements with the subcontractor(s) being utilized to achieve the participation goals and other requirements of the RI General Laws. **I understand that these documents must be submitted prior to the issuance of a notice to proceed.** Initial \_\_\_\_\_

**I understand that, if awarded the contract, my firm must submit to the MBE/WBE Office canceled checks and reports required by the MBE/WBE Office on a quarterly basis verifying payments to the subcontractors(s) utilized on the contract.** Initial \_\_\_\_\_

If I am awarded this contract and find that I am unable to utilize the subcontractor(s) identified in my Statement of Intent, I understand that I must substitute another certified MBE and WBE firm(s) to meet the participation goals. **I understand that I may not make a substitution until I have obtained the written approval of the MBE/WBE Office.**

Initial \_\_\_\_\_  
**If awarded this contract, I understand that authorized representatives of the City of Providence may examine the books, records and files of my firm from time to time, to the extent that such material is relevant to a determination of whether my firm is complying with the City's MBE/WBE participation requirements.**

Initial \_\_\_\_\_  
**I do solemnly declare and affirm under the penalty of perjury that the contents of the foregoing Affidavit are true and correct to the best of my knowledge, information, and belief.**

\_\_\_\_\_  
Signature of Bidder

\_\_\_\_\_  
Printed Name

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

\_\_\_\_\_  
Date



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**SUBCONTRACTOR DISCLOSURE FORM**

Fill out this form only if you WILL SUBCONTRACT with other parties. If you will not subcontract any portion of the proposed bid, do not fill out this form.

Prime Bidder: \_\_\_\_\_ Primary NAICS \_\_\_\_\_

Code: \_\_\_\_\_

Item Description (as seen on RFP): \_\_\_\_\_

Please list all Subcontractors below. Include the total dollar value that you propose to share with each subcontractor and the dollar amount to be subcontracted. Please check off MBE and WBE where applicable. The directory of all state-certified MBE/WBE firms is located at [www.mbe.ri.gov](http://www.mbe.ri.gov). Business NAICS codes can be found at <https://www.naics.com/search/>

Proposed Subcontractor	MBE	WBE	Primary NAICS Code	Date of Mobilization	\$ Value of Subcontract
Click or tap here to enter text.					\$
Click or tap here to enter text.					\$
Click or tap here to enter text.					\$
Click or tap here to enter text.					\$
Click or tap here to enter text.					\$
Click or tap here to enter text.					\$
<b>A. MBE SUBCONTRACTED AMOUNT:</b>					\$
<b>B. WBE SUBCONTRACTED AMOUNT:</b>					\$
<b>C. NON-MBE WBE SUBCONTRACTED AMOUNT:</b>					\$
<b>D. DOLLAR AMOUNT OF WORK DONE BY THE PRIME CONTRACTOR:</b>					\$
<b>E. TOTAL AMOUNT OF BID (SUM OF A, B, C, &amp; D):</b>					\$
<b>F. PERCENTAGE OF BID SUBCONTRACTED TO MBEs AND WBEs. (Divide the sum of A and B by E and multiply result by 100).</b>					%

Please read and initial the following statement acknowledging you understand. If the percentage of the total amount of the bid being awarded to MBE or WBE vendors is less than 20% (Box (F)) and the prime contractor is NOT a Rhode Island State-certified MBE or WBE, you must fill out the MBE/WBE WAIVER REQUEST FORM for consideration by City of Providence MBE/WBE Outreach Director. Initial \_\_\_\_\_ Required

\_\_\_\_\_  
Signature of Bidder

\_\_\_\_\_  
Printed Name



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**MBE/WBE Waiver Request Form**

**Fill out this form only if you did not meet the 20% MBE/WBE participation goal.  
State-certified MBE or WBE Prime Bidders are NOT REQUIRED to fill out this form.**

Submit this form to the City of Providence MBE/WBE Outreach Director, Grace Diaz, at [gdiaz@providenceri.gov](mailto:gdiaz@providenceri.gov), for review **prior to bid submission**. This waiver applies only to the current bid which you are submitting to the City of Providence and does not apply to other bids your company may submit in the future. **In case a waiver is needed, City Department Directors should not recommend a bidder for an award if this form is not included, absent or is not signed by the city of Providence MBE/WBE director.**

Prime Bidder: \_\_\_\_\_ Contact Email and Phone \_\_\_\_\_

Company Name, Address: \_\_\_\_\_ Trade \_\_\_\_\_

Project /Item Description (as seen on RFP):  
\_\_\_\_\_  
\_\_\_\_\_

To receive a waiver, you must list the certified MBE and/or WBE companies you contacted, the name of the primary individual with whom you interacted, and the reason the MBE/WBE company could not participate on this project.

<b>MBE/WBE Company Name</b>	<b>Individual's Name</b>	<b>Company Name</b>	<b>Why did you choose not to work with this company?</b>

I acknowledge the City of Providence's goal of a combined MBE/WBE participation is 20% of the total bid value. I am requesting a waiver of \_\_\_\_\_ % MBE/WBE (20% minus the value of **Box F** on the Subcontractor Disclosure Form). If an opportunity is identified to subcontract any task associated with the fulfillment of this contract, a good faith effort will be made to select MBE/WBE certified businesses as partners.

\_\_\_\_\_  
Signature of Prime Contractor /  
or Duly Authorized Representative

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Signature of City of Providence  
MBE/WBE Outreach Director /  
or Duly Authorized Representative

\_\_\_\_\_  
Printed Name of City of Providence  
MBE/WBE Outreach Director

\_\_\_\_\_  
Date Signed



**BOARD OF CONTRACT AND SUPPLY  
CITY OF PROVIDENCE, RHODE ISLAND**

**BID PACKAGE SPECIFICATIONS**

**Project Description:**

Wanskuck House is a two-story wood frame house located in Wanskuck Park at 256 Woodward Road on Plat 103 Lot 2. Built in 1870, it is listed on the National Register of Historic Places. Within the Wanskuck Historic District of Providence, RI, the house is one of the few remaining original clapboard buildings that was the caretaker’s cottage with veranda that overlooks the property. The goals of the project are to enhance the architectural character of this historic home with improvements to the exterior of the house.

**BASE BID:** The City of Providence is seeking qualified contractors to perform the following scope of work. The Base Bid scope of work shall include but is not limited to:

- Porch framing repair & reinforcement.
- Brick footings repair & reinforcement.
- Joist and beam repair
- Furnish and Install (F&I) New 5” square PT wood columns.
- F&I New 42” high PT wood guard railing.
- F&I New 1”x6” PT wood deck boards.
- F&I New rough clapboard siding.
- F&I Decorative fascia details repairs/replacement.
- (2) coats of paints on exterior trim and details, replaced/new clapboard siding, porch columns, wood guardrails, and fascia.
- Preparing & applying Drylok to all exterior foundation walls & seal cracks, joints & openings with waterproof sealant.
- F&I New aluminum gutter, drain and “V” shaped metal flashing.

In addition to stating the Total Base Bid, the bidder shall state Unit Prices for related work listed under each bid item which represents the work items included in the Total Base Bid. The Unit Prices are quoted for computing adjustments to the Base Bid prior to Contract award, as well as during the course of construction, based upon extra work ordered by the City or for work countermanded, reduced or omitted by the City in order to stay within the Project budget.

Base Bid Items and Unit prices are to be Completed prices to be added or deducted on the basis of quantities of work involved, for each item in place in the unit indicated.

**All Work Included in this Project Shall be Completed for the lump sum of:**

\_\_\_\_\_ **Dollars**  
(\$ \_\_\_\_\_), **TOTAL BASE BID**

**ALLOWANCE: \$5,000.00**

**BASE BID W/ ALLOWANCE: \$ \_\_\_\_\_**

**BIDDER: \_\_\_\_\_**





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**ADD ALTERNATES:**

1. Add Alt #1 – Clean, prep, scrape existing wood clapboards prime and paint with (2) coats of paint - Per Lump Sum

\_\_\_\_\_ LS \$ \_\_\_\_\_  
*price in writing*

**UNIT PRICES – BASE BID:**

1. Remove & Dispose existing aluminum gutter, drain and “V” shaped metal flashing – per Lump Sum

\_\_\_\_\_ LS \$ \_\_\_\_\_  
*price in writing*

2. Remove & Dispose existing wood deck boards – per Lump Sum

\_\_\_\_\_ LS \$ \_\_\_\_\_  
*price in writing*

3. Remove & Dispose (6) existing 5” square wooden columns – per Lump Sum

\_\_\_\_\_ LS \$ \_\_\_\_\_  
*price in writing*

4. Remove & Dispose entire length of existing wood railings – per Lump Sum

\_\_\_\_\_ LS \$ \_\_\_\_\_  
*price in writing*

5. Remove & Dispose existing storage door below the deck – per Lump Sum

\_\_\_\_\_ LS \$ \_\_\_\_\_  
*price in writing*

6. Remove & Replace any structurally compromised wood joists, beam, posts, fascia, braces & hardware– per Lump Sum

\_\_\_\_\_ LS \$ \_\_\_\_\_  
*price in writing*

7. Repair & Reinforce (6) brick footings – per Lump Sum

\_\_\_\_\_ LS \$ \_\_\_\_\_  
*price in writing*

**BIDDER:** \_\_\_\_\_



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**8. Furnish & Install (6) 5” square PT wood columns – per Each**

\_\_\_\_\_ EA \$ \_\_\_\_\_  
*price in writing*

**9. Furnish & Install 42” high PT wood guard railings – per Linear Foot**

\_\_\_\_\_ LF \$ \_\_\_\_\_  
*price in writing*

**10. Furnish & Install 1”x6” PT wood deck boards – per Surface Square Foot**

\_\_\_\_\_ SSF \$ \_\_\_\_\_  
*price in writing*

**11. Repair existing rough clapboard siding – per Surface Square Foot**

\_\_\_\_\_ SSF \$ \_\_\_\_\_  
*price in writing*

**12. Furnish & Install new rough clapboard siding – per Surface Square Foot**

\_\_\_\_\_ SSF \$ \_\_\_\_\_  
*price in writing*

**13. Repair/ replace decorative fascia details – per Each**

\_\_\_\_\_ EA \$ \_\_\_\_\_  
*price in writing*

**14. Clean, Prep, Prime & Paint (2) coats of paints on siding, trimming and details, clapboard, porch columns, guardrails, fascia & ceiling – per Lump Sum**

\_\_\_\_\_ LS \$ \_\_\_\_\_  
*price in writing*

**15. Prepare & Apply Drylok to all exterior foundation walls & seal cracks, joints & openings with waterproof sealant – per Lump Sum**

\_\_\_\_\_ LS \$ \_\_\_\_\_  
*price in writing*

**BIDDER:** \_\_\_\_\_



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**16. Furnish & Install new aluminum gutter, drain and “V” shaped metal flashing – per Lump Sum**

\_\_\_\_\_ LS \$ \_\_\_\_\_  
*price in writing*

**BIDDER:**

\_\_\_\_\_

*Please note that the list above is not intended to include all items required to complete the base bid scope of work but can and shall be used to adjust the contract prior to or after award – in the best interest of the City of Providence*



**BOARD OF CONTRACT AND SUPPLY  
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**BID DOCUMENTS:**

The complete set of Bid Documents consists of the Bid Form, Technical Specifications, Minority Participation Forms, and the following Drawings:

**DRAWINGS:**

- **A-000 COVER**
- **AD-101 DEMO PLANS & ELEVATIONS**
- **A-111 BASEMENT & 1<sup>ST</sup> FLOOR PLANS**
- **A-201 EXTERIOR ELEVATIONS**
- **S-1 STRUCTURAL PLANS**

**PREVAILING WAGE DECISION**

**COPY OF THE CONTRACT**

**TECHNICAL SPECIFICATION:**

**010000 GENERAL REQUIREMENTS PROJECT MANUAL AND SPECIFICATIONS3**

Section 000101 Cover  
Section 000110 Table of Contents

**DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS**

Section 004500 Bidder's Qualifications Statement

[Note: Contract to be solicited through City of Providence, Parks Department, Request for Proposals (RFP) will include the Contract Documents (Drawings & Specifications) in .pdf format.]

**DIVISION 01 – GENERAL REQUIREMENTS**

**DIVISION 02 – EXISTING CONDITIONS**

See drawing sheet A-001

**DIVISION 03 – CONCRETE**



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See drawing sheet S-1 Structural Plans

**DIVISION 04 – MASONRY**

Section 040120 Maintenance of Unit Masonry

**DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES**

Section 061053 Miscellaneous Rough Carpentry

Section 061533 Wood Patio Decking

Section 062013 Exterior Finish Carpentry

**DIVISION 07 – THERMAL AND MOISTURE PROTECTION**

Section 072500 Weather Barriers Section

077100 Roof Specialties

**DIVISION 09 – FINISHES**

Section 099113 Exterior Painting

**ADDITIONAL INFORMATION REQUIRED WITH BID:**

- Qualifications to Perform Work – See Form Below for Information Required
- Minority Participation Forms – 10% MBE / 10 % WBE Goal on this Project
- Addenda (If Any) - Must Be Acknowledged on Bid Form
- Product Information for Items Submitted as ‘Or Equal’ to Specified Materials

**PROVISIONS OF THIS PROJECT:**

- Upon the Issuance of the Award from the Board of Contract – the City shall issue a Contract to be executed by the City and the vendor incorporating the bid specifications. All Provisions of the Specifications are binding.
- Any Permits Required by the City of Providence and/or State of Rhode Island Shall be Obtained by the Vendor – Permit Fees by the City of Providence Shall be Waived – the State ADA Fee Must be Paid
- The Davis Bacon Act Applies (HUD Projects) – Prevailing Wages Must Be Paid for On Site Hours – On-Site Interviews will be Conducted During the Project – Employees Shall be Advised of the Prevailing Wage Rates Prior to Mobilization on Site
- Certified payrolls Must be Submitted With Pay Requests Including Monthly Utilizations Form
- Performance and Payment Bonds (If Required) Must be Submitted within 10 Days of Award or Bid Bond Will be Forfeited
- An Insurance Certificate Shall be Submitted to the City Within 10 Days of Award
- A Copy of the Vendors Contractor’s License Must be Submitted within 10 Days of Award
- All On-Site Personnel Shall be Licensed (If Required) and Shall have Proof of All Licenses Required by the State of Rhode Island to Perform the Work Required
- Pay Requests Must be Submitted on Approved AIA Billing Documents (City will Provide if Needed)



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- All Subcontractors Shall be Listed on the Bid Form – All Insurance & Payroll Requirements Apply
  - General Contractor Shall be the Insurance Certificate Holder and the City Shall be Named as ‘Additionally Insured’ with Respect to Liability Insurance
- A Submittal Log Must be Submitted within 10 Days of Award

**CLOSE OUT DOCUMENTS:**

- Prior to Final Payment the Vendor Shall Provide the Following:
  - Copies of Permits Signed off and Approved (If Any)
  - Operating Manuals and Warranties Shall Be Transferred and/or Delivered
  - Full and Completed As-Built Drawings Shall be Submitted for Approval
  - Training Shall be Provided to City Personnel (If Required)
  - Certification by Manufactures Representative (If Required)

**QUALIFICATIONS:**

Qualifications will be evaluated on the basis of similar project experience for:

- a. Completion of at least 3 similar projects within the past five years.
- b. Size and dollar value of similar completed projects.
- c. Contractor’s performance with similar projects. (references will be checked)
- d. Relevant experience of individuals assigned to the project.

Questions regarding this bid package shall be submitted via e-mail to Chevell Burgess at [Cburgess@providenceri.gov](mailto:Cburgess@providenceri.gov) and **David Mitchell, [dmitchell@providenceri.gov](mailto:dmitchell@providenceri.gov)**, no later than five (5) working days before the bid opening date.



**BOARD OF CONTRACT AND SUPPLY  
CITY OF PROVIDENCE, RHODE ISLAND**

## **SUPPLEMENTAL INFORMATION**

If the issuing department for this RFP determines that your firm's bid is best suited to accommodate their need, you will be asked to provide proof of the following prior to formalizing an award.

An inability to provide the outlined items at the request of the department may lead to the disqualification of your bid.

*This information is **NOT** requested to be provided in your initial bid that you will submit to the City Clerk's office by the "date to be opened" noted on page 1. This list only serves as a list of items that your firm should be ready to provide on request.*

**All bids submitted to the City Clerk become public records. Failure to follow instructions could result in information considered private being posted to the city's Open Meetings Portal and made available as a public record.**

**You must be able to provide:**

- Business Tax ID will be requested after an award is approved by the Board of Contract and Supply.
- Proof of Insurance.
- Certificate of Good Standing with the Rhode Island Secretary of State.



**BOARD OF CONTRACT AND SUPPLY  
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**APPRENTICE REQUIREMENTS**

Attention of prospective bidders is called to the fact that this project is to be bid upon and executed under the City of Providence Code of Ordinances Chapter 21 Art. II Section 21-28.1 c(1) and (2) related to utilizing apprentices in the contract. This ordinance outlines requirements for utilizing not less than 15% of total hours worked by apprentices. The City may lower this percentage only if it determines in writing that compliance is not feasible or that it would be unduly cost prohibitive to the project. The attention of prospective bidders is also called to the fact that reporting the efforts undertaken and progress towards achieving the requirements in this ordinance is a condition for payment. Compliance reporting shall be submitted with any contract payment requisition, in a format to be specified by the City. This demonstration of compliance through such reports shall be a condition of the requisition for payment to be processed. Upon the contract being awarded to the successful bidder, a mandatory meeting will be scheduled to review the project requirements relative to apprenticeship requirements and the process and protocols by which these goals will be achieved. At this meeting, specific forms and procedures for the documentation and achievement of these requirements by the successful bidder will be provided, discussed and agreed upon for the execution of the contract.

**FIRST SOURCE REQUIREMENTS**

Attention of prospective bidders is called to the fact that this project is to be bid upon and executed under the City of Providence Code of Ordinances Chapter 21 Art. III 1/2 First Source Agreements Sec. 21-91 through 21-96. This ordinance outlines requirements for hiring Providence residents to work on this project. The City may waive this requirement only upon a determination in writing that qualified residents of Providence are not available for the project, pursuant to Sec. 21-94(e). The attention of prospective bidders is called to the fact that reporting the efforts undertaken and progress towards achieving the requirements in this ordinance is a condition for payment. Compliance reporting shall be submitted with any contract payment requisition, in a format to be specified by the City. This demonstration of compliance through such reports shall be a condition of the requisition for payment to be processed. Upon the contract being awarded to the successful bidder, a mandatory meeting will be scheduled to review the project requirements relative to the First Source Agreements and the process and protocols by which these goals will be achieved. At this meeting, specific forms and procedures for the documentation and achievement of these requirements by the successful bidder will be provided, discussed and agreed upon for the execution of the contract.





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**CITY OF PROVIDENCE STANDARD TERMS & CONDITIONS**

1. The terms “you” and “your” contained herein refer to the person or entity that is a party to the agreement with the City of Providence (“the City”) and to such person’s or entity’s employees, officers, and agents.
2. The Request For Proposals (“RFP”) and these Standard Terms and Conditions together constitute the entire agreement of the parties (“the Agreement”) with regard to any and all matters. By your submission of a bid proposal or response to the City’s RFP, you accept these Standard Terms & Conditions and agree that they supersede any conflicting provisions provided by bid or in any terms and conditions contained or linked within a bid and/or response. Changes in the terms and conditions of the Agreement, or the scope of work thereunder, may only be made by a writing signed by the parties.
3. You are an independent contractor and in no way does this Agreement render you an employee or agent of the City or entitle you to fringe benefits, workers’ compensation, pension obligations, retirement or any other employment benefits. The City shall not deduct federal or state income taxes, social security or Medicare withholdings, or any other taxes required to be deducted by an employer, and this is your responsibility to yourself and your employees and agents.
4. You shall not assign your rights and obligations under this Agreement without the prior written consent of the City. Any assignment without prior written consent of the City shall be voidable at the election of the City. The City retains the right to refuse any and all assignments in the City’s sole and absolute discretion.
5. Invoices submitted to the City shall be payable sixty (60) days from the time of receipt by the City. Invoices shall include support documentation necessary to evidence completion of the work being invoiced. The City may request any other reasonable documentation in support of an invoice. The time for payment shall not commence, and invoices shall not be processed for payment, until you provide reasonably sufficient support documentation. In no circumstances shall the City be obligated to pay or shall you be entitled to receive interest on any overdue invoice or payment. In no circumstances shall the City be obligated to pay any costs associated with your collection of an outstanding invoice.
6. For contracts involving construction, alteration, and/or repair work, the provisions of applicable state labor law concerning payment of prevailing wage rates (R.I. Gen. Laws §§ 37-13-1 et seq., as amended) and the City’s First Source Ordinance (Providence Code of Ordinances §§ 21-91 et seq., as amended) apply.
7. With regard to any issues, claims, or controversies that may arise under this Agreement, the City shall not be required to submit to dispute resolution or mandatory/binding arbitration. Nothing prevents the parties from mutually agreeing to settle any disputes using mediation or non-binding arbitration.
8. To the fullest extent permitted by law, you shall indemnify, defend, and hold harmless the City, its employees, officers, agents, and assigns from and against any and all claims, damages, losses, allegations, demands, actions, causes of action, suits, obligations, fines, penalties, judgments, liabilities, costs and expenses, including but not limited to attorneys’ fees, of any nature whatsoever arising out of, in connection with, or resulting from the performance of the work provided in the Agreement.
9. You shall maintain throughout the term of this Agreement the insurance coverage that is required by the RFP or, if none is required in the RFP, insurance coverage that is considered in your industry to be commercially reasonable, and you agree to name the City as an additional insured on your general liability policy and on any umbrella policy you carry.
10. The City shall not subject itself to any contractual limitations on liability. The City shall have the time permitted within the applicable statute of limitations, and no less, to bring or assert any and all causes of action, suits, claims or demands the City may have arising out of, in connection with, or resulting from the performance of the work provided in the Agreement, and in no event does the City agree to limit your liability to the price of the Agreement or any other monetary limit.
11. The City may terminate this Agreement upon five (5) days’ written notice to you if you fail to observe any of the terms and conditions of this Agreement, or if the City believes your ability to perform the



**BOARD OF CONTRACT AND SUPPLY  
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- terms and conditions of this Agreement has been materially impaired in any way, including but in no way limited to loss of insurance coverage, lapsing of a surety bond, if required, declaration of bankruptcy, or appointment of a receiver. In the event of termination by the City, you shall be entitled to just and equitable compensation for any satisfactory work completed and expenses incurred up to the date of termination.
12. Written notice hereunder shall be deemed to have been duly served if delivered in person to the individual or member of the firm or entity or to an officer of the entity for whom it was intended, or if delivered at or sent by registered or certified mail to the last business address known by the party providing notice.
  13. In no event shall the Agreement automatically renew or be extended without a writing signed by the parties.
  14. You agree that products produced or resulting from the performance of the Agreement are the sole property of the City and may not be used by you without the express written permission of the City.
  15. For any Agreement involving the sharing or exchange of data involving potentially confidential and/or personal information, you shall comply with any and all state and/or federal laws or regulations applicable to confidential and/or personal information you receive from the City, including but not limited to the Rhode Island Identity Theft Protection Act, R.I. Gen. Laws § 11-49.3-1, during the term of the Agreement. You shall implement and maintain appropriate physical, technical, and administrative security measures for the protection of, and to prevent access to, use, or disclosure of, confidential and/or personal information. In the event of a breach of such information, you shall notify the City of such breach immediately, but in no event later than twenty-four (24) hours after discovery of such breach.
  16. The Agreement is governed by the laws of the State of Rhode Island. You expressly submit yourself to and agree that any and all actions arising out of, in connection with, or resulting from the performance of the Agreement or relationship between the parties shall occur solely in the venue and jurisdiction of the State of Rhode Island or the federal court located in Rhode Island.
  17. The failure of the City to require performance of any provision shall not affect the City's right to require performance at any time thereafter, nor shall a waiver of any breach or default of this Agreement constitute a waiver of any subsequent breach or default or a waiver of the provision itself.
  18. If any term or provision of this Agreement, or the application thereof to any person or circumstance shall, in any extent, be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each term and provision shall be valid and enforceable to the fullest extent permitted by law.



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**PREVAILING WAGE DECISION**

"General Decision Number: RI20220001 06/24/2022

Superseded General Decision Number: RI20210001

State: Rhode Island

Construction Types: Building, Heavy (Heavy and Marine) and Highway

Counties: Rhode Island Statewide.

**BUILDING CONSTRUCTION PROJECTS** (does not include residential construction consisting of single family homes and apartments up to and including 4 stories) **HEAVY, HIGHWAY AND MARINE CONSTRUCTION PROJECTS**

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658.

Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60).

If the contract is entered . Executive Order 14026 into on or after January 30, generally applies to the 2022, or the contract is contract is renewed or extended (e.g., an. The contractor must pay option is exercised) on or all covered workers at

after January 30, 2022: least \$15.00 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2022.

If the contract was awarded on. Executive Order 13658 or between January 1, 2015 and generally applies to the January 29, 2022, and the contract. If contract is not renewed the contractor must pay all extended on or after January covered workers at least 30, 2022: \$11.25 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2022. The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Modification Number	Publication Date
0	01/07/2022
1	01/21/2022
2	02/18/2022
3	02/25/2022
4	04/01/2022
5	05/06/2022
6	05/27/2022
7	06/03/2022
8	06/24/2022



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ASBE0006-006 06/01/2022

Rates Fringes

BRR0003-002 03/01/2020

HAZARDOUS MATERIAL HANDLER

(Includes preparation, wetting, stripping, removal scrapping, vacuuming, bagging & disposing of all insulation materials, whether they contain asbestos or not, from mechanical systems).....\$ 38.30 25.55

Rates Fringes

Marble Setter, Terrazzo Worker & Tile Setter.....\$ 40.78 28.92

BRR0003-003 03/01/2020

Rates Fringes

Marble, Tile & Terrazzo Finisher.....\$ 34.10 27.88

ASBE0006-008 09/01/2021

Rates Fringes

\* CARP0330-001 06/05/2022

Asbestos Worker/Insulator

Includes application of all insulating materials, protective coverings, coatings & finishes to all types of mechanical systems.\$ 45.00 32.89

Rates Fringes

CARPENTER (Includes Soft Floor Layer).....\$ 41.46 28.82
Diver Tender.....\$ 40.72 28.66
DIVER.....\$ 53.61 28.82
Piledriver.....\$ 39.72 28.66
WELDER.....\$ 42.46 28.82

BOIL0029-001 01/01/2021

Rates Fringes

FOOTNOTES:

BOILERMAKER.....\$ 45.87 29.02

When not diving or tending the diver, the diver and diver tender shall receive the piledriver rate. Diver tenders shall receive \$1.00 per hour above the pile driver rate when tending the diver.

BRR0003-001 06/01/2020

Rates Fringes

Work on free-standing stacks, concrete silos & public utility electrical power houses, which are over 35 ft. in height

Bricklayer, Stonemason, Pointer, Caulker & Cleaner.....\$ 42.55 28.02



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when constructed: \$.50 per hour additional.

ELEV0039-001 01/01/2022

Work on exterior concrete shear wall gang forms, 45 ft. or more above ground elevation or on setback: \$.50 per hour additional.

Rates Fringes

ELEVATOR MECHANIC.....\$ 56.91 36.885+a+b

The designated piledriver, known as the "monkey": \$1.00 per hour additional.

FOOTNOTES:

A. PAID HOLIDAYS: New Years Day; Memorial Day; Independence Day; Labor Day; Veterans' Day; Thanksgiving Day; the Friday after Thanksgiving Day; and Christmas Day.

B. Employer contributes 8% basic hourly rate for 5 years or more of service of 6% basic hourly rate for 6 months to 5 years of service as vacation pay credit.

CARP1121-002 01/06/2020

Rates Fringes

MILLWRIGHT.....\$ 39.07 29.15

\* ELEC0099-002 06/01/2022

Rates Fringes

ELECTRICIAN.....\$ 45.86 52.71%
Teledata System Installer.....\$ 34.40 12.10%+15.12

ENGI0057-001 06/01/2022

Rates Fringes

Operating Engineer: (power plants, sewer treatment plants, pumping stations, tunnels, caissons, piers, docks, bridges, wind turbines, subterranean & other marine and heavy construction work)

GROUP 1.....\$ 43.55 29.25+a
GROUP 2.....\$ 41.55 29.25+a
GROUP 3.....\$ 37.17 29.25+a
GROUP 4.....\$ 34.32 29.25+a

FOOTNOTES:

Work of a hazardous nature, or where the work height is 30 ft. or more from the floor, except when working OSHA-approved lifts: 20% per hour additional.

Work in tunnels below ground level in combined sewer outfall: 20% per hour additional.



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GROUP 5.....	\$ 40.60	29.25+a	elevator, bidwell-type machine, shot & water blasting
GROUP 6.....	\$ 31.40	29.25+a	machine, paver, spreader, graders, front end loader (3 yds.
GROUP 7.....	\$ 25.40	29.25+a	and over), vibratory hammer & vacuum truck, roadheaders,
GROUP 8.....	\$ 37.25	29.25+a	forklifts, economobile type equipment, tunnel boring
GROUP 9.....	\$ 41.17	29.25+a	machines, concrete pump and on site concrete plants.

a. BOOM LENGTHS, INCLUDING JIBS:

GROUP 3: Oilers on cranes.

- 150 feet and over + \$ 2.00
- 180 feet and over + \$ 3.00
- 210 feet and over + \$ 4.00
- 240 feet and over + \$ 5.00
- 270 feet and over + \$ 7.00
- 300 feet and over + \$ 8.00
- 350 feet and over + \$ 9.00
- 400 feet and over + \$10.00

GROUP 4: Oiler on crawler backhoe.

GROUP 5: Bulldozer, bobcats, skid steer loader, tractor, scraper, combination loader backhoe, roller, front end loader (less than 3 yds.), street and mobile-powered sweeper (3-yd. capacity), 8-ft. sweeper minimum 65 HP).

GROUP 6: Well-point installation crew.

a. PAID HOLIDAYS:

New Year's Day, President's Day, Memorial Day, July Fourth, Victory Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day, Christmas Day. a: Any employee who works 3 days in the week in which a holiday falls shall be paid for the holiday.

GROUP 7: Utility Engineers and Signal Persons

GROUP 8: Heater, concrete mixer, stone crusher, welding machine, generator and light plant, gas and electric driven pump and air compressor.

GROUP 9: Boat & tug operator.

a. FOOTNOTES:

Hazmat work: \$2.00 per hour additional.  
Tunnel/Shaft work: \$5.00 per hour additional.

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ENGI0057-002 05/01/2022

	Rates	Fringes
<b>POWER EQUIPMENT OPERATORS CLASSIFICATIONS</b>		
GROUP 1: Cranes, lighters, boom trucks and derricks		Power Equipment Operator (highway construction projects; water and sewerline projects which are incidental to highway construction
GROUP 2: Digging machine, Ross Carrier, locomotive, hoist,		



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projects; and bridge projects
that do not span water)

Table with 3 columns: Group, Rate, and Fringes. Rows include GROUP 1 through GROUP 9 with their respective rates and fringe percentages.

GROUP 4: Oiler on cranes

GROUP 5: Combination loader backhoe, front end loader
(less than 3 yds.), forklift, bulldozers & scrapers and boats

GROUP 6: Roller, skid steer loaders, street sweeper

GROUP 7: Gas and electric drive heater, concrete mixer, light
plant, welding machine, pump & compressor

GROUP 8: Stone crusher

GROUP 9: Mechanic & welder

a. FOOTNOTE: a. Any employee who works three days in
the week in which a holiday falls shall be paid for the holiday.

a. PAID HOLIDAYS: New Year's Day, President's Day,
Memorial Day, July Fourth, Victory Day, Labor Day, Columbus Day,
Veterans Day, Thanksgiving Day & Christmas Day.

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ENGI0057-003 06/01/2022

BUILDING CONSTRUCTION

Rates Fringes

POWER EQUIPMENT OPERATOR CLASSIFICATIONS

Power Equipment Operator

GROUP 1: Digging machine, crane, piledriver, lighter,
locomotive, derrick, hoist, boom truck, John Henry's,
directional drilling machine, cold planer, reclaimer,
paver, spreader, grader, front end loader (3 yds. and
over), vacuum truck, test boring machine operator, veemere
saw, water blaster, hydro-demolition robot, forklift,
economobile, Ross Carrier, concrete pump operator and boats

Table with 3 columns: Group, Rate, and Fringes. Rows include GROUP 1 through GROUP 8 with their respective rates and fringe percentages.

GROUP 2: Well point installation crew

a. BOOM LENGTHS, INCLUDING JIBS:

GROUP 3: Utility engineers and signal persons

150 ft. and over: + \$ 2.00



BOARD OF CONTRACT AND SUPPLY
CITY OF PROVIDENCE, RHODE ISLAND

- 180 ft. and over: + \$ 3.00
210 ft. and over: + \$ 4.00
240 ft. and over: + \$ 5.00
270 ft. and over: + \$ 7.00
300 ft. and over: + \$ 8.00
350 ft. and over: + \$ 9.00
400 ft. and over: + \$10.00

a. PAID HOLIDAYS: New Year's Day, President's Day, Memorial Day, July Fourth, Victory Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day & Christmas Day. a: Any employee who works 3 days in the week in which a holiday falls shall be paid for the holiday.

a. FOOTNOTE: Hazmat work: \$2.00 per hour additional. Tunnel/Shaft work: \$5.00 per hour additional.

POWER EQUIPMENT OPERATORS CLASSIFICATIONS

GROUP 1: Cranes, lighters, boom trucks and derricks.

GROUP 2: Digging machine, Ross carrier, locomotive, hoist, elevator, bidwell-type machine, shot & water blasting machine, paver, spreader, front end loader (3 yds. and over), vibratory hammer and vacuum truck

GROUP 3: Telehandler equipment, forklift, concrete pump & on-site concrete plant

GROUP 4: Fireman & oiler on cranes

GROUP 5: Oiler on crawler backhoe

GROUP 6: Bulldozer,skid steer loaders,bobcats, tractor, grader, scraper,combination loader backhoe, roller, front end loader (less than 3 yds.), street and mobile powered sweeper (3 yds. capacity), 8-ft. sweeper (minimum 65 hp)

GROUP 7: Well point installation crew

GROUP 8: Heater, concrete mixer, stone crusher, welding machine, generator for light plant, gas and electric driven pump & air compressor

IRON0037-001 09/16/2021

Table with 2 columns: Rates, Fringes. Row: IRONWORKER.....\$ 38.21 30.58

LABO0271-001 05/30/2021

BUILDING CONSTRUCTION

Table with 2 columns: Rates, Fringes. Rows: LABORER, GROUP 1.....\$ 33.55 26.15, GROUP 2.....\$ 33.80 26.15, GROUP 3.....\$ 34.30 26.15, GROUP 4.....\$ 34.55 26.15, GROUP 5.....\$ 35.55 26.15

LABORERS CLASSIFICATIONS

GROUP 1: Laborer, Carpenter Tender, Mason Tender, Cement





**BOARD OF CONTRACT AND SUPPLY  
CITY OF PROVIDENCE, RHODE ISLAND**

Finisher Tender, Scaffold Erector, Wrecking Laborer, Asbestos Removal [Non-Mechanical Systems]	Group 2.....\$ 43.05	24.15
	Group 3.....\$ 40.50	24.15
	<b>LABORER</b>	
GROUP 2: Asphalt Raker, Adzemen, Pipe Trench Bracer, Demolition Burner, Chain Saw Operator, Fence & Guard Rail Erector, Setter of Metal Forms for Roadways, Mortar Mixer, Pipelayer, Riprap & Dry Stonewall Builder, Highway Stone Spreader, Pneumatic Tool Operator, Wagon Drill Operator, Tree Trimmer, Barco-Type Jumping Tamper, Mechanical Grinder Operator	Group 1.....\$ 33.55	24.15
	Group 2.....\$ 33.80	24.15
	Group 3.....\$ 34.55	24.15
	Group 4.....\$ 27.05	24.15
	Group 5.....\$ 35.55	24.15
	<b>OPEN AIR CAISSON, UNDERPINNING WORK AND BORING CREW</b>	
	Bottom Man.....\$ 39.55	24.15
GROUP 3: Pre-Cast Floor & Roof Plank Erectors	Top Man & Laborer.....\$ 38.60	24.15
	<b>TEST BORING</b>	
GROUP 4: Air Track Operator, Hydraulic & Similar Self- Powered Drill, Block Paver, Rammer, Curb Setter, Powderman & Blaster	Driller.....\$ 40.00	24.15
	Laborer.....\$ 38.60	24.15

**LABORER CLASSIFICATIONS**

GROUP 5: Toxic Waste Remover

GROUP 1: Laborer; Carpenter tender; Cement finisher tender;  
Wrecking laborer; Asbestos removers [non-mechanical systems]; Plant laborer; Driller in quarries

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LABO0271-002 05/30/2021

**HEAVY AND HIGHWAY CONSTRUCTION**

GROUP 2: Adzeperson; Asphalt raker; Barcotype jumping tamper; Chain saw operators; Concrete and power buggy operator; Concrete saw operator; Demolition burner; Fence and guard rail erector; Highway stone spreader; Laser beam operator; Mechanical grinder operator; Mason tender; Mortar mixer; Pneumatic tool operator; Riprap and dry stonewall builder; Scaffold erector; Setter of metal forms for roadways; Wagon drill operator; Wood chipper operator; Pipelayer; Pipe trench bracer

	Rates	Fringes
<b>LABORER</b>		
<b>COMPRESSED AIR</b>		
Group 1.....	\$ 53.45	24.15
Group 2.....	\$ 50.98	24.15
Group 3.....	\$ 40.50	24.15
<b>FREE AIR</b>		
Group 1.....	\$ 44.05	24.15

GROUP 3: Air track drill operator; Hydraulic and similar



BOARD OF CONTRACT AND SUPPLY
CITY OF PROVIDENCE, RHODE ISLAND

powered drills; Brick paver; Block paver; Rammer and curb
setter; Powderperson and blaster

GROUP 3: Hazardous waste work within the ""HOT"" zone

GROUP 4: Flagger & signaler

PAIN0011-005 06/01/2021

GROUP 5: Toxic waste remover

Rates Fringes

LABORER - COMPRESSED AIR CLASSIFICATIONS

PAINTER

GROUP 1: Mucking machine operator, tunnel laborer, brake
person, track person, miner, grout person, lock tender,
gauge tender, miner: motor person & all others in
compressed air

Brush and Roller.....\$ 36.42 22.90

Epoxy, Tanks, Towers,
Swing Stage & Structural

Steel.....\$ 38.42 22.90

Spray, Sand & Water

Blasting.....\$ 39.42 22.90

Taper.....\$ 37.17 22.90

Wall Coverer.....\$ 36.92 22.90

GROUP 2: Change house attendant, powder watchperson, top
person on iron

GROUP 3: Hazardous waste work within the ""HOT"" zone

PAIN0011-006 06/01/2021

Rates Fringes

LABORER - FREE AIR CLASSIFICATIONS

GLAZIER.....\$ 39.98 22.90

GROUP 1: Grout person - pumps, brake person, track person,
form mover & stripper (wood & steel), shaft laborer,
laborer topside, outside motorperson, miner, conveyor
operator, miner welder, heading motorperson, erecting
operator, mucking machine operator, nozzle person,
rodperson, safety miner, shaft & tunnel, steel & rodperson,
mole nipper, concrete worker, form erector (wood, steel and
all accessories), cement finisher (this type of work only),
top signal person, bottom person (when heading is 50' from
shaft), burner, shield operator and TBM operator

FOOTNOTES:

SWING STAGE: \$1.00 per hour additional.

PAID HOLIDAYS: Labor Day & Christmas Day.

\* PAIN0011-011 06/01/2022

Rates Fringes

GROUP 2: Change house attendant, powder watchperson

Painter (Bridge Work).....\$ 55.00 23.75



BOARD OF CONTRACT AND SUPPLY  
CITY OF PROVIDENCE, RHODE ISLAND

-----  
PAIN0035-008 06/01/2011

PLASTERER.....\$ 37.55 27.50

-----  
PLUM0051-002 08/30/2021

Rates Fringes

Rates Fringes

Sign Painter.....\$ 24.79 13.72

-----  
Plumbers and Pipefitters.....\$ 46.49 31.40

-----  
PLAS0040-001 06/03/2019

-----  
ROOF0033-004 12/01/2021

BUILDING CONSTRUCTION

Rates Fringes

Rates Fringes

CEMENT MASON/CONCRETE FINISHER...\$ 36.00  
27.15

-----  
ROOFER.....\$ 40.40 29.06

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SFRI0669-001 04/01/2022

FOOTNOTE: Cement Mason: Work on free swinging  
scaffolds under  
3 planks width and which is 20 or more feet above ground  
and any offset structure: \$.30 per hour additional.

Rates Fringes

-----  
SPRINKLER FITTER.....\$ 47.55 29.38

-----  
SHEE0017-002 12/01/2020

-----  
PLAS0040-002 07/01/2019

Rates Fringes

HEAVY AND HIGHWAY CONSTRUCTION

Rates Fringes

-----  
Sheet Metal Worker.....\$ 38.58 36.73

-----  
TEAM0251-001 05/01/2022

CEMENT MASON/CONCRETE FINISHER...\$ 32.85  
22.20

HEAVY AND HIGHWAY CONSTRUCTION

Rates Fringes

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PLAS0040-003 07/01/2019

TRUCK DRIVER

Rates Fringes

GROUP 1.....\$ 28.46 32.10+A+B+C

GROUP 2.....\$ 28.61 \$ 32.10+A+B+C



**BOARD OF CONTRACT AND SUPPLY  
CITY OF PROVIDENCE, RHODE ISLAND**

GROUP 3.....	\$ 28.66	\$ 32.10+A+B+C
GROUP 4.....	\$ 28.71	\$ 32.10+A+B+C
GROUP 5.....	\$ 28.81	\$ 32.10+A+B+C
GROUP 6.....	\$ 29.21	\$ 32.10+A+B+C
GROUP 7.....	\$ 29.41	\$ 32.10+A+B+C
GROUP 8.....	\$ 28.91	\$ 32.10+A+B+C
GROUP 9.....	\$ 29.16	\$ 32.10+A+B+C
GROUP 10.....	\$ 28.96	\$ 32.10+A+B+C

GROUP 1: Pick-up trucks, station wagons, & panel trucks

GROUP 2: Two-axle on low beds

GROUP 3: Two-axle dump truck

GROUP 4: Three-axle dump truck

GROUP 5: Four- and five-axle equipment

GROUP 6: Low-bed or boom trailer.

GROUP 7: Trailers when used on a double hook up (pulling 2 trailers)

GROUP 8: Special earth-moving equipment, under 35 tons

GROUP 9: Special earth-moving equipment, 35 tons or over

GROUP 10: Tractor trailer

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WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide

**FOOTNOTES:**

A. Paid Holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, plus Presidents' Day, Columbus Day, Veteran's Day & V-J Day, providing the employee has worked at least one day in the calendar week in which the holiday falls.

B. Employee who has been on the payroll for 1 year or more but less than 5 years and has worked 150 Days during the last year of employment shall receive 1 week's paid vacation; 5 to 10 years - 2 weeks' paid vacation; 10 or more years - 3 week's paid vacation.

C. Employees on the seniority list shall be paid a one hundred dollar (\$100.00) bonus for every four hundred (400) hours worked, up to a maximum of five hundred dollars (\$500.00)

All drivers working on a defined hazard material job site shall be paid a premium of \$2.00 per hour over applicable rate.

**TRUCK DRIVER CLASSIFICATIONS**



**BOARD OF CONTRACT AND SUPPLY  
CITY OF PROVIDENCE, RHODE ISLAND**

employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

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The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the



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wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

- \* a Wage and Hour Division letter setting forth a position on a wage determination matter
- \* a conformance (additional classification and rate) ruling

Survey wage rates are not updated and remain in effect until a new survey is conducted.

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour National Office because National Office has responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

**Union Average Rate Identifiers**

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator  
(See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

**WAGE DETERMINATION APPEALS PROCESS**

1.) Has there been an initial decision in the matter? This can be:

- \* an existing published wage determination
- \* a survey underlying a wage determination

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material,



**BOARD OF CONTRACT AND SUPPLY  
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etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION

Superseded General Decision Number: RI20210001

State: Rhode Island

Construction Types: Building, Heavy (Heavy and Marine) and Highway

Counties: Rhode Island Statewide.

BUILDING CONSTRUCTION PROJECTS (does not include residential construction consisting of single family homes and apartments up to and including 4 stories) HEAVY, HIGHWAY AND MARINE CONSTRUCTION PROJECTS

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	. Executive Order 14026 generally applies to the contract. . The contractor must pay all covered workers at least \$15.00 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2022.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	. Executive Order 13658 generally applies to the contract. . The contractor must pay all covered workers at least \$11.25 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2022.



The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Modification Number	Publication Date
0	01/07/2022
1	01/21/2022
2	02/18/2022
3	02/25/2022
4	04/01/2022
5	05/06/2022
6	05/27/2022
7	06/03/2022
8	06/24/2022
9	08/26/2022
10	09/09/2022

ASBE0006-006 06/01/2022

	Rates	Fringes
HAZARDOUS MATERIAL HANDLER (Includes preparation, wetting, stripping, removal scrapping, vacuuming, bagging & disposing of all insulation materials, whether they contain asbestos or not, from mechanical systems).....	\$ 38.30	25.55

ASBE0006-008 09/01/2021

	Rates	Fringes
Asbestos Worker/Insulator Includes application of all insulating materials, protective coverings, coatings & finishes to all types of mechanical systems.	\$ 45.00	32.89

BOIL0029-001 01/01/2021

	Rates	Fringes
BOILERMAKER.....	\$ 45.87	29.02

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BRRIO003-001 06/01/2020

Rates                      Fringes

Bricklayer, Stonemason,  
Pointer, Caulker & Cleaner.....\$ 42.55                      28.02

-----  
BRRIO003-002 03/01/2020

Rates                      Fringes

Marble Setter, Terrazzo  
Worker & Tile Setter.....\$ 40.78                      28.92

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BRRIO003-003 03/01/2020

Rates                      Fringes

Marble, Tile & Terrazzo  
Finisher.....\$ 34.10                      27.88

-----  
CARP0330-001 06/05/2022

Rates                      Fringes

CARPENTER (Includes Soft  
Floor Layer).....\$ 41.46                      28.82  
Diver Tender.....\$ 40.72                      28.66  
DIVER.....\$ 53.61                      28.82  
Piledriver.....\$ 39.72                      28.66  
WELDER.....\$ 42.46                      28.82

FOOTNOTES:

When not diving or tending the diver, the diver and diver tender shall receive the piledriver rate. Diver tenders shall receive \$1.00 per hour above the pile driver rate when tending the diver.

Work on free-standing stacks, concrete silos & public utility electrical power houses, which are over 35 ft. in height when constructed: \$.50 per hour additional.

Work on exterior concrete shear wall gang forms, 45 ft. or more above ground elevation or on setback: \$.50 per hour additional.

The designated piledriver, known as the ""monkey"": \$1.00 per hour additional.

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CARP1121-002 01/06/2020

Rates Fringes

MILLWRIGHT.....\$ 39.07 29.15

-----  
ELEC0099-002 06/01/2022

Rates Fringes

ELECTRICIAN.....\$ 45.86 52.71%  
Teledata System Installer.....\$ 34.40 12.10%+15.12

FOOTNOTES:

Work of a hazardous nature, or where the work height is 30 ft. or more from the floor, except when working OSHA-approved lifts: 20% per hour additional.

Work in tunnels below ground level in combined sewer outfall: 20% per hour additional.

-----  
ELEV0039-001 01/01/2022

Rates Fringes

ELEVATOR MECHANIC.....\$ 56.91 36.885+a+b

FOOTNOTES:

A. PAID HOLIDAYS: New Years Day; Memorial Day; Independence Day; Labor Day; Veterans' Day; Thanksgiving Day; the Friday after Thanksgiving Day; and Christmas Day.

B. Employer contributes 8% basic hourly rate for 5 years or more of service of 6% basic hourly rate for 6 months to 5 years of service as vacation pay credit.

-----  
ENGI0057-001 06/01/2022

Rates Fringes

Operating Engineer: (power plants, sewer treatment plants, pumping stations, tunnels, caissons, piers, docks, bridges, wind turbines, subterranean & other marine and heavy construction work)

GROUP 1.....\$ 43.55 29.25+a  
GROUP 2.....\$ 41.55 29.25+a  
GROUP 3.....\$ 37.17 29.25+a  
GROUP 4.....\$ 34.32 29.25+a

GROUP 5.....	\$ 40.60	29.25+a
GROUP 6.....	\$ 31.40	29.25+a
GROUP 7.....	\$ 25.40	29.25+a
GROUP 8.....	\$ 37.25	29.25+a
GROUP 9.....	\$ 41.17	29.25+a

a. BOOM LENGTHS, INCLUDING JIBS:

150 feet and over + \$ 2.00  
180 feet and over + \$ 3.00  
210 feet and over + \$ 4.00  
240 feet and over + \$ 5.00  
270 feet and over + \$ 7.00  
300 feet and over + \$ 8.00  
350 feet and over + \$ 9.00  
400 feet and over + \$10.00

a. PAID HOLIDAYS:

New Year's Day, President's Day, Memorial Day, July Fourth, Victory Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day, Christmas Day. a: Any employee who works 3 days in the week in which a holiday falls shall be paid for the holiday.

a. FOOTNOTES:

Hazmat work: \$2.00 per hour additional.  
Tunnel/Shaft work: \$5.00 per hour additional.

POWER EQUIPMENT OPERATORS CLASSIFICATIONS

GROUP 1: Cranes, lighters, boom trucks and derricks

GROUP 2: Digging machine, Ross Carrier, locomotive, hoist, elevator, bidwell-type machine, shot & water blasting machine, paver, spreader, graders, front end loader (3 yds. and over), vibratory hammer & vacuum truck, roadheaders, forklifts, economobile type equipment, tunnel boring machines, concrete pump and on site concrete plants.

GROUP 3: Oilers on cranes.

GROUP 4: Oiler on crawler backhoe.

GROUP 5: Bulldozer, bobcats, skid steer loader, tractor, scraper, combination loader backhoe, roller, front end loader (less than 3 yds.), street and mobile-powered sweeper (3-yd. capacity), 8-ft. sweeper minimum 65 HP).

GROUP 6: Well-point installation crew.

GROUP 7: Utility Engineers and Signal Persons

GROUP 8: Heater, concrete mixer, stone crusher, welding

machine, generator and light plant, gas and electric driven pump and air compressor.

GROUP 9: Boat & tug operator.

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ENGI0057-002 05/01/2022

Rates                      Fringes

Power Equipment Operator  
(highway construction projects; water and sewerline projects which are incidental to highway construction projects; and bridge projects that do not span water)

GROUP 1.....	\$ 36.70	29.25+a
GROUP 2.....	\$ 31.40	29.25+a
GROUP 3.....	\$ 25.40	29.25+a
GROUP 4.....	\$ 31.98	29.25+a
GROUP 5.....	\$ 35.68	29.25+a
GROUP 6.....	\$ 35.30	29.25+a
GROUP 7.....	\$ 30.95	29.25+a
GROUP 8.....	\$ 32.33	29.25+a
GROUP 9.....	\$ 34.28	29.25+a

a. FOOTNOTE: a. Any employee who works three days in the week in which a holiday falls shall be paid for the holiday.

a. PAID HOLIDAYS: New Year's Day, President's Day, Memorial Day, July Fourth, Victory Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day & Christmas Day.

POWER EQUIPMENT OPERATOR CLASSIFICATIONS

GROUP 1: Digging machine, crane, piledriver, lighter, locomotive, derrick, hoist, boom truck, John Henry's, directional drilling machine, cold planer, reclaimer, paver, spreader, grader, front end loader (3 yds. and over), vacuum truck, test boring machine operator, veemere saw, water blaster, hydro-demolition robot, forklift, economobile, Ross Carrier, concrete pump operator and boats

GROUP 2: Well point installation crew

GROUP 3: Utility engineers and signal persons

GROUP 4: Oiler on cranes

GROUP 5: Combination loader backhoe, front end loader (less than 3 yds.), forklift, bulldozers & scrapers and boats

GROUP 6: Roller, skid steer loaders, street sweeper

GROUP 7: Gas and electric drive heater, concrete mixer, light plant, welding machine, pump & compressor

GROUP 8: Stone crusher

GROUP 9: Mechanic & welder

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ENGI0057-003 06/01/2022

BUILDING CONSTRUCTION

	Rates	Fringes
Power Equipment Operator		
GROUP 1.....	\$ 42.82	29.25+a
GROUP 2.....	\$ 40.82	29.25+a
GROUP 3.....	\$ 40.60	29.25+a
GROUP 4.....	\$ 36.60	29.25+a
GROUP 5.....	\$ 33.75	29.25+a
GROUP 6.....	\$ 39.90	29.25+a
GROUP 7.....	\$ 39.47	29.25+a
GROUP 8.....	\$ 36.79	29.25+a

a. BOOM LENGTHS, INCLUDING JIBS:

- 150 ft. and over: + \$ 2.00
- 180 ft. and over: + \$ 3.00
- 210 ft. and over: + \$ 4.00
- 240 ft. and over: + \$ 5.00
- 270 ft. and over: + \$ 7.00
- 300 ft. and over: + \$ 8.00
- 350 ft. and over: + \$ 9.00
- 400 ft. and over: + \$10.00

a. PAID HOLIDAYS: New Year's Day, President's Day, Memorial Day, July Fourth, Victory Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day & Christmas Day. a: Any employee who works 3 days in the week in which a holiday falls shall be paid for the holiday.

a. FOOTNOTE: Hazmat work: \$2.00 per hour additional.  
Tunnel/Shaft work: \$5.00 per hour additional.

POWER EQUIPMENT OPERATORS CLASSIFICATIONS

GROUP 1: Cranes, lighters, boom trucks and derricks.

GROUP 2: Digging machine, Ross carrier, locomotive, hoist, elevator, bidwell-type machine, shot & water blasting machine, paver, spreader, front end loader (3 yds. and over), vibratory hammer and vacuum truck

GROUP 3: Telehandler equipment, forklift, concrete pump & on-site concrete plant

GROUP 4: Fireman & oiler on cranes

GROUP 5: Oiler on crawler backhoe

GROUP 6: Bulldozer, skid steer loaders, bobcats, tractor, grader, scraper, combination loader backhoe, roller, front end loader (less than 3 yds.), street and mobile powered sweeper (3 yds. capacity), 8-ft. sweeper (minimum 65 hp)

GROUP 7: Well point installation crew

GROUP 8: Heater, concrete mixer, stone crusher, welding machine, generator for light plant, gas and electric driven pump & air compressor

-----  
IRON0037-001 09/16/2021

	Rates	Fringes
IRONWORKER.....	\$ 38.21	30.58

-----  
LABO0271-001 05/30/2021

BUILDING CONSTRUCTION

	Rates	Fringes
LABORER		
GROUP 1.....	\$ 33.55	26.15
GROUP 2.....	\$ 33.80	26.15
GROUP 3.....	\$ 34.30	26.15
GROUP 4.....	\$ 34.55	26.15
GROUP 5.....	\$ 35.55	26.15

LABORERS CLASSIFICATIONS

GROUP 1: Laborer, Carpenter Tender, Mason Tender, Cement Finisher Tender, Scaffold Erector, Wrecking Laborer, Asbestos Removal [Non-Mechanical Systems]

GROUP 2: Asphalt Raker, Adzemen, Pipe Trench Bracer, Demolition Burner, Chain Saw Operator, Fence & Guard Rail Erector, Setter of Metal Forms for Roadways, Mortar Mixer, Pipelayer, Riprap & Dry Stonewall Builder, Highway Stone Spreader, Pneumatic Tool Operator, Wagon Drill Operator, Tree Trimmer, Barco-Type Jumping Tamper, Mechanical Grinder Operator

GROUP 3: Pre-Cast Floor & Roof Plank Erectors

GROUP 4: Air Track Operator, Hydraulic & Similar Self-Powered Drill, Block Paver, Rammer, Curb Setter, Powderman & Blaster

GROUP 5: Toxic Waste Remover

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LABO0271-002 05/30/2021

HEAVY AND HIGHWAY CONSTRUCTION

	Rates	Fringes
LABORER		
COMPRESSED AIR		
Group 1.....	\$ 53.45	24.15
Group 2.....	\$ 50.98	24.15
Group 3.....	\$ 40.50	24.15
FREE AIR		
Group 1.....	\$ 44.05	24.15
Group 2.....	\$ 43.05	24.15
Group 3.....	\$ 40.50	24.15
LABORER		
Group 1.....	\$ 33.55	24.15
Group 2.....	\$ 33.80	24.15
Group 3.....	\$ 34.55	24.15
Group 4.....	\$ 27.05	24.15
Group 5.....	\$ 35.55	24.15
OPEN AIR CAISSON, UNDERPINNING WORK AND BORING CREW		
Bottom Man.....	\$ 39.55	24.15
Top Man & Laborer.....	\$ 38.60	24.15
TEST BORING		
Driller.....	\$ 40.00	24.15
Laborer.....	\$ 38.60	24.15

LABORER CLASSIFICATIONS

GROUP 1: Laborer; Carpenter tender; Cement finisher tender; Wrecking laborer; Asbestos removers [non-mechanical systems]; Plant laborer; Driller in quarries

GROUP 2: Adzeperson; Asphalt raker; Barcotype jumping tamper; Chain saw operators; Concrete and power buggy operator; Concrete saw operator; Demolition burner; Fence and guard rail erector; Highway stone spreader; Laser beam operator; Mechanical grinder operator; Mason tender; Mortar mixer; Pneumatic tool operator; Riprap and dry stonewall builder; Scaffold erector; Setter of metal forms for roadways; Wagon drill operator; Wood chipper operator; Pipelayer; Pipe trench bracer

GROUP 3: Air track drill operator; Hydraulic and similar



powered drills; Brick paver; Block paver; Rammer and curb  
setter; Powderperson and blaster

GROUP 4: Flagger & signaler

GROUP 5: Toxic waste remover

LABORER - COMPRESSED AIR CLASSIFICATIONS

GROUP 1: Mucking machine operator, tunnel laborer, brake  
person, track person, miner, grout person, lock tender,  
gauge tender, miner: motor person & all others in  
compressed air

GROUP 2: Change house attendant, powder watchperson, top  
person on iron

GROUP 3: Hazardous waste work within the ""HOT"" zone

LABORER - FREE AIR CLASSIFICATIONS

GROUP 1: Grout person - pumps, brake person, track person,  
form mover & stripper (wood & steel), shaft laborer,  
laborer topside, outside motorperson, miner, conveyor  
operator, miner welder, heading motorperson, erecting  
operator, mucking machine operator, nozzle person,  
rodperson, safety miner, shaft & tunnel, steel & rodperson,  
mole nipper, concrete worker, form erector (wood, steel and  
all accessories), cement finisher (this type of work only),  
top signal person, bottom person (when heading is 50' from  
shaft), burner, shield operator and TBM operator

GROUP 2: Change house attendant, powder watchperson

GROUP 3: Hazardous waste work within the ""HOT"" zone

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PAIN0011-005 06/01/2021

Rates Fringes

PAINTER

Brush and Roller.....	\$ 36.42	22.90
Epoxy, Tanks, Towers, Swing Stage & Structural Steel.....	\$ 38.42	22.90
Spray, Sand & Water Blasting.....	\$ 39.42	22.90
Taper.....	\$ 37.17	22.90
Wall Coverer.....	\$ 36.92	22.90

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PAIN0011-006 06/01/2022

Rates Fringes

GLAZIER.....\$ 40.78 23.40

FOOTNOTES:

SWING STAGE: \$1.00 per hour additional.

PAID HOLIDAYS: Labor Day & Christmas Day.

-----  
PAIN0011-011 06/01/2022

Rates Fringes

Painter (Bridge Work).....\$ 55.00 23.75

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PAIN0035-008 06/01/2011

Rates Fringes

Sign Painter.....\$ 24.79 13.72

-----  
PLAS0040-001 06/03/2019

BUILDING CONSTRUCTION

Rates Fringes

CEMENT MASON/CONCRETE FINISHER...\$ 36.00 27.15

FOOTNOTE: Cement Mason: Work on free swinging scaffolds under 3 planks width and which is 20 or more feet above ground and any offset structure: \$.30 per hour additional.

-----  
PLAS0040-002 07/01/2019

HEAVY AND HIGHWAY CONSTRUCTION

Rates Fringes

CEMENT MASON/CONCRETE FINISHER...\$ 32.85 22.20

-----  
PLAS0040-003 07/01/2019

Rates Fringes

PLASTERER.....\$ 37.55 27.50

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\* PLUM0051-002 08/29/2022

Rates Fringes

Plumbers and Pipefitters.....\$ 47.89 31.40

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ROOF0033-004 06/01/2022

Rates Fringes

ROOFER.....\$ 42.23 29.00

-----  
SFRI0669-001 04/01/2022

Rates Fringes

SPRINKLER FITTER.....\$ 47.55 29.38

-----  
SHEE0017-002 12/01/2020

Rates Fringes

Sheet Metal Worker.....\$ 38.58 36.73

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TEAM0251-001 05/01/2022

HEAVY AND HIGHWAY CONSTRUCTION

Rates Fringes

TRUCK DRIVER

GROUP 1.....	\$ 28.46	32.10+A+B+C
GROUP 2.....	\$ 28.61	\$ 32.10+A+B+C
GROUP 3.....	\$ 28.66	\$ 32.10+A+B+C
GROUP 4.....	\$ 28.71	\$ 32.10+A+B+C
GROUP 5.....	\$ 28.81	\$ 32.10+A+B+C
GROUP 6.....	\$ 29.21	\$ 32.10+A+B+C
GROUP 7.....	\$ 29.41	\$ 32.10+A+B+C
GROUP 8.....	\$ 28.91	\$ 32.10+A+B+C
GROUP 9.....	\$ 29.16	\$ 32.10+A+B+C
GROUP 10.....	\$ 28.96	\$ 32.10+A+B+C

FOOTNOTES:

A. Paid Holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, plus Presidents' Day, Columbus Day, Veteran's Day & V-J Day, providing the employee has worked at least one day in the calendar week in which the holiday falls.

B. Employee who has been on the payroll for 1 year or more but less than 5 years and has worked 150 Days during the last year of employment shall receive 1 week's paid vacation; 5 to 10 years - 2 weeks' paid vacation; 10 or more years - 3 week's paid vacation.

C. Employees on the seniority list shall be paid a one hundred dollar (\$100.00) bonus for every four hundred (400)

hours worked, up to a maximum of five hundred dollars (\$500.00)

All drivers working on a defined hazard material job site shall be paid a premium of \$2.00 per hour over applicable rate.

TRUCK DRIVER CLASSIFICATIONS

GROUP 1: Pick-up trucks, station wagons, & panel trucks

GROUP 2: Two-axle on low beds

GROUP 3: Two-axle dump truck

GROUP 4: Three-axle dump truck

GROUP 5: Four- and five-axle equipment

GROUP 6: Low-bed or boom trailer.

GROUP 7: Trailers when used on a double hook up (pulling 2 trailers)

GROUP 8: Special earth-moving equipment, under 35 tons

GROUP 9: Special earth-moving equipment, 35 tons or over

GROUP 10: Tractor trailer

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WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

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The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

#### Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

#### Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the

wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

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WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- \* an existing published wage determination
- \* a survey underlying a wage determination
- \* a Wage and Hour Division letter setting forth a position on a wage determination matter
- \* a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour National Office because National Office has responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISIO"

## CONSTRUCTION AGREEMENT

This Construction Agreement (“Agreement”) is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_ 2023 by and between the **City of Providence Board of Park Commissioners**, having an address of The Dalrymple Boathouse, Roger Williams Park, 1000 Elmwood Ave., Providence, RI (“City”) and \*\*\*\*\*, having an address of \*\*\*\*\* (“Contractor”).

### WITNESSETH:

WHEREAS, the **Wanskuck House** is located at **256 Woodward Road, Providence, RI**. The City plans to make synthetic turf and fencing improvements in the park under the **Wanskuck House Porch Repairs & Painting** project (the “Project”), as detailed in the Request for Proposals (“RFP”) issued by the City on \*\*\*\*\* (attached and incorporated by reference as Exhibit A); and

WHEREAS, the Contractor proposed to handle the Project, as detailed in a responsive bid opened on \*\*\*\*\* (attached and incorporated by reference as Exhibit B); and

WHEREAS, the Board of Contract and Supply awarded the contract to \*\*\*\*\* at its meeting on \*\*\*\*\*.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained in this Agreement, the Parties agree as follows:

1. **SELECTION.** The City hereby selects the Contractor to provide construction services outlined in its \*\*\*\*\* submission.
2. **TERM.** The term of this agreement shall be from and after the date of execution through completion of the Project, which shall be not later than \*\*\*\*\*.
3. **TERMS OF PAYMENT.** The total amount of the awarded contract is \*\*\*\*\*. The City shall make a good-faith effort to pay the Contractor within sixty (60) days of receipt of a pay requisition for work completed and accepted, less retainage.
4. **COMPENSATION.** The Contractor shall be paid according to the breakdown contained in its bid package.
5. **INDEMNIFICATION AND LIABILITY.** The Contractor is alone responsible for the safety, efficiency, and adequacy of the construction and for any damage which may result from improper construction, maintenance, or operation. The Contractor shall indemnify, defend, and hold harmless the City, and its employees, representatives, agents, successors and assigns (the "City Indemnified Parties") from and against any and all demands, claims, suits, cause



or cause of action, whether at law or in equity, costs, expenses and attorneys' fees and any liability whatsoever to anyone for any bodily injury or property damage resulting from or arising out of the willful misconduct or negligent acts or omissions of the Contractor and/or its employees, representatives, subcontractors, and agents in the performance of this Agreement.

6. **RETAINAGE:** The City shall retain 5% of all pay requests paid during the project. When the City and/or its representatives deem the project as "Substantially Complete" or 85% of the work has been completed, the retainage may be reduced to 2.5% for the work completed. The final payment will be released when all the work has been completed, inspected, and approved by the owner's representative and all close out documents, warranties and as-built plans have been received and approved by the City.
7. **INSURANCE.** The Contractor is required to carry liability insurance in the amount of not less than one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) general aggregate and shall furnish to the City an insurance certificate naming the City, the Board of Park Commissioners, and the Providence Public Building Authority as additional named insureds on a primary but non-contributing basis for General Liability.
8. **BINDING EFFECT.** This contract and all the covenants, provisions, and conditions herein contained shall inure to the benefit of and be binding upon the heirs, successors and assigns of the parties. Neuter pronouns shall be read as masculine or feminine, and words in the singular person as plural, if the nature or number of the parties require.
9. **GOVERNING LAW.** This Agreement is entered into pursuant to and shall be governed by and construed in accordance with the laws of the State of Rhode Island.
10. **NATURE OF RELATIONSHIP.** Nothing in this Agreement shall create a partnership, joint venture, trust or other fiduciary relationship between the Contractor and the City.
11. **AMENDMENTS AND SUPPLEMENTS.** The Contractor and the City may amend, modify, supplement, or waive any provisions of this Agreement in such manner as may be agreed upon by the Parties in a written instrument executed by both Parties.
12. **MBE/WBE.** The parties acknowledge that the City sets an MBE goal of 10% and a WBE goal of 10%, and the Contractor will make good faith efforts to comply with these goals.
13. **TERMINATION.** The City may terminate this Agreement at any time upon ninety (90) days prior written notice. This Agreement may be terminated by

either party if the other party materially breaches any provision of this Agreement and fails to cure the material breach within 30 days after receiving notice thereof from the non-breaching party. Without limiting the City's right to terminate this Agreement, the City may suspend the Contractor's right to access the Project upon any actual, threatened, or suspected breach of this Agreement.

14. COUNTERPARTS. This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which shall constitute one document.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed as of the date first above written.

City of Providence

By: \_\_\_\_\_  
Brett P. Smiley, Mayor

STATE OF RHODE ISLAND  
PROVIDENCE, SC.

In Providence, in said County and State, on the \_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared Brett P. Smiley, Mayor and Chairman of the Board of Park Commissioners, to me known and known by me to be the party executing the foregoing instrument for and on behalf of the City, and he acknowledged said instrument by him executed to be his free act and deed, his free act and deed in his capacity as aforesaid, and the free act and deed of the City.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

Approved as to form and satisfactory to me:

\_\_\_\_\_  
City Solicitor

By: \_\_\_\_\_

STATE OF RHODE ISLAND  
PROVIDENCE, SC.

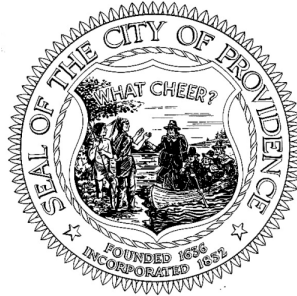
In Providence, in said County and State, on the \_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \*\*\*\*\* to me known and known by me to be the party executing the foregoing instrument for and on behalf of \*\*\*\*\* and he/she/they acknowledged said instrument by him/her/they executed to be his/her/their free act and deed, his/her/their free act and deed in his/her/their capacity as aforesaid, and the free act and deed of \*\*\*\*\*.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

EXHIBIT A: RFP  
EXHIBIT B: Bid

# City of Providence

## Providence Parks Department



### Wanskuck Porch Renovation & Painting

256 Woodward Rd  
Providence, RI

# PROJECT MANUAL



#### ARCHITECT:

Northeast Collaborative Architects  
650 Ten Rod Road, Box 4  
North Kingstown, RI 02852



#### STRUCTURAL ENGINEERS:

C. A. Pretzer Associates  
50 Freeway Drive  
Cranston, RI 02920

MAY 22, 2023





**BOARD OF CONTRACT AND SUPPLY  
CITY OF PROVIDENCE, RHODE ISLAND**

**PROJECT MANUAL AND SPECIFICATIONS3**

Section 000101 Cover  
Section 000110 Table of Contents

**DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS**

Section 004500 Bidder's Qualifications Statement  
*[Note: Contract to be solicited through City of Providence, Parks Department, Request for Proposals (RFP) will include the Contract Documents (Drawings & Specifications) in .pdf format.]*

**DIVISION 01 – GENERAL REQUIREMENTS**

Section 011100 Scope of Work

**DIVISION 02 – EXISTING CONDITIONS**

See drawing sheet A-001

**DIVISION 03 – CONCRETE**

See drawing sheet S-1 Structural Plans

**DIVISION 04 – MASONRY**

Section 040120 Maintenance of Unit Masonry

**DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES**

Section 061053 Miscellaneous Rough Carpentry  
Section 061533 Wood Patio Decking  
Section 062013 Exterior Finish Carpentry

**DIVISION 07 – THERMAL AND MOISTURE PROTECTION**

Section 072500 Weather Barriers  
Section 077100 Roof Specialties

**DIVISION 09 – FINISHES**

Section 099113 Exterior Painting

**END OF SECTION 000110**



**BOARD OF CONTRACT AND SUPPLY  
CITY OF PROVIDENCE, RHODE ISLAND**

**SECTION 004500 – BIDDER’S QUALIFICATION STATEMENT**

Due to the extremely sensitive nature of the work of portions of this project, and the special skills required for same, the following information must be submitted with the bid, or the proposal will not be considered.

1. The Wanskuck House is an important historical building because of its association with significant historical events, and for the quality of its architecture. The building was constructed in 1870. It is included as part of the Wanskuck Park within the Wanskuck Historic District listed in the National Register of Historic Places.
2. It is important that the successful bidder be experienced in restoration and rehabilitation of older buildings and with the “Secretary of the Interior’s Standards for the Treatment of Historic Properties and the Guidelines for Rehabilitation of Historic Buildings”. The Contractor submitting the bid must have been in business under the same name, and doing the same type of work, for a minimum of five years. To demonstrate experience and qualifications provide the following:
  - a. Provide history of the company, including number of years it has been in business doing general contracting; a list of representative projects with final cost, year completed and description of work.
  - b. Provide resumes for principals and key personnel who will be assigned to the project, including a list of relevant projects with which they were personally involved.
  - c. List three or more projects on buildings 100 years old or more that were completed by this company, and which involved repair and/or replication of wood moldings and trim on doors, or windows. Include the date of completion, the age of the building, the cost of the project, the architect, a detailed description of the work, and a project reference with phone number.
  - d. Subcontractors with relevant experience working with historic woodwork can substitute for the lack of relevant projects of the General Contractor, but project information described in sections ‘a’ through ‘c’ above must be provided for subcontractor along with company history, resume of principals, and a list of relevant projects.

The Owner [The City of Providence] reserves the right and sole discretion to determine equivalent or prior experience and the right to reject any or all bids which fail to demonstrate equivalent prior experience. The Owner will contact project references and reserves the right to reject bids based on poor performance with similar projects.

4. Qualifications will be evaluated on the basis of similar project experience for:
  - a. Completion of at least 3 similar historically significant projects.
  - b. Size and dollar value of completed projects.
  - c. Contractor’s performance with similar projects.
  - d. Contractor’s ability to subcontract with qualified companies.
  - e. Experience of individuals assigned to the project.



**BOARD OF CONTRACT AND SUPPLY**  
CITY OF PROVIDENCE, RHODE ISLAND

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**011100 SUMMARY OF WORK**

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**Project Identification: Historic Wanskuck House**

- a. Location: 229 Woodward Road, Providence, RI
- b. The Wanskuck House, built in 1870, is listed on the National Register of Historic Places as part of the Wanskuck Park within the Wanskuck Historic District. The house is one of the few remaining original clapboard buildings that was the caretaker's cottage with veranda that overlooks the property. The Rhode Island Historic Preservation and Heritage Commission (RIHPHC) may be involved during the project for reviews and approvals of products, materials, finishes, etc. that affect the historic fabric and aesthetic of the building.

SECTION 010000 - GENERAL REQUIREMENTS

1.1 GENERAL All work done under this Contract shall also be in conformance with the Drawings and these Supplemental Technical Specifications.

A. SCOPE OF WORK

1. The general summary of work to be done under this contract consists of, but shall not be limited, to the following as shown in the Contract Documents:

B. WORK COVERED BY CONTRACT DOCUMENTS

C. The Contractor shall execute the scope of work indicated on Plans and Specifications to enhance the use and operations of the site as shown within the project limits.

- a. Porch framing repair & reinforcement.
- b. Brick footings repair & reinforcement.
- c. Joist and beam repair
- d. Furnish and Install (F&I) New 5" square PT wood columns.
- e. F&I New 42" high PT wood guard railing.
- f. F&I New 1"x6" PT wood deck boards.
- g. F&I New rough clapboard siding.
- h. F&I Decorative fascia details repairs/replacement.
- i. Apply paint on exterior trim and details, replaced/new clapboard siding, porch columns, wood guardrails, and fascia.





**BOARD OF CONTRACT AND SUPPLY  
CITY OF PROVIDENCE, RHODE ISLAND**

- j. Preparing & applying Drylok to all exterior foundation walls & seal cracks, joints & openings with waterproof sealant.
  - k. F&I New aluminum gutter, drain and “V” shaped metal flashing.
- D. Work shall be as specifically indicated, shown or described in the Drawings, Technical Specifications, and other Contract Documents.
- E. WORK UNDER ADD ALTERNATE
- 1. The following items of Work described will be addressed as an Add Alternate. All work incorporated with the items and any and all incidental to the items shall be accounted for.
  - 2. Add Alternate #1 Clean, prep, scrape existing wood clapboards and paint with (2) coats of paint
- F. PROJECT INFORMATION
- 1. OWNER
    - a. City of Providence Parks Department Roger Williams Park Dalrymple Boathouse, 1000 Elmwood Avenue, Providence, RI 02907, Telephone: 401.680.7200
    - b. Superintendent of Parks: Wendy Nilsson
  - 2. OWNER’S REPRESENTATIVE
    - a. Chip Ryan, cryan@providenceri.gov, 401-680-7216
- 1.2 PROJECT LOCATION
- 229 Woodward Road, Providence, RI 02904
- 1.3 CONTRACTOR USE OF PREMISES
- A. The Contractor’s use of premises shall be within the limits shown on the Drawings and as defined in the Standard Form of Agreement, for the performance of the Work.
- 1. The Contractor shall maintain vehicular access and utility service to the abutting properties at all times throughout the course of the construction.
  - 2. The Contractor shall assume full responsibility for security of all materials and equipment on the site, including those of the subcontractors.
  - 3. If directed by the Owner’s Representative, the Contractor shall relocate or move any stored items that interfere with operations of the Owner.
  - 4. The Contractor may elect to obtain (at no cost to the Owner) additional storage or work areas off-site if needed to perform the work.



**BOARD OF CONTRACT AND SUPPLY  
CITY OF PROVIDENCE, RHODE ISLAND**

1.4 OWNER OCCUPANCY REQUIREMENTS

- A. The Owner (City) anticipates that site inclusive of all on-site amenities beyond the Limit of Work will remain open throughout the course of construction.
- B. Contractor shall provide the Owner's Representative with a written plan describing the sequences and durations anticipated for the execution of the Work.

1.5 MOBILIZATION, SITE PREPARATION, & DEMOLITION

A. THE WORK SPECIFIED IN THIS SECTION INCLUDES:

- 1. Mobilization of all personnel and equipment;
- 2. Preparing the construction site for construction operations;
- 3. Materials to be removed and legally disposed of off site.
- 4. When applicable, verifying and utilizing survey control points as shown on the Drawings
- 5. Protecting existing site features to remain, such as fences, trees, shrubs and grassed areas outside the limit of work.
- 6. Protecting underground and overhead utilities and other existing facilities from damage.
- 7. Where applicable, provisions for site access and of traffic control.
- 8. At cessation of site improvement operations: Site clean-up
- 9. De-mobilization of all personnel and equipment.

1.6 CONSTRUCTION STAGING/STOCKPILE AREAS

- A. Staging areas within the Park is permitted as shown on the Plans with the prior consent of and coordination with the Owner.
- B. Restoration of the site to pre-existing condition shall be the sole responsibility of the Contractor.

1.7 MATERIALS AND EQUIPMENT:

A. Materials to be Removed and Stockpiled.

- 1. Materials directed to be removed and stockpiled shall be removed, transported to and stacked in a location directed by the Owner's Representative. All materials shall be neatly stacked as directed.



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2. If the Owner's Representative determines that any part of the materials identified to be stockpiled are unsuitable for re use on the site or by the Owner elsewhere, such materials shall be evaluated for legal disposal by Owner's Representative and Contractor.

B. Signs: Conform to requirements of Temporary Facilities and Controls.

C. Temporary Site Protection: Temporary chain-link fence, if so desired shall be furnished, installed and maintained at no additional cost to the Owner. At the completion of all work at the site, the Contractor shall remove all temporary fencing and restore the site to its pre-construction condition at no additional cost to the Owner.

**1.8 TEMPORARY CONSTRUCTION FACILITIES AND UTILITIES**

A. Make arrangements with the Owner's Representative for storage of materials and equipment in designated locations at the construction site. If staged on site, materials shall be secured from vandalism and or theft.

B. Plastic construction fence or snow fencing if installed shall be maintained in good condition. Provide barricades, barrels, fencing and/or other barriers around excavations and trenches as required for safety. Upon completion, temporary fencing shall be removed and the affected area restored to a pre-construction condition.

**1.9 SITE MAINTENANCE**

A. Control dust from Contractor operations in accordance with specified dust control measures.

B. Maintain the Site during construction in a manner that will not obstruct use on neighborhood streets. Proceed with the work in an orderly manner, maintaining the construction site free of debris and unnecessary equipment or materials.

C. Legally dispose of all debris, rubbish, hazardous materials, oil, and grease in accordance with local ordinances.

D. Maintain safety and security of the construction site and any stockpiled or staged materials or equipment if left on site.



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1.10 TRAFFIC CONTROL

- A. For all of his operations, the Contractor shall provide appropriate traffic control in accordance with, TEMPORARY FACILITIES AND CONTROLS. The purposes of the traffic control are 1) to ensure that operations in the project area are performed in a safe and orderly manner, and 2) to minimize the impact of truck and equipment traffic and noise on adjacent homes near the project area. The Contractor shall be responsible for obtaining any and all required permits and approvals.
- B. Police Details, if required by the City, shall be paid directly to and coordinated with Providence Public Safety by the Owner.

1.11 DEMOBILIZATION

- A. Contractor shall be responsible for site security and safety at all times. Upon substantial completion of the work, Contractor shall remove all excess materials, equipment, construction debris, temporary facilities and construction measures (fencing, signs, barriers, etc.) from the project area, and shall leave the site in suitable condition for full occupancy and use by the Owner. The sedimentation and erosion controls installed as part of the Work may not necessarily be removed at this time (see below).
- B. The Owner's Representative shall be the sole judge of whether the site has been suitably cleaned.
- C. Upon suitable stabilization of all disturbed "erodible" areas (e.g. acceptable level of grass growth in loamed and seeded areas, mulch applied and stable in planting areas, etc.), contractor shall remove and legally dispose of all sedimentation and erosion control measures (silt fence, hay bales, catch basin inserts, etc.). See Section 024119 Selective Demolition and 329200 Turf and Grasses for directives and procedures.



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**PART 2 - EXECUTION**

**2.1 Testing Lab**

**2.2 GENERAL REQUIREMENTS**

- A. The construction site entrance shall be as indicated on the plans. The Owner will provide access to any locked gate. Any tracked debris from the site present on adjacent roadways shall be removed and the roads swept daily to remove any excess mud, dirt, or rock originating from the site. Trucks hauling material shall be covered and equipped with gates that prevent material from falling out. If present, catch basins within 100 feet of site entry and exit locations shall be protected with inlet sediment control devices and maintained for the duration of the work.
- B. Identify, clearly mark and protect all survey monuments, temporary bench marks as well as any adjacent contractors' work and facilities (if applicable). Repair or replacement shall be at Contractor's sole expense if damaged by Contractor.
- C. Protect existing culverts, sewers, and all other utilities including gas, telecommunications, electricity, and water. Repair or replace at Contractor's sole expense if damaged by Contractor.
- D. Utilize or install drum or sawhorse barricades or backfill all open excavations, holes, trenches, and depressions occurring at construction sites or occurring as part of this work.

**2.3 CHANGE ORDER PROCEDURE**

**A. DESCRIPTION**

- 1. The Contractor shall comply with this procedure in the process of giving notification of change and preparing and submitting a proposal for adjustment due to a desired, perceived, or actual change in the work. Changes in the work, or period of performance of the work, may be directed in writing by the Owner's Representative or may be requested by the Contractor. In either case, payment for work accomplished under a modification may not be made until a formal contract modification, incorporating the change into the contract, has been issued and executed. Therefore, it is incumbent upon the Contractor to comply fully with this procedure and to expedite the resolution of changes.



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**2.4 CHANGE SUBMITTALS**

- A. When requested, the Contractor shall submit the following to the Owner's Representative in accordance with the Submittals procedures described in these specifications:
1. Proposal cover letter on Contractor's letterhead;
  2. Detailed price proposal;
  3. Drawings or other explanatory data;
  4. Time extension statement with justification if any time extension is requested.

**2.5 COMPLIANCE**

- A. The Contractor shall take such measures as needed to assure familiarity and compliance by its staff with these procedures. If change proposals are incomplete, unclear, or ambiguous or are not supported by adequate documentation, the data will be returned and the Contractor shall resubmit or supplement the proposal as requested by the Owner's Representative. Delay resulting from the Contractor's noncompliance with this procedure shall not in itself constitute the basis for an extension in the time of performance under the contract.

**2.6 PROCESSING CHANGES INITIATED BY THE OWNER'S REPRESENTATIVE**

- A. The Owner's Representative will initiate changes only in writing. The Owner will sign any Request for Proposal (RFP). This will establish an Extra Work Order (EWO) number, by which the change will be identified until such time as it may be incorporated into the contract by formal Change Order (CO).
- B. The Contractor may or may not be authorized to proceed with the changed work pending resolution of changes in the contract price or time of performance. If the work described in the RFP becomes critical to the timely performance of the Contractor's work, a written request for a Notice to Proceed must be forwarded to the Owner immediately. The Owner will issue any Notice to Proceed. This unilateral modification to the contract may be subject to further negotiation regarding price and time for completion.
- C. Payment for changed work, covered by an authorized modification, will not be made until a notice to proceed covering the changed work has been executed.
- D. The Contractor shall prepare and submit its proposal for change to include at a minimum:
1. A cover letter referencing the EWO number and citing the attachments, if any, which constitute the Contractor's total proposal.



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2. A detailed price proposal showing labor, construction equipment, and material quantities and prices at the lowest practical level of each element of the work.
  3. Any drawings, sketches, catalog cuts, samples, certifications, or other data required to be submitted by the Owner's Representative that is required to fully document
  4. A statement of the proposed change in the time of completion of the contract, together with all required justification for such a change.
  5. A statement to the effect that there is "no change in price and/or time of completion of the work under this contract as a result of this proposed change", if that is the case.
- E. The Owner may accept the Contractor's proposal without negotiation. Alternatively, upon receipt of a proposal which is satisfactory in form, the Owner's Representative may require negotiation with the Contractor to arrive at a fair and equitable change in the contract price and time of completion. Upon agreement, a contract modification will be issued by the Owner for Contractor's execution.

**2.7 PROCESSING CHANGES INITIATED BY THE CONTRACTOR**

- A. Should the Contractor feel that a change to the work under the contract, or to the contract itself, is necessary or desirable, it shall propose such a change to the Owner's Representative. This proposed change shall include a clear and concise description of the proposed change, along with that information cited in above.
- B. Within a reasonable time, the Owner's Representative will review the Contractor's proposal and determine if the proposed change is in the Owner's best interest. If so, Contractor will be advised of this and a an EWO number will be assigned to Contractor's proposal.

**2.8 EXECUTING CHANGED WORK**

- A. The Contractor is cautioned not to proceed with the work described in a proposed change until it is authorized to do so in writing by the Owner's Representative.

**2.9 TERMINATIONS AND DELAYS**

- A. Termination of Contract: If the Contractor or any of his/her subcontractors refuses or fails to prosecute the work with such diligence as will insure its completion within the time specified in these Contract Documents, or as modified, as provided for in these Contract Drawings, or violates any other Provisions of this Contract, the Local Public Agency, Local Public Agency, City, by written notice to the Contractor, may terminate the Contractor's right to proceed with the Work. Upon such termination, the City of Providence may take over the work and prosecute the same to completion, by contract or otherwise, and the Contractor and his/her sureties shall be liable to the



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City of Providence for any additional cost incurred by the City of Providence in its completion of the work and they shall also be liable to the City of Providence for liquidated damages for any delay in the completion of the work as provided below. If the Contractor's right to proceed is so terminated, the Local Public Agency Local Public Agency City may take possession of and utilize in completing the work such materials, tools, equipment, and plants as may be on the site of the work and necessary thereof. Project work must commence 30 days after award of Contract or as mutually agreed upon by the Contractor and the Owner. The Contractor is required to submit a Work Schedule including all items included in the scope of work. The Work Schedule shall mirror the Schedule of Values which should be in chronological order. Both items are identified in the standard Pre-Bid and Pre-Construction Meeting Minutes as required. The work shall be continuous and the Contractor shall staff the project appropriately to meet the agreed upon work schedule. Demobilization from the project, prior to completion, must be agreed upon in writing by the Owner.

2.10 INSPECTION OF WORK

A. DESCRIPTION

1. Work included in this Section consists of periodic observation of construction of the project. The Contractor's work shall be monitored periodically by the Owner's Representative
2. The Owner's Representative presence on site or construction observation work is inspectional in nature and will not include supervision or direction of the actual work of the contractor.
3. In no event will the Owner's Representative be responsible or liable for the contractor's use or administration of personnel, machinery, staging, or other temporary or precautionary construction, safety precautions or procedures, or for compliance by the contractor with the provisions, terms, or specifications of the contract. Observation services provided by the Owner's Representative are solely for the benefit of the Owner.
4. The Contractor shall keep the Owner's Representative informed concerning the work status and projected work schedule through regular communications.
5. The Contractor shall not cover any work related to the required field visits until one of the following occurs:
  - a. The Contractor is authorized by the Owner's Representative to proceed after the field visit.
  - b. The field visit is re-scheduled by the Owner's Representative to a later construction event
  - c. The field visit is waived in writing by the Owner's Representative
6. The Contractor shall request a Final Inspection seven calendar days in advance of the planned completion date. After review of the Notice of Completion, the Owner's Representative may reject the Notice for cause or schedule the Final Inspection. The Owner's Representative will perform its Final Inspection on all phases of the work and develop a comprehensive punch list, which will be provided to the Contractor.
7. The Final Inspection will be scheduled when the punch list items discovered during the Final Inspection have been corrected. If discovered, the Owner's Representative may add new items to the punch list at this inspection.
8. The Contractor is advised that the Owner's Representative will not accept the work until the Owner's Representative determines Substantial Completion has been achieved. Therefore, to





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minimize its risk, the Contractor should schedule its work to be substantially complete in time to allow the Final Inspection and punch list work to occur in advance of the Project Close Out Date. Due to the construction time period and the anticipated weather conditions, substantially complete will be defined as the completion of construction for all item and the temporary stabilization of all disturbed areas, excluding planting and final seeding. Planting and final seeding is to occur during the time periods specified.

9. Nothing in this Section shall be construed to limit the Owner's Representative right to inspect the work at any time.

**2.11 CONSTRUCTION SCHEDULES**

**A. DESCRIPTION**

1. Work included in this Section consists of preparation, submittal, and updating of the project.

**2.12 CONSTRUCTION SCHEDULE**

**A. Submit the following to the Owner's Representative in accordance with the Submittals Section. Submittals are for the record or approval as indicated.**

1. The proposed construction schedule shall be submitted for approval within five (5) calendar days after receipt of Notice to Proceed.
2. Submit contract Weekly Summary Reports to the Owner's Representative for the record at weekly site meeting at request by the Owner.
3. Submit construction progress schedule including a two week look ahead as back up to progress invoices.

**B. The construction schedule shall show all work activities for completion of the work to be performed under this contract and will reflect Contractor's general sequential approach to the work. The construction schedule will be in a bar chart format. The minimum level of detail (number of activities) shall include the activities described in the Schedule of Values and the Scope of the Work. The construction schedule shall demonstrate completion of all work within the period of performance of the contract in a reasonable and achievable manner.**

**2.13 PERIODIC SCHEDULE UPDATES**

**A. The Contractor shall support monthly payment requests with an approved construction schedule marked to indicate progress. Submit updated schedule as necessary.**

**B. When in the opinion of the Owner's Representative changes in the work occur that significantly affect the schedule, the Contractor shall submit a revised construction schedule for approval. The**



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revised construction schedule shall be submitted within 10 calendar days after it is requested by the Owner's Representative. The current approved construction schedule shall be used as a baseline for progress reporting.

- C. Acts of God: Claims for additional compensation for 'Acts of God' will be reviewed by the Owner. It is the Contractor's responsibility to secure the work site daily and failure to provide adequate provisions to do so may result in repairs to the site at the Contractor's expense. Documented 'Acts of God' such as the state issuing a 'State of Emergency' may result in the Owner's authorization to proceed repair funded by the Owner. No work shall proceed without written authorization by the Owner.

2.14 SUBMITTAL PROCEDURES

A. DESCRIPTION

1. This Specification Section covers the preparation and submission of all work plans, drawings, samples, manufacturer's literature and brochures, installation instructions, and operation and maintenance manuals as specified herein and in the various sections of these Specifications.
2. A Submittal Schedule shall be submitted for approval within five (5) calendar days after receipt of Notice to Proceed.

2.15 DRAWINGS

- A. The term "drawings" as used herein includes 'Shop Drawings' as required for fabrication, erection and installation, layout, and setting of proposed improvements; lists or schedules of materials and catalogues and brochures; performance and test data; and all other drawings and descriptive data pertaining to materials and methods of construction as may be required to show that the materials, equipment, or systems and the positions thereof conform to the requirements of the Contract Documents.
- B. Where specified and if so directed by the Owner's Representative provide shop drawings that are accompanied by design computations.
- C. Sheet sizes of drawings shall not exceed 24 in. by 36 in. The title block on all drawings shall bear the name of the Owner, the name of the project, and the project location.
- D. The Contractor's drawings shall be submitted electronically in PDF format to the Owner's Representative for review and approval.



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- E. The Contractor shall maintain a complete set of construction drawings at the jobsite, clearly marked to reflect as-built conditions. Upon completion of the work, the Contractor shall submit these Record Drawings to the Owner's Representative.
- F. The Owner's Representative will review drawings and schedules only for conformance with the design of the Project and for compliance with the Contract Documents and Contract Drawings. The Contractor shall make any and all updates and corrections required by the Owner's Representative
- G. Drawings shall be reviewed and returned within ten (10) working days of receipt of drawings at jobsite. Drawings and all supporting data, catalogs, or similar information shall be prepared by the Contractor or his suppliers and subcontractors but shall be submitted as instruments of the Contractor.
- H. The Owner's Representative review of drawings will be of a general nature and shall not relieve the Contractor from responsibility for errors and omissions of any sort, for deviations from Drawings or Specifications, or for conflict with the work of others that may result from such deviations. The Owner's Representative review of drawings will not relieve the Contractor of responsibility to complete the work in accordance with the requirements of the Contract Documents.
- I. After Notice of Award, the Contractor shall submit a Submittal Schedule to the Owner's Representative. The Contractor's schedule shall be brought up to date from time to time to show the latest changes, omissions, and additions. The Schedule will be based on the Contractor's Construction Schedule and will show when the Contractor will submit the drawings and when he/she expects them to be returned so that construction activities shown on the Construction Schedule are not interrupted. There will be a minimum of three weeks between these two activities. Specific methods and routines for handling drawing reviews shall be established in advance within the general framework of the Contract Documents.
- J. Work for which the Contractor's submittals are required shall not be started until the submittals have been reviewed and accepted in writing by the Owner's Representative. Any revision by the Contractor of a previously accepted submittal must be accepted in writing by the Owner's Representative before implementation.

2.16 SAMPLES

- A. The Contractor shall, at his or her expense, furnish the Owner's Representative with samples of the various materials as specified in these Specification and Drawings. Samples shall be delivered to the office of the Owner's Representative at the Contractor's expense.



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2.17 PRODUCT DATA

- A. The Contractor shall submit to the Owner's Representative all required Material Safety Data Sheets (MSDS) and all Product Data Sheets and any other relevant product information for all items identified in the Technical Specifications and Drawings. All data shall be furnished by the Contractor in accordance with the approved schedule.
  
- B. SUBMITTAL LOG
  - 1. Contractor to provided the following information:
    - a. An I.D. number for each item
    - b. Specification Section, Paragraph Number and Line Item Number (ie. 321313 / 1.3 / A)
    - c. Item Name
    - d. Description of the Item
    - e. Date Submitted
    - f. Status: Approved / Approved As Noted / Rejected
    - g. Sub-Contractor (If any) providing the material
    - h. Comments

2.18 QUALITY CONTROL DESCRIPTION

- A. This Section provides the requirements for Contract quality control (QC) pertaining to the Work, including:
  - 1. QC of products and workmanship;
  - 2. Manufacturer's instructions; and
  - 3. Manufacturer's certificates and field services.

2.19 WORKMANSHIP

- A. The Contractor shall comply with industry standards of the region, except when more restrictive tolerances or specified requirements indicate more rigid standards or more precise workmanship.
  
- B. The Contractor shall provide suitably-qualified personnel to produce work of specified quality.
  
- C. The Contractor shall secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, and racking.
  
- D. The Contractor shall provide materials to match approved samples.



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2.20 MANUFACTURER'S INSTRUCTIONS

- A. The Contractor shall require compliance with instructions in full detail, including each step in sequence. Should instructions conflict with the Contract Documents, the Contractor shall request clarification from the Owner's Representative before proceeding.

2.21 MANUFACTURER'S CERTIFICATES

- A. When required in individual Specifications sections, the Contractor shall submit manufacturer's certificates, in duplicate, certifying that products meet or exceed specified requirements.

2.22 TESTING LABORATORY SERVICES (NIC)

- A. Not Utilized in this Contract

2.23 MANUFACTURER'S FIELD SERVICES

- A. When required by the manufacturer or Owner's Representative, the Contractor shall have the manufacturer provide a qualified representative to observe field conditions, conditions of surfaces and installation, and quality of workmanship as applicable and to make written report of observations and recommendations to the Owner's Representative.

2.24 AUTHORITY OF OWNER'S REPRESENTATIVE

- A. The Owner's Representative will decide all questions that may arise as to the quality and acceptability of materials furnished. All questions that may arise as to the interpretation of the Contract Drawing and Specifications shall be determined by the Owner's Representative.
- B. The Owner and Owner's Representative shall not be responsible for the Contractor's means, methods, techniques, sequences, or procedures of construction or the safety precautions and programs incident thereto, and the Owner's Representative will not be responsible for the Contractor's failure to perform the work in accordance with the Contract Documents.



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- C. The Owner's Representative will not be responsible for the acts or omissions of the Contractor or any subcontractors, of the agents or employees of any Contractor or subcontractor, or of any other persons at the site or otherwise performing any of the work.

**2.25 COORDINATION OF DRAWINGS AND SPECIFICATIONS**

- A. The Contractor shall take no advantage of any apparent error or omission in the Contract Drawings or Specifications. In the event the Contractor discovers such a discrepancy, error, or omission, he shall immediately notify the Owner's Representative. After review and consultation with the Owner's Representative the Owner's Representative will issue clarifications, provide interpretations, and make such corrections as may be deemed necessary for the Contractor to proceed with fulfilling the intent of the Contract Drawings and Specifications.
- B. When general reference is made on the Contract Drawings or within the Specifications to any cited Standard Specifications, it shall refer to the current edition of such Specifications or the latest revision thereof or interim Specifications adopted and in effect on the date of Effective Date of Agreement. In the event of a conflict between the Contract Drawings and the specifications, the Owner's Representative shall be notified to provide a clarification to the Contractor.

**2.26 COOPERATION WITH UTILITIES**

- A. The Contractor will notify all utility companies, all pipeline owners, or other parties affected and endeavor to have all necessary adjustments of the public or private utility fixtures, pipelines, and other appurtenances within or adjacent to the limits of construction made as soon as practical.
- B. Water lines, gas lines, wire lines, service connections, water and gas meter boxes, water and gas valve boxes, light standards, cableways, signals, and all other utility appurtenances within the limits of the proposed construction which are to be crossed, relocated or adjusted are to be moved by the Contractor or its designated agents, except as otherwise noted on the Contract Drawings. In the case of utility lines, the Contractor shall coordinate with the respective utilities for their removal and relocation.
- C. Attention is directed to the possible existence of underground facilities not known to the Owner's Representative or in a location different from that which is shown on the Contract Drawings. The Contractor shall take steps to ascertain the exact location of all underground facilities prior to doing work that may damage such facilities or interfere with their service.



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2.27 INDEPENDENT TESTING AND INSPECTION (NIC)

- A. Not Applicable under this Contract

2.28 REQUIREMENTS

- A. The requirements for sampling and testing or inspection are specified in the Specifications and Drawings. The Contractor shall maintain a complete and up-to-date file of all quality control documentation at the jobsite.

2.29 MATERIAL AND EQUIPMENT

A. DESCRIPTION

1. This Specification Section includes the requirements for the transportation, handling, storage, and protection of materials and equipment as specified herein and in the various Sections of these Specifications. This Section also addresses the procedure for Contractor-proposed product substitutions.

2.30 MANUFACTURER REQUIREMENTS

- A. In general, the Contractor shall receive, handle, and store materials and equipment in accordance with manufacturer's recommendations and in a manner which will protect such items from damage or deterioration.

B. GENERAL

- C. Products include the material, equipment, and systems used on this Project. Comply with the Specifications, Drawings and referenced standards as minimum requirements.

2.31 TRANSPORTATION AND HANDLING

- A. The Contractor shall receive, handle, and store materials and equipment supplied by him/her in a manner that will protect such items from damage or deterioration in accordance with procedures provided by product manufacturers and the Owner.



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- B. Promptly inspect the shipments to assure that the products comply with requirements, the quantities are correct, and the products are undamaged.

**2.32 STORAGE AND PROTECTION**

- A. Materials and equipment shall be stored off the ground on blocking or pallets and shall be covered for protection from vandalism and weather damage.
- B. Materials and equipment shall be stored, tested, and cleaned prior to use, in accordance with the Specification and all specific manufacturers' requirements. Damaged or nonconforming items shall be removed immediately to a separated storage area for expeditious removal from site.
- C. The Contractor shall provide a secure outside storage area in the vicinity of the site.

**2.33 SUBSTITUTIONS**

- A. Substitutions will be considered only when a product becomes unavailable due to no fault of the Contractor or when deemed appropriate by the Owner's Representative
- B. Document each request with complete data substantiating the compliance of the proposed substitution with the Contract Documents.
- C. The requested substitution proposed constitutes a representation that the Contractor:
  - 1. Has investigated the proposed product and determined that it meets or exceeds, in all respects, the specified product.
  - 2. Will provide the same warranty for substitution as for the specified product.
  - 3. Will coordinate installation and make other changes which may be required for the Work to be complete in all respects.
  - 4. Waives claims for additional costs which may subsequently become apparent.
- D. Substitutions will be considered when they are indicated or implied on shop drawings or product data submittals without separate written request, or when acceptance will require substantial revision of the Contract Documents.
- E. The Owner's Representative will determine acceptability of the proposed substitution, and will notify the Contractor of acceptance or rejection in writing within a reasonable time. Only one request for the substitution will be considered for each product. When substitution is not accepted, the Contractor shall provide the specified product.





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2.34 REJECTED MATERIALS AND DEFECTIVE WORK

- A. Materials furnished by the Contractor and rejected by the Owner's Representative as unsuitable or not in conformity with the specifications shall forthwith be removed from the job-site and work area by the Contractor, and shall not be made use of elsewhere in the work.
- B. Any errors, defects, or omissions in the execution of work or in the materials furnished by the Contractor, even though they may have been passed or overlooked or have appeared after the completion of the work, discovered at any time before the final payment is made hereunder, shall be forthwith rectified and made good by and at the expense of the Contractor and in a manner satisfactory to the Owner or Owner's Representative.
- C. The Contractor shall reimburse the Owner for any expense, losses or damages incurred in consequence of any defect error, omission or act of the Contractor or his employees, as determined by the Owner's Representative, occurring previous to the final payment.

2.35 PROJECT CLOSEOUT

A. DESCRIPTION

- 1. This Section specifies administrative and procedural requirements for the project closeout including, but not limited to:
  - a. Project record document (As-Built drawings) submittal. Maintain a clean, undamaged set of blue or black line white-prints of Contract Drawings and Shop Drawings. Mark the set to show the actual installation where the installation varies substantially from the Work as originally shown. Mark whichever drawing is most capable of showing conditions fully and accurately; where Shop Drawings are used, record a cross-reference at the corresponding location on the Contract Drawings. Give particular attention to concealed elements that would be difficult to measure and record at a later date.
  - b. Organize record drawing sheets into manageable sets, bind with durable paper cover sheets, and print suitable titles, dates and other identification on the cover of each set. Upon completion of work, submit record drawings to the Owner's Representative.
- 2. Record Specifications
  - a. Maintain one complete copy of the Project Manual, including addenda. Mark these documents to show substantial variations in actual Work performed in comparison with the Specifications and modifications. Give particular attention to substitutions, selection of options and similar information on elements that are concealed or cannot otherwise be readily discerned later by direct observation. Note related record drawing information and Product Data. Upon completion of the Work, submit record Specifications.
- 3. Test Results
  - a. Not Applicable this project



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4. REMOVAL OF PROTECTION

- a. Remove temporary protection and facilities installed for protection of the Work during construction. Fencing and erosion and sediment control measures and best management practices can be removed after permanent measures have been established.

2.36 WARRANTIES

A. DESCRIPTION

1. This Section specifies general administration and procedural requirements for warranties and bonds required by the Contract Documents, including manufacturers' standard warranties on products and special warranties.
  - a. Refer to the General Conditions for terms of the Contractor's special warranty of workmanship and materials;
  - b. General closeout requirements are included in Section "Project Closeout"; and
  - c. Specific requirements for warranties for the Work and products and installations that are specified to be warranted are included in the specifications and Drawings.
2. Disclaimers and Limitations
  - a. Manufacturer's disclaimers and limitations on product warranties do not relieve the Contractor of the warranty on the Work that incorporates the products, nor does it relieve suppliers, manufacturers, and subcontractors required to countersign special warranties with the Contractor.

B. DEFINITIONS

1. Standard Warranties
  - a. Standard product warranties are pre-printed written warranties published by individual manufacturers for particular products and are specifically endorsed by the manufacturer to the Owner.
2. Special Warranties
  - a. Special warranties are written required by or incorporated in the Contract Documents, either to extend time limits provided by standard warranties or to provide greater rights for the Owner.

C. WARRANTY REQUIREMENTS

1. Related Damages and Losses
  - a. When correcting warranted Work that has failed, remove and replace other Work that has been damaged as a result of such failure or that must be removed and replaced to provide access for corrections of warranted Work.
2. Reinstatement of Warranty
  - a. When Work covered by a warranty has failed and been corrected by replacement or rebuilding, reinstate the warranty by written endorsement. The reinstated warranty shall be equal to the original warranty with an equitable adjustment for depreciation.
3. Replacement Cost



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- a. Upon determination that Work covered by a warranty has failed, replace or rebuild the Work to an acceptable condition complying with requirements of Contract Documents. The Contractor is responsible for the cost of replacing or rebuilding defective Work regardless of whether the Owner's Representative has benefited from use of the Work through a portion of its anticipated useful service life.
  4. Owner's Recourse
    - a. Written warranties made to the Owner are in addition to implied warranties, and shall not limit the duties, obligations, rights and remedies otherwise available under the law, nor shall warranty periods be interpreted as limitations on time in which the Owner can enforce such other duties, obligations, rights and remedies.
  5. Rejection of Warranties
    - a. The Owner's Representative reserves the right to reject warranties and to limit selections to products with warranties not in conflict with requirements of the Contract Documents. The Owner's Representative reserves the right to refuse to accept Work for the Project where a special warranty, certification, or similar commitment is required on such Work or part of the Work, until evidence is presented that entities required to counter sign such commitments are willing to do so.
    - b. All warranties shall be submitted to the Owner in accordance with conditions of the Contract and the Submittals.
- D. WARRANTY PERIOD
1. All warranties required by the Contract documents shall commence on the date of Final Acceptance
- END OF SECTION 010000



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PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes the following:

1. Maintenance of unit masonry consisting of brick masonry restoration and cleaning as follows:
  - a. Repairing unit masonry, including replacing units.
  - b. Rebuild areas of deteriorated brick, including reuse of existing salvaged brick.
  - c. Repointing joints.
  - d. Preliminary cleaning, including removing plant growth.
  - e. Cleaning exposed unit masonry surfaces.

- B. Related Sections:

1. Division 02 Section "Selective Demolition."
2. Division 04 Section "Unit Masonry" for new clay masonry construction.
3. Division 07 Section "Sheet Metal Flashing and Trim" for metal flashing installed in or on restored clay masonry.

1.3 DELETED

1.4 DEFINITIONS

- A. Low-Pressure Spray: 100 to 400 psi; 4 to 6 gpm.
- B. Medium-Pressure Spray: 400 to 800 psi; 4 to 6 gpm.
- C. Saturation Coefficient: Ratio of the weight of water absorbed during immersion in cold water to weight absorbed during immersion in boiling water; used as an indication of resistance of masonry units to freezing and thawing.



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1.5 DELETED

1. N/A

1.6 SUBMITTALS

- A. Product Data: For each type of product indicated. Include recommendations for application and use. Include test data substantiating that products comply with requirements.
- B. Shop Drawings: For the following:
  1. Provisions for expansion joints or other sealant joints.
  2. Provisions for flashing, lighting fixtures, conduits, and weep holes as required.
  3. Replacement and repair anchors. Include details of anchors within individual masonry units, with locations of anchors and dimensions of holes and recesses in units required for anchors.
- C. Samples for Initial Selection: For the following:
  1. Pointing Mortar: Submit sets of mortar for pointing in the form of sample mortar strips, 6 inches long by 1/4 inch wide, set in aluminum or plastic channels.
    - a. Have each set contain a close color range of at least three Samples of different mixes of colored sands and cements that produce a mortar matching the cleaned masonry when cured and dry.
    - b. Submit with precise measurements on ingredients, proportions, gradations, and sources of colored sands from which each Sample was made.
  2. Patching Compound: Submit sets of patching compound Samples in the form of plugs (patches in drilled holes) in sample units of masonry representative of the range of masonry colors on the building.
    - a. Have each set contain a close color range of at least three Samples of different mixes of patching compound that matches the variations in existing masonry when cured and dry.
  3. Sealant Materials: See Division 07 Section "Joint Sealants."
  4. Include similar Samples of accessories involving color selection.
- D. Samples for Verification: For the following:
  1. Each type of masonry unit to be used for replacing existing units. Include sets of Samples as necessary to show the full range of shape, color, and texture to be expected.



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- a. For each brick type, provide straps or panels containing at least four bricks. Include multiple straps for brick with a wide range.
  2. Each type of sand used for pointing mortar; minimum 1 lb of each in plastic screw-top jars.
    - a. For blended sands, provide Samples of each component and blend.
    - b. Identify sources, both supplier and quarry, of each type of sand.
  3. Each type, color, and texture of pointing mortar in the form of sample mortar strips, 6 inches long by 1/4 inch wide, set in aluminum or plastic channels.
    - a. Include with each Sample a list of ingredients with proportions of each. Identify sources, both supplier and quarry, of each type of sand and brand names of cementitious materials and pigments if any.
  4. Each type of masonry patching compound in the form of briquettes, at least 3 inches long by 1-1/2 inches wide. Document each Sample with manufacturer and stock number or other information necessary to order additional material.
  5. Sealant Materials: See Division 07 Section "Joint Sealants."
  6. Accessories: Each type of anchor, accessory, and miscellaneous support.
  - E. Qualification Data: For restoration specialists, including field supervisors and restoration workers.
  - F. Preconstruction Test Reports: For existing and replacement masonry units.
  - G. Quality-Control Program.
  - H. Restoration Program.
  - I. Cleaning Program.
- 1.7 QUALITY ASSURANCE
- A. Comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for all masonry restoration, repair, rebuilding, and cleaning.
  - B. Restoration Specialist Qualifications: Engage an experienced masonry restoration and cleaning firm to perform work of this Section. Firm shall have completed work similar in material, design, and extent to that indicated for this Project with a record of 5 years of successful in-service performance. Experience installing standard unit masonry is not sufficient experience for masonry restoration work.
    1. At Contractor's option, work may be divided between two specialist firms: one for cleaning work and one for repair work.



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2. Field Supervision: Restoration specialist firms shall maintain experienced full-time supervisors on Project site during times that clay masonry restoration and cleaning work is in progress. Supervisors shall not be changed during Project except for causes beyond the control of restoration specialist firm.
  3. Restoration Worker Qualifications: Persons who are experienced and specialize in restoration work of types they will be performing. When masonry units are being patched, assign at least one worker among those performing patching work who is trained and certified by manufacturer of patching compound to apply its products.
- C. Source Limitations: Obtain each type of material for masonry restoration (face brick, cement, sand, etc.) from one source with resources to provide materials of consistent quality in appearance and physical properties.
- D. Quality-Control Program: Prepare a written quality-control program for this Project to systematically demonstrate the ability of personnel to properly follow methods and use materials and tools without damaging masonry. Include provisions for supervising performance and preventing damage due to worker fatigue.
- E. Restoration Program: Prepare a written, detailed description of materials, methods, equipment, and sequence of operations to be used for each phase of restoration work including protection of surrounding materials and Project site.
1. Include methods for keeping pointing mortar damp during curing period.
  2. If materials and methods other than those indicated are proposed for any phase of restoration work, add to the Quality-Control Program a written description of such materials and methods, including evidence of successful use on comparable projects, and demonstrations to show their effectiveness for this Project and worker's ability to use such materials and methods properly.
- F. Cleaning Program: Prepare a written cleaning program that describes cleaning process in detail, including materials, methods, and equipment to be used, protection of surrounding materials, and control of runoff during operations.
1. Provide a cleaning program for red brick.
  2. If materials and methods other than those indicated are proposed for any phase of restoration work, add to the Quality-Control Program a written description of such materials and methods, including evidence of successful use on comparable projects, and demonstrations to show their effectiveness for this Project and worker's ability to use such materials and methods properly.
- G. Cleaning and Repair Appearance Standard: Cleaned and repaired surfaces are to have a uniform appearance as viewed from 20 feet away by Architect. Perform additional paint and stain removal, general cleaning, and spot cleaning of small areas that are noticeably different, so that surface blends smoothly into surrounding areas.
- H. Mockups: Prepare mockups of restoration and cleaning to demonstrate aesthetic effects and set quality standards for materials and execution and for fabrication and installation.





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1. Masonry Repair: Prepare sample areas for each type of masonry material indicated to have repair work performed. If not otherwise indicated, size each mockup not smaller than 2 adjacent whole units or approximately 48 inches in least dimension. Erect sample areas in existing walls unless otherwise indicated, to demonstrate quality of materials, workmanship, and blending with existing work. Include the following as a minimum:
    - a. Replacement:
      - 1) Twenty (20) red brick (rebuild) units replaced.
    - b. Patching: Three small holes at least 1 inch in diameter for each type of masonry material indicated to be patched, so as to leave no evidence of repair.
  2. Repointing: Rake out joints in 2 separate areas, each approximately 36 inches high by 48 inches wide for each type of repointing required and repoint one of the areas.
  3. Cleaning: Clean an area approximately 25 sq. ft. for each type of masonry and surface condition.
    - a. Test cleaners and methods on samples of adjacent materials for possible adverse reactions. Do not use cleaners and methods known to have deleterious effect.
    - b. Allow a waiting period of not less than seven days after completion of sample cleaning to permit a study of sample panels for negative reactions.
  4. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
  5. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.
- I. Mockups: Prepare mockups of anchoring system at existing masonry veneer walls to demonstrate installation standard and to perform pull tests.
1. Perform pull test for a load of 305 lbs. at a minimum rate of 5 percent of helical wall ties installed.
  2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
  3. Approved mockups may become part of the completed work upon acceptance of pull tests.
- J. Preinstallation Conference: Conduct conference at Project site.
1. Review methods and procedures related to masonry restoration and cleaning including, but not limited to, the following:
    - a. Construction schedule. Verify availability of materials, Restoration Specialist's personnel, equipment, and facilities needed to make progress and avoid delays.
    - b. Materials, material application, sequencing, tolerances, and required clearances.



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1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver masonry units to Project site strapped together in suitable packs or pallets or in heavy-duty cartons.
- B. Deliver other materials to Project site in manufacturer's original and unopened containers, labeled with manufacturer's name and type of products.
- C. Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious materials that have become damp.
- D. Store hydrated lime in manufacturer's original and unopened containers. Discard lime if containers have been damaged or have been opened for more than two days.
- E. Store lime putty covered with water in sealed containers.
- F. Store sand where grading and other required characteristics can be maintained and contamination avoided.

1.9 PROJECT CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit masonry restoration and cleaning work to be performed according to manufacturers' written instructions and specified requirements.
- B. Repair masonry units and repoint mortar joints only when air temperature is between 40 and 90 deg F and is predicted to remain so for at least 7 days after completion of the Work unless otherwise indicated.
- C. Cold-Weather Requirements: Masonry restoration is not permitted when the air temperature falls below 40 deg F.
- D. Hot-Weather Requirements: Protect masonry repair and mortar-joint pointing when temperature and humidity conditions produce excessive evaporation of water from mortar and repair materials. Provide artificial shade and wind breaks and use cooled materials as required to minimize evaporation. Do not apply mortar to substrates with temperatures of 90 deg F and above unless otherwise indicated.
- E. For manufactured repair materials, perform work within the environmental limits set by each manufacturer.
- F. Clean masonry surfaces only when air temperature is 40 deg F and above and is predicted to remain so for at least 7 days after completion of cleaning.



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1.10 COORDINATION

- A. Coordinate masonry restoration and cleaning with public circulation patterns at Project site. Some work is near public circulation patterns. Public circulation patterns cannot be closed off entirely, and in places can be only temporarily redirected around small areas of work. Plan and execute the Work accordingly.

1.11 SEQUENCING AND SCHEDULING

- A. Order replacement materials at earliest possible date to avoid delaying completion of the Work.
- B. Order sand for pointing mortar immediately after approval of mockups. Take delivery of and store at Project site a sufficient quantity to complete Project.
- C. Perform masonry restoration work in the following sequence:
1. Remove plant growth.
  2. Rake out mortar from joints surrounding masonry to be replaced and from joints adjacent to masonry repairs along joints.
  3. Repair masonry, including replacing existing masonry with new masonry materials.
  4. Rake out mortar from joints to be repointed.
  5. Point mortar joints.
  6. After repairs and repointing have been completed and cured, perform a final cleaning to remove residues from this work.
  7. Inspect for open mortar joints and repair before cleaning to prevent the intrusion of water and other cleaning materials into the wall.
  8. Remove paint.
  9. Clean masonry surfaces.
- D. As scaffolding is removed, patch anchor holes used to attach scaffolding. Patch holes in masonry units to comply with "Masonry Unit Patching" Article. Patch holes in mortar joints to comply with "Repointing Masonry" Article.

PART 2 - PRODUCTS

2.1 MASONRY MATERIALS

- A. Face Brick: Provide face brick, including specially molded, ground, cut, or sawed shapes where required to complete masonry restoration work, ASTM C 216, Grade SW, Type FBS:
1. Unit Compressive Strength: Provide units with minimum average net-area compressive strength of 3000 psi.
  2. Initial Rate of Absorption: Less than 30 g/30 sq. in. per minute when tested per ASTM C 67.
  3. Efflorescence: Provide brick that has been tested according to ASTM C 67 and is rated



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"not effloresced."

4. Size (Actual Dimensions): 3-5/8 inches wide by 2-1/4 inches high by 7-5/8 inches long.
  5. Application: Use where brick is exposed, unless otherwise indicated.
  6. Where shown to "match existing," provide face brick matching color range, texture, and size of existing adjacent brickwork.
  7. Special Shapes:
    - a. Provide specially molded, 100 percent solid shapes for applications where core holes or "frogs" could be exposed to view or weather when in final position and where shapes produced by sawing would result in sawed surfaces being exposed to view.
    - b. Provide specially ground units, shaped to match patterns, for arches and where indicated.
    - c. Mechanical chopping or breaking brick, or bonding pieces of brick together by adhesive, are not acceptable procedures for fabricating special shapes.
  8. Tolerances as Fabricated: Comply with tolerance requirements in ASTM C 216, Type FBS.
- B. Building Brick: Provide building brick complying with ASTM C 62, of same vertical dimension as face brick, for masonry work concealed from view.
1. Grade SW where in contact with earth.
  2. Grade SW, MW, or NW for concealed backup.
- C. Salvaged Brick: Obtain salvaged brick from Owner from locations shown on Drawings. Clean off residual mortar.
1. Remove and reinstall existing brick in all areas of red brick to be rebuilt.
  2. Provide supplement units matching existing to replace damaged units.
  3. Install face brick and building brick according to original use.

2.2 DELETED

2.3 MORTAR MATERIALS

- A. Portland Cement: ASTM C 150, Type I or Type II, white or gray or both where required for color matching of exposed mortar.
1. Provide cement containing not more than 0.60 percent total alkali when tested according to ASTM C 114.
- B. Hydrated Lime: ASTM C 207, Type S.
- C. Mortar Sand: ASTM C 144 unless otherwise indicated.
1. Color: Provide natural sand of color necessary to produce required mortar color.
  2. For pointing mortar, provide sand with rounded edges.



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3. Match size, texture, and gradation of existing mortar sand as closely as possible. Blend several sands if necessary to achieve suitable match.
- D. Mortar Pigments: Natural and synthetic iron oxides, compounded for mortar mixes. Use only pigments with a record of satisfactory performance in masonry mortars.
- E. Water: Potable.

2.4 MANUFACTURED REPAIR MATERIALS

- A. Masonry Patching Compound: Factory-mixed cementitious product that is custom manufactured for patching masonry. Provide compatible coating from the same manufacturer to replicate gloss and color of glazed units.
  1. Products: Subject to compliance with requirements, provide one of the following:
    - a. Cathedral Stone Products, Inc.; Jahn M100 Terra Cotta and Brick Repair Mortar.
    - b. Conproco Corporation; Matrix.
    - c. Edison Coatings, Inc.; Custom System 45.
  2. Use formulation that is vapor- and water permeable (equal to or more than the masonry unit), exhibits low shrinkage, has lower modulus of elasticity than the masonry units being repaired, and develops high bond strength to all types of masonry.
  3. Use formulation having working qualities and retardation control to permit forming and sculpturing where necessary.
  4. Formulate patching compound used for patching brick in colors and textures to match each masonry unit being patched. Provide not less than three colors to enable matching the color, texture, and variation of each unit.

2.5 PAINT REMOVERS

- A. Low-Odor, Solvent-Type Paint Remover: Manufacturer's standard low-odor, water-rinsable solvent-type gel formulation, containing no methanol or methylene chloride, for removing paint coatings from masonry.
  1. Products: Subject to compliance with requirements, provide one of the following:
    - a. Cathedral Stone Products, Inc.; S-301, S-303, or S-305.
    - b. Dumond Chemicals, Inc.; Peel Away 6, Peel Away 7, or Peel Away 8.
    - c. PROSOCO; Enviro Klean Safety Peel 1 or Enviro Klean Safety Peel 3.

2.6 CLEANING MATERIALS

- A. Water: Potable.
- B. Hot Water: Water heated to a temperature of 140 to 160 deg F.



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- C. Job-Mixed Mold, Mildew, and Algae Remover: Solution prepared by mixing 2 cups of tetrasodium polyphosphate, 5 quarts of 5 percent sodium hypochlorite (bleach), and 15 quarts of hot water for every 5 gal. of solution required.
- D. Mild Acidic Cleaner: Manufacturer's standard mildly acidic cleaner containing no muriatic (hydrochloric), hydrofluoric, or sulfuric acid; or ammonium bifluoride or chlorine bleaches.
  - 1. Products: Subject to compliance with requirements, provide one of the following:
    - a. Diedrich Technologies Inc.; Envirorestore 100.
    - b. Dominion Restoration Products, Inc.; DR-60 Stone and Masonry Cleaner.
    - c. PROSOCO; Enviro Klean BioWash.

2.7 ACCESSORY MATERIALS

- A. Liquid Strippable Masking Agent: Manufacturer's standard liquid, film-forming, strippable masking material for protecting glass, metal, and polished stone surfaces from damaging effects of acidic and alkaline masonry cleaners.
  - 1. Products: Subject to compliance with requirements, provide one of the following:
    - a. ABR Products, Inc.; Rubber Mask.
    - b. Price Research, Ltd.; Price Mask.
    - c. PROSOCO; Sure Klean Strippable Masking.
- B. Sealant Materials:
  - 1. Provide manufacturer's standard chemically curing, elastomeric sealant(s) of base polymer and characteristics indicated below that comply with applicable requirements in Division 07 Section "Joint Sealants."
  - 2. Colors: Provide colors of exposed sealants to match colors of masonry adjoining installed sealant unless otherwise indicated.
- C. Joint-Sealant Backing:
  - 1. Cylindrical Sealant Backings: ASTM C 1330, Type C (closed-cell material with a surface skin), and of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance.
  - 2. Bond-Breaker Tape: Polyethylene tape or other plastic tape recommended by sealant manufacturer for preventing sealant from adhering to rigid, inflexible joint-filler materials or joint surfaces at back of joint where such adhesion would result in sealant failure. Provide self-adhesive tape where acceptable.
- D. Setting Buttons: Resilient plastic buttons, nonstaining to masonry, sized to suit joint thicknesses and bed depths of masonry units without intruding into required depths of pointing materials.



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- E. Masking Tape: Nonstaining, nonabsorbent material, compatible with pointing mortar, joint primers, sealants, and surfaces adjacent to joints; that will easily come off entirely, including adhesive.
- F. Miscellaneous Products: Select materials and methods of use based on the following, subject to approval of a mockup:
  - 1. Previous effectiveness in performing the work involved.
  - 2. Little possibility of damaging exposed surfaces.
  - 3. Consistency of each application.
  - 4. Uniformity of the resulting overall appearance.
  - 5. Do not use products or tools that could do the following:
    - a. Remove, alter, or in any way harm the present condition or future preservation of existing surfaces, including surrounding surfaces not in contract.
    - b. Leave a residue on surfaces.

2.8 MORTAR MIXES

- A. Measurement and Mixing: Measure cementitious materials and sand in a dry condition by volume or equivalent weight. Do not measure by shovel; use known measure. Mix materials in a clean, mechanical batch mixer.
  - 1. Mixing Pointing Mortar: Thoroughly mix cementitious materials and sand together before adding any water. Then mix again adding only enough water to produce a damp, unworkable mix that will retain its form when pressed into a ball. Maintain mortar in this dampened condition for 15 to 30 minutes. Add remaining water in small portions until mortar reaches desired consistency. Use mortar within one hour of final mixing; do not retemper or use partially hardened material.
- B. Colored Mortar: Produce mortar of color required by using specified ingredients. Do not alter specified proportions without Architect's approval.
  - 1. Mortar Pigments: Where mortar pigments are indicated, do not exceed a pigment-to-cement ratio of 1:10 by weight.
- C. Do not use admixtures in mortar unless otherwise indicated.
- D. Mortar Proportions: Mix mortar materials in the following proportions:
  - 1. Pointing Mortar for Red Brick: Type O by proportion; (1) part white Portland cement, (2) parts lime, and (8) parts sand.
    - a. Add mortar pigments to produce mortar colors required.
  - 2. Rebuilding (Setting) Mortar: Same as pointing mortar, except mortar pigments are not required.



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2.9 CHEMICAL CLEANING SOLUTIONS

- A. Acidic Cleaner Solution for Brick: Dilute with water to produce hydrofluoric acid content of 3 percent or less, but not greater than that recommended by chemical-cleaner manufacturer.

PART 3 - EXECUTION

3.1 PROTECTION

- A. Protect persons, motor vehicles, surrounding surfaces of building being restored, building site, plants, and surrounding buildings from harm resulting from masonry restoration work.
1. Erect temporary protective covers over walkways and at points of pedestrian and vehicular entrance and exit that must remain in service during course of restoration and cleaning work.
- B. Comply with chemical-cleaner manufacturer's written instructions for protecting building and other surfaces against damage from exposure to its products. Prevent chemical-cleaning solutions from coming into contact with people, motor vehicles, landscaping, buildings, and other surfaces that could be harmed by such contact.
1. Cover adjacent surfaces with materials that are proven to resist chemical cleaners used unless chemical cleaners being used will not damage adjacent surfaces. Use materials that contain only waterproof, UV-resistant adhesives. Apply masking agents to comply with manufacturer's written instructions. Do not apply liquid masking agent to painted or porous surfaces. When no longer needed, promptly remove masking to prevent adhesive staining.
  2. Keep wall wet below area being cleaned to prevent streaking from runoff.
  3. Do not clean masonry during winds of sufficient force to spread cleaning solutions to unprotected surfaces.
  4. Neutralize and collect alkaline and acid wastes for disposal off Owner's property.
  5. Dispose of runoff from cleaning operations by legal means and in a manner that prevents soil erosion, undermining of paving and foundations, damage to landscaping, and water penetration into building interiors.
- C. Prevent mortar from staining face of surrounding masonry and other surfaces.
1. Cover sills, ledges, and projections to protect from mortar droppings.
  2. Keep wall area wet below rebuilding and pointing work to discourage mortar from adhering.
  3. Immediately remove mortar in contact with exposed masonry and other surfaces.
  4. Clean mortar splatters from scaffolding at end of each day.
- D. Remove gutters and downspouts adjacent to masonry during masonry restoration and cleaning.
1. Provide temporary rain drainage during work to direct water away from building.





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3.2 UNUSED ANCHOR REMOVAL

- A. Remove masonry anchors, brackets, wood nailers, and other extraneous items no longer in use unless identified as historically significant or indicated to remain.
1. Remove items carefully to avoid spalling or cracking masonry.
  2. Where directed, if an item cannot be removed without damaging surrounding masonry, do the following:
    - a. Cut or grind off item approximately 3/4 inch beneath surface and core drill a recess of same depth in surrounding masonry as close around item as practical.
    - b. Immediately paint exposed end of item with two coats of antirust coating, following coating manufacturer's written instructions and without exceeding manufacturer's recommended dry film thickness per coat. Keep paint off sides of recess.
  3. Patch the hole where each item was removed unless directed to remove and replace the masonry unit.

3.3 DELETED

3.4 BRICK REMOVAL AND REPLACEMENT

- A. At locations indicated, remove bricks that are damaged, loose, displaced, spalled, or deteriorated or are to be reused. Carefully demolish or remove entire units from joint to joint, without damaging surrounding masonry, in a manner that permits replacement with full-size units.
1. When removing single bricks, remove material from center of brick and work toward outside edges.
- B. At locations indicated for installation of new through wall flashing, remove bricks as follows:
1. Remove middle course of bricks first, then remove courses above and below without damaging courses to remain in place.
  2. Remove a maximum width of 3 feet, leave 2 feet in place and remove 3 more feet. Install through wall flashing.
  3. Replace remaining 2 feet and remove remaining brick after mortar has set.
- C. Support and protect remaining masonry that surrounds removal area. Maintain flashing, reinforcement, lintels, and adjoining construction in an undamaged condition.
- D. Notify Architect of unforeseen detrimental conditions including voids, cracks, bulges, and loose units in existing masonry backup, rotted wood, rusted metal, and other deteriorated items.
- E. Remove in an undamaged condition as many whole bricks as possible.
1. Remove mortar, loose particles, and soil from brick by cleaning with hand chisels,



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brushes, and water.

2. Remove sealants by cutting close to brick with utility knife and cleaning with solvents.
  3. Store brick for reuse. Store off ground, on skids, and protected from weather.
  4. Deliver cleaned brick not required for reuse to Owner unless otherwise indicated.
- F. Clean bricks surrounding removal areas by removing mortar, dust, and loose particles in preparation for replacement.
- G. Replace removed damaged brick with other removed brick and salvaged brick in good quality, where possible, or with new brick matching existing brick, including size. Do not use broken units unless they can be cut to usable size.
- H. Install replacement brick into bonding and coursing pattern of existing brick. If cutting is required, use a motor-driven saw designed to cut masonry with clean, sharp, unchipped edges.
1. Maintain joint width for replacement units to match existing joints.
  2. Use setting buttons or shims to set units accurately spaced with uniform joints.
- I. Lay replacement brick with completely filled bed, head, and collar joints. Butter ends with sufficient mortar to fill head joints and shove into place. Wet both replacement and surrounding bricks that have ASTM C 67 initial rates of absorption (suction) of more than 30 g/30 sq. in. per min. Use wetting methods that ensure that units are nearly saturated but surface is dry when laid.
1. Tool exposed mortar joints in repaired areas to match joints of surrounding existing brickwork.
  2. Rake out mortar used for laying brick before mortar sets and point new mortar joints in repaired area to comply with requirements for repointing existing masonry, and at same time as repointing of surrounding area.
  3. When mortar is sufficiently hard to support units, remove shims and other devices interfering with pointing of joints.

**3.5 MASONRY UNIT PATCHING**

- A. Patch the following masonry units unless another type of replacement or repair is indicated:
1. Units indicated to be patched.
  2. Units with holes.
  3. Units with chipped edges or corners.
  4. Units with small areas of deep deterioration.
- B. Remove and replace existing patches unless otherwise indicated or approved by Architect.

**3.6 CLEANING MASONRY, GENERAL**

- A. Proceed with cleaning in an orderly manner; work from top to bottom of each scaffold width and from one end of each elevation to the other. Ensure that dirty residues and rinse water will not wash over cleaned, dry surfaces.



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1. Cleaning of masonry must be accomplished with the gentlest of materials and lowest concentration which provides acceptable results.
  - B. Use only those cleaning methods indicated for each masonry material and location.
    1. Do not use wire brushes or brushes that are not resistant to chemical cleaner being used. Do not use plastic-bristle brushes if natural-fiber brushes will resist chemical cleaner being used.
    2. Use spray equipment that provides controlled application at volume and pressure indicated, measured at spray tip. Adjust pressure and volume to ensure that cleaning methods do not damage masonry.
      - a. Equip units with pressure gages.
    3. For chemical-cleaner spray application, use low-pressure tank or chemical pump suitable for chemical cleaner indicated, equipped with cone-shaped spray tip.
    4. For water-spray application, use fan-shaped spray tip that disperses water at an angle of 25 to 50 degrees.
    5. For high-pressure water-spray application, use fan-shaped spray tip that disperses water at an angle of at least 40 degrees.
    6. For heated water-spray application, use equipment capable of maintaining temperature between 140 and 160 deg F at flow rates indicated.
  - C. Perform each cleaning method indicated in a manner that results in uniform coverage of all surfaces, including corners, moldings, and interstices, and that produces an even effect without streaking or damaging masonry surfaces.
  - D. Water Application Methods:
    1. Water-Soak Application: Soak masonry surfaces by applying water continuously and uniformly to limited area for time indicated. Apply water at low pressures and low volumes in multiple fine sprays using perforated hoses or multiple spray nozzles. Erect a protective enclosure constructed of polyethylene sheeting to cover area being sprayed.
    2. Water-Spray Applications: Unless otherwise indicated, hold spray nozzle at least 6 inches from surface of masonry and apply water in horizontal back and forth sweeping motion, overlapping previous strokes to produce uniform coverage.
  - E. After cleaning is complete, remove protection no longer required. Remove tape and adhesive marks.
- 3.7 PRELIMINARY CLEANING
- A. Removing Plant Growth: Completely remove visible plant, moss, and shrub growth from masonry surfaces. Carefully remove plants, creepers, and vegetation by cutting at roots and allowing to dry as long as possible before removal. Remove loose soil and debris from open



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masonry joints to whatever depth they occur.

- B. Preliminary Cleaning: Before beginning general cleaning, remove extraneous substances that are resistant to cleaning methods being used. Extraneous substances include paint, calking, asphalt, and tar.
1. Carefully remove heavy accumulations of material from surface of masonry with a sharp chisel. Do not scratch or chip masonry surface.
  2. Remove paint and caulking with alkaline paint remover.
    - a. Comply with requirements in "Paint Removal" Article.
    - b. Repeat application up to two times if needed.
  3. Remove asphalt and tar with solvent-type paint remover.
    - a. Comply with requirements in "Paint Removal" Article.
    - b. Apply paint remover only to asphalt and tar by brush without prewetting.
    - c. Allow paint remover to remain on surface for 10 to 30 minutes.
    - d. Repeat application if needed.

3.8 PAINT REMOVAL

- A. Paint Removal with Solvent-Type Paint Remover:

1. Remove loose and peeling paint using medium-pressure spray, scrapers, stiff brushes, or a combination of these. Let surface dry thoroughly.
2. Apply thick coating of paint remover to painted masonry with natural-fiber cleaning brush, deep-nap roller, or large paint brush.
3. Allow paint remover to remain on surface for period recommended by manufacturer.
4. Rinse with cold water applied by medium-pressure spray to remove chemicals and paint residue.

3.9 CLEANING BRICKWORK

- A. Cold-Water Wash: Use cold water applied by medium-pressure spray.

- B. Detergent Cleaning:

1. Wet masonry with cold water applied by low-pressure spray.
2. Scrub masonry with detergent solution using medium-soft brushes until soil is thoroughly dislodged and can be removed by rinsing. Use small brushes to remove soil from mortar joints and crevices. Dip brush in solution often to ensure that adequate fresh detergent is used and that masonry surface remains wet.
3. Rinse with cold water applied by medium-pressure spray to remove detergent solution and soil.
4. Repeat cleaning procedure above where required to produce cleaning effect established by mockup.



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C. Mild Acidic Cleaning:

1. Wet masonry with cold water applied by low-pressure spray.
2. Apply cleaner to masonry by brush or low-pressure spray. Let cleaner remain on surface for period indicated below:
  - a. As recommended by chemical-cleaner manufacturer.
3. Rinse with cold water applied by medium-pressure spray to remove chemicals and soil.
4. Repeat cleaning procedure above where required to produce cleaning effect established by mockup. Do not repeat more than once. If additional cleaning is required, use a steam cleaning.

3.10 REPOINTING MASONRY

A. Rake out and repoint joints to the following extent:

1. All joints in areas indicated.
2. Deteriorated joints, under Allowance, as directed by the Architect in the field.

B. Do not rake out and repoint joints where not required.

C. Rake out joints as follows, according to procedures demonstrated in approved mockup:

1. Remove mortar from joints to depth of 2-1/2 times joint width, but not less than 1/2 inch or not less than that required to expose sound, unweathered mortar.
2. Remove mortar from masonry surfaces within raked-out joints to provide reveals with square backs and to expose masonry for contact with pointing mortar. Brush, vacuum, or flush joints to remove dirt and loose debris.
3. Do not spall edges of masonry units or widen joints. Replace or patch damaged masonry units as directed by Architect.
  - a. Cut out mortar by hand with chisel and resilient mallet. Do not use power-operated grinders without Architect's written approval based on approved quality-control program.
  - b. Cut out center of mortar bed joints using angle grinders with diamond-impregnated metal blades. Remove remaining mortar by hand with chisel and resilient mallet. Strictly adhere to approved quality-control program.

D. Notify Architect of unforeseen detrimental conditions including voids in mortar joints, cracks, loose masonry units, rotted wood, rusted metal, and other deteriorated items.

E. Pointing with Mortar:

1. Rinse joint surfaces with water to remove dust and mortar particles. Time rinsing application so, at time of pointing, joint surfaces are damp but free of standing water. If rinse water dries, dampen joint surfaces before pointing.
2. Apply pointing mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8 inch until a uniform depth is



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formed. Fully compact each layer thoroughly and allow it to become thumbprint hard before applying next layer.

3. After low areas have been filled to same depth as remaining joints, point all joints by placing mortar in layers not greater than 3/8 inch. Fully compact each layer and allow to become thumbprint hard before applying next layer. Where existing masonry units have worn or rounded edges, slightly recess finished mortar surface below face of masonry to avoid widened joint faces. Take care not to spread mortar beyond joint edges onto exposed masonry surfaces or to featheredge the mortar.
4. When mortar is thumbprint hard, tool joints to match original appearance of joints as demonstrated in approved mockup. Remove excess mortar from edge of joint by brushing.
5. Cure mortar by maintaining in thoroughly damp condition for at least 48 consecutive hours including weekends and holidays.
  - a. Acceptable curing methods include covering with wet burlap and plastic sheeting, periodic hand misting, and periodic mist spraying using system of pipes, mist heads, and timers.
  - b. Adjust curing methods to ensure that pointing mortar is damp throughout its depth without eroding surface mortar.
6. Hairline cracking within the mortar or mortar separation at edge of a joint is unacceptable. Completely remove such mortar and repoint.

F. Pointing with Sealant:

1. After raking out, keep joints dry and free of mortar and debris.
2. Clean and prepare joint surfaces according to Division 7 Section "Joint Sealants." Prime joint surfaces unless sealant manufacturer recommends against priming. Do not allow primer to spill or migrate onto adjoining surfaces.
3. Fill sealant joints with specified joint sealant according to Division 7 Section "Joint Sealants" and the following:
  - a. Install cylindrical sealant backing beneath the sealant, except where space is insufficient. There, install bond-breaker tape.
  - b. Install sealant using only proven installation techniques that will ensure that sealant will be deposited in a uniform, continuous ribbon, without gaps or air pockets, and with complete wetting of the joint bond surfaces equally on both sides. Fill joint flush with surrounding masonry and matching the contour of adjoining mortar joints.
  - c. Install sealant as recommended by sealant manufacturer but within the following general limitations, measured at the center (thin) section of the bead:
    - 1) Fill joints to a depth equal to joint width, but not more than 1/2 inch deep or less than 1/4 inch deep.
  - d. Immediately after first tooling, apply ground-mortar aggregate to sealant, gently pushing aggregate into the surface of sealant. Retool sealant to form smooth, uniform beads, slightly concave. Remove excess sealant and aggregate from surfaces adjacent to joint.



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- e. Do not allow sealant to overflow or spill onto adjoining surfaces, or to migrate into the voids of adjoining surfaces, particularly rough textures. Remove excess and spillage of sealant promptly as the work progresses. Clean adjoining surfaces by the means necessary to eliminate evidence of spillage, without damage to adjoining surfaces or finishes, as demonstrated in an approved mockup.

4. Cure sealant according to Division 07 Section "Joint Sealants."

- G. Where repointing work precedes cleaning of existing masonry, allow mortar to harden at least 30 days before beginning cleaning work.

3.11 FINAL CLEANING

- A. After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water, spray applied at low pressure.
  - 1. Do not use metal scrapers or brushes.
  - 2. Do not use acidic or alkaline cleaners.
- B. Wash adjacent woodwork and other nonmasonry surfaces. Use detergent and soft brushes or cloths.
- C. Clean mortar and debris from roof; remove debris from gutters and downspouts. Rinse off roof and flush gutters and downspouts.
- D. Sweep and rake adjacent pavement and grounds to remove mortar and debris. Where necessary, pressure wash pavement surfaces to remove mortar, dust, dirt, and stains.

3.12 MASONRY WASTE DISPOSAL

- A. Salvageable Materials: Unless otherwise indicated, excess masonry materials are Contractor's property. At completion of unit masonry work, remove from Project site.

3.13 FIELD QUALITY CONTROL

- A. Inspectors: Owner will engage qualified independent inspectors to perform inspections and prepare test reports. Allow inspectors use of lift devices and scaffolding, as needed, to perform inspections.
- B. Architect's Project Representatives: Architect will assign Project representatives to help carry out Architect's responsibilities at the site, including observing progress and quality of portion of the Work completed. Allow Architect's Project representatives use of lift devices and scaffolding, as needed, to observe progress and quality of portion of the Work completed.
- C. Notify inspectors, Construction Manager, Architect, and Project Manager in advance of times when lift devices and scaffolding will be relocated. Do not relocate lift devices and scaffolding



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until inspectors, Construction Manager, Project Manager, and Architect's Project representatives have had reasonable opportunity to make inspections and observations of work areas at lift device or scaffold location.

END OF SECTION 040120





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PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes the following:

1. Wood blocking, nailers, and plywood associated with framing, and finish carpentry.

- B. Related Sections include the following:

1. Division 06 Section "Rough Carpentry" for dimension and engineered lumber framing.
2. Division 06 Section "Exterior Finish Carpentry" for blocking and shims associated with exterior trim, doors frames.

1.3 DEFINITIONS

- A. Dimension Lumber: Lumber of 2 inches nominal or greater but less than 5 inches nominal in least dimension.

- B. Lumber grading agencies, and the abbreviations used to reference them, include the following:

1. NeLMA: Northeastern Lumber Manufacturers' Association.
2. NLGA: National Lumber Grades Authority.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of process and factory-fabricated product. Indicate component materials and dimensions and include construction and application details.

1. Include data for wood-preserved treatment from chemical treatment manufacturer and certification by treating plant that treated materials comply with requirements. Indicate type of preservative used and net amount of preservative retained.
2. Include data for fire-retardant treatment from chemical treatment manufacturer and certification by treating plant that treated materials comply with requirements. Include physical properties of treated materials based on testing by a qualified independent testing agency.
3. For products receiving a waterborne treatment, include statement that moisture content of treated materials was reduced to levels specified before shipment to Project site.
4. Include copies of warranties from chemical treatment manufacturers for each type of



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treatment.

1.5 INFORMATIONAL SUBMITTALS

A. Evaluation Reports: For the following, from ICC-ES:

1. Preservative-treated wood.
2. Fire-retardant-treated wood.
3. Power-driven fasteners.
4. Powder-actuated fasteners.
5. Expansion anchors.

1.6 QUALITY ASSURANCE

- A. Testing Agency Qualifications: For testing agency providing classification marking for fire-retardant-treated material, an inspection agency acceptable to authorities having jurisdiction that periodically performs inspections to verify that the material bearing the classification marking is representative of the material tested.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Stack lumber flat with spacers between each bundle to provide air circulation. Provide for air circulation around stacks and under coverings.

PART 2 - PRODUCTS

2.1 WOOD PRODUCTS, GENERAL

- A. Lumber: DOC PS 20 and applicable rules of grading agencies indicated. If no grading agency is indicated, provide lumber that complies with the applicable rules of any rules-writing agency certified by the ALSC Board of Review. Provide lumber graded by an agency certified by the ALSC Board of Review to inspect and grade lumber under the rules indicated.

1. Factory mark each piece of lumber with grade stamp of grading agency.
2. Where nominal sizes are indicated, provide actual sizes required by DOC PS 20 for moisture content specified. Where actual sizes are indicated, they are minimum dressed sizes for dry lumber.
3. Provide dressed lumber, S4S, unless otherwise indicated.

- B. Maximum Moisture Content of Lumber: 19 percent.

- C. Plywood: DOC PS 1.

1. Thickness: As needed to comply with requirements specified, but not less than thickness indicated.
2. Factory mark panels to indicate compliance with applicable standard.



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2.2 WOOD-PRESERVATIVE-TREATED MATERIALS

- A. Preservative Treatment by Pressure Process: AWPAC U1; Use Category UC2 for interior construction not in contact with ground, Use Category UC3b for exterior construction not in contact with ground, and Use Category UC4a for items in contact with ground.
  - 1. Preservative Chemicals: Acceptable to authorities having jurisdiction and containing no arsenic, chromium or chromated copper arsenate (CCA).
- B. Kiln-dry lumber after treatment to a maximum moisture content of 19 percent. Do not use material that is warped or does not comply with requirements for untreated material.
- C. Mark lumber with treatment quality mark of an inspection agency approved by the ALSC Board of Review.
- D. Application: Treat miscellaneous carpentry, including the following:
  - 1. Wood sills, sleepers, blocking, furring, and similar concealed members in contact with masonry or concrete.
- E. Manufacturers: Subject to compliance with requirements, provide products by one the following:
  - 1. Georgia Pacific.
  - 2. Hoover Treated Wood Products, Inc.
  - 3. Koppers Performance Chemicals.

2.3 MISCELLANEOUS LUMBER

- A. General: Provide miscellaneous lumber indicated and lumber for support or attachment of other construction, including the following:
  - 1. Blocking.
  - 2. Nailers.
  - 3. Furring.
- B. For items of dimension lumber size, provide Construction or No. 2 lumber with 15 percent maximum moisture content and the following species:
  - 1. Hem-fir (north); NLGA.
- C. For blocking not used for attachment of other construction Utility, Stud, or No. 3 grade lumber of any species may be used provided that it is cut and selected to eliminate defects that will



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interfere with its attachment and purpose.

- D. For blocking and nailers used for attachment of other construction, select and cut lumber to eliminate knots and other defects that will interfere with attachment of other work.
- E. For furring strips for installing plywood or hardboard paneling, select boards with no knots capable of producing bent-over nails and damage to paneling.
- F. Application: Provide kiln dried lumber in the following locations:
  - 1. Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing.

2.4 PLYWOOD BACKING PANELS

- A. Telephone and Electrical Equipment Backing Panels: DOC PS 1, Exposure 1, C-D Plugged, fire-retardant treated, in thickness indicated or, if not indicated, not less than 1/2-inch nominal thickness.

2.5 FASTENERS

- A. General: Provide fasteners of size and type indicated that comply with requirements specified in this Article for material and manufacture.
  - 1. Where carpentry is exposed to weather, in ground contact, fire retardant treated, or in area of high relative humidity, provide fasteners of with hot-dip zinc coating complying with ASTM A 153/A 153M.
- B. Nails, Brads, and Staples: ASTM F 1667.
- C. Power-Driven Fasteners: NES NER-272.
- D. Wood Screws: ASME B18.6.1.
- E. Lag Bolts: ASME B18.2.1.
- F. Bolts: Steel bolts complying with ASTM A 307, Grade A; with ASTM A 563 hex nuts and, where indicated, flat washers.
- G. Expansion Anchors: Anchor bolt and sleeve assembly of material indicated below with capability to sustain, without failure, a load equal to 6 times the load imposed when installed in unit masonry assemblies and equal to 4 times the load imposed when installed in concrete as determined by testing per ASTM E 488 conducted by a qualified independent testing and inspecting agency.
  - 1. Material: Stainless steel with bolts and nuts complying with ASTM F 593 and ASTM F 594, Alloy Group 1 or 2.



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PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

- A. Set carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fit carpentry to other construction; scribe and cope as needed for accurate fit. Locate nailers, blocking, and similar supports to comply with requirements for attaching other construction.
- B. Where lumber is installed adjacent to metal decking, install continuous flexible flashing separator between wood and metal decking.
- C. Do not splice structural members between supports, unless otherwise indicated.
- D. Sort and select lumber so that natural characteristics will not interfere with installation or with fastening other materials to lumber. Do not use materials with defects that interfere with function of member or pieces that are too small to use with minimum number of joints or optimum joint arrangement.
- E. Securely attach carpentry work to substrate by anchoring and fastening as indicated, complying with the following:
  - 1. NES NER-272 for power-driven fasteners.
  - 2. Table 2304.9.1, "Fastening Schedule," in ICC's International Building Code.
- F. Use common wire nails, unless otherwise indicated. Select fasteners of size that will not fully penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections between members. Install fasteners without splitting wood; do not countersink nail heads, unless otherwise indicated.

3.2 WOOD BLOCKING AND NAILER INSTALLATION

- A. Install where indicated and where required for attaching other work. Form to shapes indicated and cut as required for true line and level of attached work. Coordinate locations with other work involved.
- B. Attach items to substrates to support applied loading. Recess bolts and nuts flush with surfaces, unless otherwise indicated.

3.3 WOOD FURRING INSTALLATION

- A. Install level and plumb with closure strips at edges and openings. Shim with wood as required for tolerance of finish work.
- B. Furring to Receive Plywood: Install 1-by-3-inch nominal- size furring vertically 24 inches o.c.



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3.4 PROTECTION

- A. Protect rough carpentry from weather. If, despite protection, rough carpentry becomes wet, apply EPA-registered borate treatment. Apply borate solution by spraying to comply with EPA-registered label.

END OF SECTION 061053



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SECTION 061533 - WOOD PATIO DECKING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:

1. Wood decking.
2. Railings for elevated decks.
3. Support framing for elevated decks.

B. Related Requirements:

1. Section 072500 "Weather Barriers" for flexible flashing used with patio decking.

1.3 DEFINITIONS

- A. Boards: Lumber of less than 2 inches nominal in thickness and 2 inches nominal or greater in width.
- B. Dimension Lumber: Lumber of 2 inches nominal or greater but less than 5 inches nominal in least dimension.
- C. Timber: Lumber of 5 inches nominal or greater in least dimension.
- D. Lumber grading agencies, and the abbreviations used to reference them, include the following:
1. NeLMA: Northeastern Lumber Manufacturers' Association.
  2. NLGA: National Lumber Grades Authority.
  3. RIS: Redwood Inspection Service.
  4. SPIB: The Southern Pine Inspection Bureau.
  5. WCLIB: West Coast Lumber Inspection Bureau.
  6. WWPA: Western Wood Products Association.

1.4 ACTION SUBMITTALS

- A. Product Data: For preservative-treated wood products and metal framing anchors.



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1. For preservative-treated wood products. Include chemical treatment manufacturer's written instructions for handling, storing, installing, and finishing treated material.
2. For metal framing anchors. Include installation instructions.

B. Sustainable Design Submittals:

1. Product Certificates: For regional materials, indicating location of material manufacturer and point of extraction, harvest, or recovery for each raw material. Include distance to Project and cost for each regional material.
2. Chain-of-Custody Certificates: For certified wood products. Include statement of costs.
3. Chain-of-Custody Qualification Data: For manufacturer and vendor.

1.5 INFORMATIONAL SUBMITTALS

A. Material Certificates:

1. For lumber specified to comply with minimum allowable unit stresses. Indicate species and grade selected for each use and design values approved by ALSC's Board of Review.
2. For preservative-treated wood products. Indicate type of preservative used and net amount of preservative retained. For products receiving a waterborne treatment, include statement that moisture content of treated materials was reduced to levels specified before shipment to Project site.

B. Certificates of Inspection: Issued by lumber grading agency for exposed wood products not marked with grade stamp.

C. Evaluation Reports: For the following, from ICC-ES:

1. Preservative-treated wood products.
2. Expansion anchors.
3. Metal framing anchors.
4. Decking fasteners.

1.6 QUALITY ASSURANCE

A. Manufacturer Qualifications: A qualified manufacturer that is certified for chain of custody by an FSC-accredited certification body.

B. Vendor Qualifications: A vendor that is certified for chain of custody by an FSC-accredited certification body.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Store materials under cover and protected from weather and contact with damp or wet surfaces.





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Stack lumber flat with spacers between each bundle to provide air circulation. Provide for air circulation around stacks and under coverings.

**PART 2 - PRODUCTS**

**2.1 LUMBER, GENERAL**

- A. Comply with DOC PS 20 and with grading rules of lumber grading agencies certified by ALSC's Board of Review as applicable. If no grading agency is indicated, comply with the applicable rules of any rules-writing agency certified by ALSC's Board of Review.
1. Factory mark each item with grade stamp of grading agency.
  2. For items that are exposed to view in the completed Work, mark grade stamp on end or back of each piece or omit grade stamp and provide certificates of grade compliance issued by grading agency.
  3. Where nominal sizes are indicated, provide actual sizes required by DOC PS 20 for moisture content specified. Where actual sizes are indicated, they are minimum dressed sizes for dry wood products.
  4. Provide dressed lumber, S4S, unless otherwise indicated.
- B. Regional Materials: Wood products shall be manufactured within 500 miles of Project site.
- C. Certified Wood: Wood products shall be certified as "FSC Pure" or "FSC Mixed Credit" according to FSC STD-01-00 and FSC STD-40-004.
- D. Maximum Moisture Content:
1. Boards: 19 percent.
  2. Dimension Lumber: 15 or 19 percent; 15 percent for 2-inch nominal thickness or less; 19 percent for more than 2-inch nominal thickness.
  3. Timber: 19 percent.

**2.2 WOOD DECKING**

- A. Dimension Lumber Decking: No. 2 grade or better and any of the following species:
1. Hem-fir or hem-fir (North); NLGA, WCLIB, or WWPA.
  2. Douglas fir-larch, Douglas fir-larch (North), or Douglas fir-south; NLGA, WCLIB, or WWPA.
  3. Mixed southern pine; SPIB.
- B. Board Decking: 1-inch actual thickness radius-edged decking of any of the following species and grades:
1. Douglas fir-larch or Douglas fir-south, WWPA.
  2. Douglas fir-larch, WCLIB.



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3. Douglas fir-larch (North), NLGA.
4. Hem-fir; WWPA.
5. Hem-fir; WCLIB.
6. Hem-fir (North); NLGA.
7. Southern pine; SPIB.

2.3 WOOD RAILINGS

- A. Hand select wood for freedom from characteristics, on exposed surfaces and edges, that would impair finish appearance, including decay, honeycomb, knot holes, shake, splits, torn grain, and wane.
- B. Dimension Lumber Railing Members: No. 1 or No. 2 grade and any of the following species:
  1. Hem-fir or hem-fir (North); NLGA, WCLIB, or WWPA.
  2. Douglas fir-larch, Douglas fir-larch (North), or Douglas fir-south; NLGA, WCLIB, or WWPA.
  3. Mixed southern pine; SPIB.
  4. Spruce-pine-fir or spruce-pine-fir (South); NeLMA, NLGA, WCLIB, or WWPA.
- C. Railing Boards: Any of the following species and grades:
  1. Douglas fir, C & Btr finish or C Select; NLGA, WCLIB, or WWPA.
  2. Hem-fir, C & Btr finish or C Select; NLGA, WCLIB, or WWPA.
  3. Southern pine, B & B finish; SPIB.

2.4 DIMENSION LUMBER FRAMING

- A. Deck Framing: Select Structural, No. 1, No. 2, grades as required and prescribed per the structural drawings and code requirements and any of the following species:
  1. Hem-fir (North); NLGA.
  2. Southern pine; SPIB.
  3. Douglas fir-larch; WCLIB or WWPA.
  4. Mixed southern pine; SPIB.
  5. Spruce-pine-fir; NLGA.
  6. Douglas fir-south; WWPA.
  7. Hem-fir; WCLIB or WWPA.
  8. Douglas fir-larch (North); NLGA.
  9. Spruce-pine-fir (South); NeLMA, WCLIB, or WWPA.

2.5 POSTS

- A. Dimension Lumber Posts: No. 2 grade and any of the following species:



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1. Hem-fir or hem-fir (North); NLGA, WCLIB, or WWPA.
2. Douglas fir-larch, Douglas fir-larch (North), or Douglas fir-south; NLGA, WCLIB, or WWPA.
3. Mixed southern pine; SPIB.
4. Spruce-pine-fir or spruce-pine-fir (South); NeLMA, NLGA, WCLIB, or WWPA.
5. Northern species; NLGA

2.6 PRESERVATIVE TREATMENT

- A. Pressure treat boards and dimension lumber with waterborne preservative according to AWWA U1; Use Category UC3b for exterior construction not in contact with the ground, and Use Category UC4a for items in contact with the ground.
- B. Preservative Chemicals: Acceptable to authorities having jurisdiction.
  1. Do not use chemicals containing arsenic or chromium.
- C. Use process for boards and dimension lumber that does not include water repellents or other substances that might interfere with application of indicated finishes.
- D. After treatment, redry boards, dimension lumber to 19 percent maximum moisture content.
- E. Mark treated wood with treatment quality mark of an inspection agency approved by ALSC's Board of Review.
  1. For items indicated to receive a stained or natural finish, omit marking and provide certificates of treatment compliance issued by inspection agency.
- F. Application: Treat all wood unless otherwise indicated:
  1. Framing members less than 18 inches above grade.
  2. Sills and ledgers.
  3. Members in contact with masonry or concrete.
  4. Posts.
  5. Decking.

2.7 FASTENERS

- A. General: Provide fasteners of size and type indicated, acceptable to authorities having jurisdiction, and that comply with requirements specified in this article for material and manufacture. Provide nails or screws, in sufficient length, to penetrate not less than 1-1/2 inches into wood substrate.
  1. Use fasteners with hot-dip zinc coating complying with ASTM A 153/A 153M or ASTM F 2329 unless otherwise indicated.
- B. Nails: ASTM F 1667.



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- C. Power-Driven Fasteners: ICC-ES AC70.
- D. Wood Screws and Lag Screws: ASME B18.2.1, ASME B18.6.1, or ICC-ES AC233.
- E. Carbon-Steel Bolts: ASTM A 307 with ASTM A 563 hex nuts and, where indicated, flat washers all hot-dip zinc coated.
- F. Stainless-Steel Bolts: ASTM F 593, Alloy Group 1 or 2; with ASTM F 594, Alloy Group 1 or 2 hex nuts and, where indicated, flat washers.
- G. Postinstalled Anchors: Stainless-steel, anchors with capability to sustain, without failure, a load equal to 6 times the load imposed when installed in unit masonry assemblies and equal to 4 times the load imposed when installed in concrete as determined by testing according to ASTM E 488 conducted by a qualified independent testing and inspecting agency.
  - 1. Stainless-steel bolts and nuts complying with ASTM F 593 and ASTM F 594, Alloy Group 1 or 2.

2.8 METAL FRAMING ANCHORS

- A. Allowable Design Loads: Provide products with allowable design loads, as published by manufacturer, that meet or exceed those indicated on Drawings. Manufacturer's published values shall be determined from empirical data or by rational engineering analysis and demonstrated by comprehensive testing performed by a qualified independent testing agency.
- B. Galvanized-Steel Sheet: Hot-dip, zinc-coated steel sheet complying with ASTM A 653/A 653M coating designation.
- C. Stainless-Steel Sheet: ASTM A 666
- D. Joist Hangers: U-shaped, with 2-inch- long seat and 1-1/4-inch- wide nailing flanges at least 85 percent of joist depth.
  - 1. Thickness: As indicated.
- E. Top Flange Hangers: U-shaped joist hangers, full depth of joist, formed from metal strap with tabs bent to extend over and be fastened to supporting member.
  - 1. Strap Width: As indicated
  - 2. Thickness: As indicated
- F. Post Bases: Adjustable-socket type for bolting in place with standoff plate to raise post 1 inch above base and with 2-inch-minimum side cover, socket 0.062 inch thick, and standoff and adjustment plates 0.108 inch thick.
- G. Joist Ties: Flat straps, with holes for fasteners, for tying joists together over supports.



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1. Width: As indicated
2. Thickness: As indicated
3. Length: As indicated.

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Examine substrates and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

**3.2 PREPARATION**

- A. Clean substrates of projections and substances detrimental to application.
- B. Prime wood indicated to be painted, including both faces and edges. Cut to required lengths and prime ends. Comply with requirements in Section 099113 "Exterior Painting."

**3.3 INSTALLATION, GENERAL**

- A. Set work to required levels and lines, with members plumb, true to line, cut, and fitted. Fit work to other construction; scribe and cope as needed for accurate fit.
- B. Framing Standard: Comply with AF&PA WCD1 unless otherwise indicated.
- C. Install wood decking with crown up (bark side down).
- D. Secure decking to framing with screws.
- E. Install metal framing anchors to comply with manufacturer's written instructions.
- F. Do not splice structural members between supports unless otherwise indicated.
- G. Provide blocking and framing as indicated and as required to support facing materials, fixtures, specialty items, and trim.
- H. Sort and select lumber so that natural characteristics do not interfere with installation or with fastening other materials to lumber. Do not use materials with defects that interfere with function of members or pieces that are too small to use with minimum number of joints or optimum joint arrangement.
- I. Apply copper naphthenate field treatment to comply with AWPA M4, to cut surfaces of preservative-treated lumber.



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- J. Securely attach exterior rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:
  - 1. ICC-ES AC70 for power-driven fasteners.
  - 2. "Fastening Schedule" in ICC's International Building Code.
  - 3. "Fastener Schedule for Structural Members" and "Alternate Attachments" in ICC's International Residential Code for One- and Two-Family Dwellings.
- K. Use common wire nails unless otherwise indicated. Select fasteners of size that do not fully penetrate members where opposite side is exposed to view. Make tight connections between members. Install fasteners without splitting wood; do not countersink nail heads unless otherwise indicated.
- L. For exposed work, arrange fasteners in straight rows parallel with edges of members, with fasteners evenly spaced and with adjacent rows staggered.

**3.4 ELEVATED DECK JOIST FRAMING INSTALLATION**

- A. General: Install joists with crown edge up and support ends of each member with not less than 1-1/2 inches of bearing on wood or metal, or 3 inches on masonry. Attach floor joists where framed into wood supporting members by using wood ledgers as indicated or, if not indicated, by using metal joist hangers. Do not notch joists.
- B. Frame openings with headers and trimmers supported by metal joist hangers; double headers and trimmers where span of header exceeds 48 inches.
- C. Lap members framing from opposite sides of beams or girders not less than 4 inches or securely tie opposing members together. Provide solid blocking of 2-inch nominal thickness by depth of joist over supports.
- D. Provide solid blocking of 2-inch nominal thickness by depth of joist at intervals of 96 inches o.c., between joists.

**3.5 RAILING INSTALLATION**

- A. Balusters: Fit to railings, nail or screw in place. Countersink fastener heads, fill flush, and sand filler.
- B. Railings: Secure wall rails with metal brackets. Fasten freestanding railings to newel posts and to trim at walls with countersunk-head wood screws or rail bolts and glue.

END OF SECTION 061533



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PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section Includes:

1. Exterior wood trim.
2. Lumber siding.
3. Lumber soffits.
4. Exterior railings.
5. Exterior wood columns.
6. Exterior doors frames and trim.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of process and factory-fabricated product. Indicate component materials, dimensions, profiles, textures, and colors and include construction and application details.

1. Include data for wood-preservative treatment from chemical-treatment manufacturer and certification by treating plant that treated materials comply with requirements. Indicate type of preservative used and net amount of preservative retained. Include chemical-treatment manufacturer's written instructions for finishing treated material.
2. Include data for fire-retardant treatment from chemical-treatment manufacturer and certification by treating plant that treated materials comply with requirements.
3. For products receiving a waterborne treatment, include statement that moisture content of treated materials was reduced before shipment to Project site to levels specified.

- B. Samples for Selection and Verification:

1. For each species and cut of lumber and panel products, with half of exposed surface finished; 50 sq. in. (300 sq. cm) for lumber and 8 by 10 inches (200 by 250 mm) for panels.
2. For wood siding, 50 sq. in. (300 sq. cm) for board types and 8 by 10 inches (200 by 250 mm) for panels.
3. For exterior wood columns, include quarter-section samples of cap, base, plinth, and 6-



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inch- (150-mm-) long quarter-section sample of shaft. Samples need not be same diameter as required columns.

**1.4 INFORMATIONAL SUBMITTALS**

**A. Compliance Certificates:**

1. For lumber that is not marked with grade stamp.
2. For preservative-treated wood that is not marked with treatment-quality mark.
3. For fire-retardant-treated wood that is not marked with classification marking of testing and inspecting agency.

**B. Evaluation Reports: For the following, from ICC-ES:**

1. Wood-preservative-treated wood.
2. Fire-retardant-treated wood.

**1.5 QUALITY ASSURANCE**

- A. Testing Agency Qualifications:** For testing agency providing classification marking for fire-retardant-treated material, an inspection agency acceptable to authorities having jurisdiction that periodically performs inspections to verify that the material bearing the classification marking is representative of the material tested.
- B. Manufacturer Qualifications:** A qualified manufacturer that is certified for chain of custody by an FSC-accredited certification body.
- C. Vendor Qualifications:** A vendor that is certified for chain of custody by an FSC-accredited certification body.

**1.6 DELIVERY, STORAGE, AND HANDLING**

- A. Stack lumber, plywood, and other panels flat with spacers between each bundle to provide air circulation. Protect materials from weather by covering with waterproof sheeting, securely anchored. Provide for air circulation around stacks and under coverings.**

**1.7 FIELD CONDITIONS**

- A. Weather Limitations:** Proceed with installation only when existing and forecast weather conditions permit work to be performed and at least one coat of specified finish can be applied without exposure to rain, snow, or dampness.





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1. For exterior ornamental wood columns, comply with manufacturer's written instructions and warranty requirements.
  - B. Do not install finish carpentry materials that are wet, moisture damaged, or mold damaged.
    1. Indications that materials are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
    2. Indications that materials are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.
- 1.8 WARRANTY
- A. Manufacturer's Warranty for Columns: Manufacturer agrees to repair or replace columns that fail in materials or workmanship within specified warranty period.
    1. Warranty Period for Columns: Five years from date of Substantial Completion.

PART 2 - PRODUCTS

3.6 MATERIALS, GENERAL

- A. Certified Wood: The following wood products shall be certified as "FSC Pure" or "FSC Mixed Credit" according to FSC STD-01-00 and FSC STD-40-004.
    1. Exterior trim.
    2. Exterior lumber siding.
    3. Exterior wood soffits.
    4. Exterior railings.
  - B. Lumber: DOC PS 20 and applicable rules of grading agencies indicated.
  - C. Factory mark each piece of lumber with grade stamp of inspection agency, indicating grade, species, moisture content at time of surfacing, and mill.
    1. For exposed lumber, mark grade stamp on end or back of each piece or omit grade stamp and provide certificates of grade compliance issued by inspection agency.
  - D. Softwood Plywood: DOC PS 1.
- 2.2 WOOD-PRESERVATIVE-TREATED MATERIALS



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- A. Water-Repellent Preservative Treatment by Nonpressure Process: AWPA N1; dip, spray, flood, or vacuum-pressure treatment.
1. Preservative Chemicals: 3-iodo-2-propynyl butyl carbamate (IPBC), combined with an insecticide containing chlorpyrifos (CPF).
  2. Use chemical formulations that do not bleed through or otherwise adversely affect finishes. Do not use colorants in solution to distinguish treated material from untreated material.
  3. Application: Exterior trim and wood siding.
- B. Preservative Treatment by Pressure Process: AWPA U1; Use Category UC3a for ground contact and UC3b above-ground.
1. Kiln dry lumber and plywood after treatment to a maximum moisture content of 19 and 18 percent, respectively.
  2. Preservative Chemicals: Acceptable to authorities having jurisdiction and containing no arsenic or chromium.
  3. For exposed items indicated to receive transparent finish, do not use chemical formulations that contain colorants or that bleed through or otherwise adversely affect finishes.
  4. Do not use material that is warped or does not comply with requirements for untreated material.
  5. Mark lumber with treatment-quality mark of an inspection agency approved by the American Lumber Standard Committee's Board of Review.
    - a. For exposed lumber indicated to receive a stained or natural finish, mark end or back of each piece or omit marking and provide certificates of treatment compliance issued by inspection agency.
  6. Mark plywood with appropriate classification marking of an inspection agency acceptable to authorities having jurisdiction.
    - a. For exposed plywood indicated to receive a stained or natural finish, mark back of each piece.
  7. Application: Where indicated.

2.3 FIRE-RETARDANT-TREATED MATERIALS

- A. General: For applications indicated, use materials complying with requirements in this article that are acceptable to authorities having jurisdiction and comply with testing requirements; testing will be conducted by a qualified testing agency.
- B. Fire-Retardant-Treated Lumber and Plywood by Pressure Process: Products with a flame-spread index of 25 or less when tested according to ASTM E 84, with no evidence of significant progressive combustion when the test is extended an additional 20 minutes, and with the flame front not extending more than 10.5 feet (3.2 m) beyond the centerline of the burners at any time



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during the test.

1. Exterior Type: Materials shall comply with testing requirements after being subjected to accelerated weathering according to ASTM D 2898.
  2. Kiln dry lumber and plywood after treatment to a maximum moisture content of 19 and 15 percent, respectively.
- C. For exposed items indicated to receive a stained or natural finish, use chemical formulations that do not contain colorants, and provide materials that do not have marks from spacer sticks on exposed face.
- D. Do not use material that does not comply with requirements for untreated material or is warped or discolored.
- E. Identify fire-retardant-treated wood with appropriate classification marking of testing and inspecting agency acceptable to authorities having jurisdiction.
1. For exposed lumber indicated to receive a stained or natural finish, mark end or back of each piece or omit marking and provide certificates of treatment compliance issued by inspection agency.
  2. For exposed plywood indicated to receive a stained or natural finish, mark back of each piece.
- F. Application: Where indicated.

2.4 EXTERIOR TRIM

- A. Lumber Trim for Painted Finish:
1. Species and Grade: Hem-fir, Prime or D finish; NLGA, WCLIB, or WWPA.
  2. Species and Grade: Eastern white pine, eastern hemlock-balsam fir-tamarack, eastern spruce, or white woods, Finish or 1 Common (Colonial) or Premium or 2 Common (Sterling); NeLMA, NLGA, WCLIB, or WWPA.
  3. Maximum Moisture Content: 19 percent.
  4. Finger Jointing: Not allowed.
  5. Face Surface: Surfaced (smooth).
- B. Moldings for Painted Finish: MMPA WM 4, P-grade wood moldings. Made from kiln-dried stock to patterns included in MMPA's "WM/Series Wood Moulding Patterns."
1. Species: Eastern white, Idaho white, lodgepole, ponderosa, radiata, or sugar pine.
  2. Finger Jointing: Not allowed.
  3. Pattern: custom fabricated to match existing and as indicated.

2.5 LUMBER SIDING



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- A. Provide kiln-dried lumber siding complying with DOC PS 20.
- B. Species and Grade: D Select (Quality) eastern white pine, eastern hemlock-balsam fir-tamarack, eastern spruce, or white woods; NeLMA, NLGA, WCLIB, or WWPA.
- C. Species and Grade: B & B pressure-preservative-treated southern pine; SPIB.
- D. Pattern: Custom milled to match existing.

2.6 LUMBER SOFFITS

- A. Provide kiln-dried lumber siding complying with DOC PS 20.
- B. Species and Grade: D Select (Quality) eastern white pine, eastern hemlock-balsam fir-tamarack, eastern spruce, or white woods; NeLMA, NLGA, WCLIB, or WWPA.
- C. Species and Grade: B & B southern pine; SPIB.
- D. Pattern: Square edge, dimension lumber as indicated.

2.7 EXTERIOR RAILINGS

- A. Railings: Clear, kiln-dried, solid, yellow poplar, or pressure-preservative-treated Douglas fir, or pressure-preservative-treated southern pine; railing stock of pattern indicated.
- B. Balusters: 1-1/16-inch- (27-mm-) square, clear, kiln-dried, solid, yellow poplar, or pressure-preservative-treated Douglas fir, or pressure-preservative-treated southern pine.
- C. Newel Posts: Clear, kiln-dried, yellow poplar, or pressure-preservative-treated Douglas fir, or pressure-preservative-treated southern pine, newel posts of pattern and size indicated.

2.8 EXTERIOR WOOD COLUMNS

- A. Factory fabricate columns from clear stock, either solid or finger jointed, with a moisture content of not more than 19 percent.
  - 1. Wood Species: Eastern white, Idaho white, lodgepole, ponderosa, or sugar pine.
- B. Shafts, Capitals and Base: match existing columns.
- C. Treatment and Finishing:
  - 1. Treat wood columns with water-repellant preservative by nonpressure process.
  - 2. Coat inside of column shafts with bituminous mastic.
  - 3. Prime columns with two coats of exterior wood primer compatible with specified



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topcoats.

2.9 EXTERIOR DOOR FRAMES

A. Lumber Trim for Painted Finish:

1. Species and Grade: Hem-fir, Prime or D finish; NLGA, WCLIB, or WWPA.
2. Maximum Moisture Content: 19 percent.
3. Finger Jointing: Not allowed.
4. Face Surface: Surfaced (smooth).

B. Moldings for Painted Finish: MMPA WM 4, P-grade wood moldings. Made from kiln-dried stock to patterns included in MMPA's "WM/Series Wood Moulding Patterns."

1. Species: Eastern white, Idaho white, lodgepole, ponderosa, radiata, or sugar pine.
2. Finger Jointing: Not allowed.
3. Pattern: custom fabricated to match existing and as indicated.

2.10 MISCELLANEOUS MATERIALS

A. Fasteners for Exterior Finish Carpentry: Provide nails or screws, in sufficient length to penetrate not less than 1-1/2 inches (38 mm) into wood substrate.

1. For face-fastening siding, provide ringed-shank siding nails or hot-dip galvanized-steel siding nails, unless otherwise indicated.
2. For pressure-preservative-treated wood, provide stainless-steel fasteners.
3. For applications not otherwise indicated, provide stainless-steel fasteners.

B. Wood Glue: Waterproof resorcinol glue recommended by manufacturer for exterior carpentry use.

C. Flashing: Comply with requirements in Section 076200 "Sheet Metal Flashing and Trim" for flashing materials installed in exterior finish carpentry.

D. Insect Screening for Soffit Vents: Aluminum mesh.

E. Continuous Soffit Vents: Aluminum hat channel shape with stamped louvers or perforations, 2 inches (51 mm) wide and in lengths not less than 96 inches (2438 mm).

1. Net-Free Area: minimum 4 sq. in./linear ft. (280 sq. cm/m).
2. Finish: White paint.

F. Sealants: Latex, complying with ASTM C 834 Type OP, Grade NF and applicable requirements in Section 079200 "Joint Sealants" and recommended by sealant and substrate manufacturers for intended application.



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2.11 FABRICATION

- A. Back out or kerf backs of standing and running trim wider than 5 inches (125 mm), except members with ends exposed in finished work.
- B. Ease edges of lumber less than 1 inch (25 mm) in nominal thickness to 1/16-inch (1.5-mm) radius and edges of lumber 1 inch (25 mm) or more in nominal thickness to 1/8-inch (3-mm) radius.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. Examine finish carpentry materials before installation. Reject materials that are wet, moisture damaged, and mold damaged.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Clean substrates of projections and substances detrimental to application.
- B. Prime lumber and moldings to be painted, including both faces and edges, unless factory primed. Cut to required lengths and prime ends. Comply with requirements in Section 099113 "Exterior Painting."

3.3 INSTALLATION, GENERAL

- A. Do not use materials that are unsound, warped, improperly treated or finished, inadequately seasoned, or too small to fabricate with proper jointing arrangements.
  - 1. Do not use manufactured units with defective surfaces, sizes, or patterns.
- B. Install exterior finish carpentry level, plumb, true, and aligned with adjacent materials. Use concealed shims where necessary for alignment.
  - 1. Scribe and cut exterior finish carpentry to fit adjoining work. Refinish and seal cuts as recommended by manufacturer.
  - 2. Install to tolerance of 1/8 inch in 96 inches (3 mm in 2438 mm) for level and plumb.



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Install adjoining exterior finish carpentry with 1/32-inch (0.8-mm) maximum offset for flush installation and 1/16-inch (1.5-mm) maximum offset for reveal installation.

3. Install stairs with no more than 3/16-inch (4.7-mm) variation between adjacent treads and risers and with no more than 3/8-inch (9.5-mm) variation between largest and smallest treads and risers within each flight.
4. Coordinate exterior finish carpentry with materials and systems in or adjacent to it. Provide cutouts for mechanical and electrical items that penetrate exterior finish carpentry.

3.4 STANDING AND RUNNING TRIM INSTALLATION

- A. Install flat-grain lumber with bark side exposed to weather.
- B. Install trim with minimum number of joints as is practical, using full-length pieces from maximum lengths of lumber available. Do not use pieces less than 24 inches (610 mm) long, except where necessary.
  1. Use scarf joints for end-to-end joints.
  2. Stagger end joints in adjacent and related members.
- C. Fit exterior joints to exclude water. Cope at returns and miter at corners to produce tight-fitting joints, with full-surface contact throughout length of joint. Plane backs of casings to provide uniform thickness across joints, where necessary for alignment.
- D. Where face fastening is unavoidable, countersink fasteners, fill surface flush, and sand unless otherwise indicated.

3.5 SIDING INSTALLATION

- A. Install siding to match historic siding.
- B. Horizontal Lumber Siding: Match historic siding installation. Apply starter strip along bottom edge of sheathing or sill.
  1. Leave 1/8-inch (3-mm) gap at trim and corners unless otherwise recommended by manufacturer, and apply sealant.
  2. Butt joints only over framing or blocking, nailing top and bottom on each side and staggering joints in subsequent courses.
- C. Flashing: Install metal flashing as indicated on Drawings and as recommended by siding manufacturer.
- D. Finish: Apply finish within two weeks of installation.

3.6 RAILING INSTALLATION



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- A. Balusters: Fit balusters to treads, glue, and nail in place. Countersink nail heads, fill flush, and sand filler. Let into railings and glue in place.
- B. Newel Posts: Secure newel posts to stringers and risers with countersunk-head wood screws and glue.
- C. Railings: Secure wall rails with metal brackets. Fasten freestanding railings to newel posts and to trim at walls with glue and countersunk-head wood screws or rail bolts.

3.7 COLUMN INSTALLATION

- A. Lay out column locations on soffits and beams, and plumb down to locate column locations at supports.
- B. Set plinths in location, shim as required to temporarily level, and scribe and trim as required so that top of plinths sit level without use of shims. Fasten plinths in place to support using pins or fasteners as recommended by manufacturer.
- C. Scribe and trim tops of columns to fit to soffits and beams. Maintain ventilation passages to column interiors.
- D. Seal ends of columns with two coats of wood sealer or primer.
- E. Install column caps and flashing on columns and fasten to columns. Install caps and flashing, so that loads are not imposed on caps and so that ventilation of column interior is not blocked.
- F. Secure columns in place at top and bottom with fasteners recommended by manufacturer.

3.8 ADJUSTING

- A. Replace exterior finish carpentry that is damaged or does not comply with requirements. Exterior finish carpentry may be repaired or refinished if work complies with requirements and shows no evidence of repair or refinishing. Adjust joinery for uniform appearance.

3.9 CLEANING

- A. Clean exterior finish carpentry on exposed and semiexposed surfaces. Touch up factory-applied finishes to restore damaged or soiled areas.

3.10 PROTECTION

- A. Protect installed products from damage from weather and other causes during construction.





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- B. Remove and replace finish carpentry materials that are wet, moisture damaged, and mold damaged.
1. Indications that materials are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
  2. Indications that materials are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

END OF SECTION 062013



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SECTION 072500 - WEATHER BARRIERS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section Includes:  
1. Flexible flashing.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.

1.4 INFORMATIONAL SUBMITTALS

- A. Evaluation Reports: For flexible flashing, from ICC-ES.

PART 2 - PRODUCTS

2.1 FLEXIBLE FLASHING

- A. Butyl Rubber Flashing: Composite, self-adhesive, flashing product consisting of a pliable, butyl rubber compound, bonded to a high-density polyethylene film, aluminum foil, or spunbonded polyolefin to produce an overall thickness of not less than 0.025 inch.  
1. Flame Propagation Test: Materials and construction shall be as tested according to NFPA 285.
- B. Rubberized-Asphalt Flashing: Composite, self-adhesive, flashing product consisting of a pliable, rubberized-asphalt compound, bonded to a high-density polyethylene film, aluminum foil, or spunbonded polyolefin to produce an overall thickness of not less than 0.025 inch.  
1. Flame Propagation Test: Materials and construction shall be as tested according to NFPA 285.



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manufacturer for substrate.

- D. Nails and Staples: Product recommended in writing by flexible flashing manufacturer and complying with ASTM F 1667.

**PART 3 - EXECUTION**

**3.1 FLEXIBLE FLASHING INSTALLATION**

- A. Apply flexible flashing where indicated to comply with manufacturer's written instructions.
1. Prime substrates as recommended by flashing manufacturer.
  2. Lap seams and junctures with other materials at least 4 inches except that at flashing flanges of other construction, laps need not exceed flange width.
  3. Lap flashing over water-resistive barrier at bottom and sides of openings.
  4. Lap water-resistive barrier over flashing at heads of openings.
  5. After flashing has been applied, roll surfaces with a hard rubber or metal roller to ensure that flashing is completely adhered to substrates.

END OF SECTION 072500



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SECTION 077100 - ROOF SPECIALTIES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section Includes:
1. Roof-edge specialties.
  2. Roof-edge drainage systems.
- B. Related Requirements:
1. Section 061053 "Miscellaneous Rough Carpentry" for wood nailers, curbs, and blocking.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.
- B. Sustainable Design Submittals:
1. Product Data: For recycled content, indicating postconsumer and preconsumer recycled content and cost.
- C. Shop Drawings: For roof specialties.
1. Include plans, elevations, expansion-joint locations, keyed details, and attachments to other work. Distinguish between plant- and field-assembled work.
  2. Include details for expansion and contraction; locations of expansion joints, including direction of expansion and contraction.
  3. Indicate profile and pattern of seams and layout of fasteners, cleats, clips, and other attachments.
  4. Detail termination points and assemblies, including fixed points.
  5. Include details of special conditions.



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- D. Samples: For each type of roof specialty and for each color and texture specified.
  - E. Samples for Initial Selection: For each type of roof specialty indicated with factory-applied color finishes.
  - F. Samples for Verification:
    - 1. Include Samples of each type of roof specialty to verify finish and color selection, in manufacturer's standard sizes.
- 1.4 INFORMATIONAL SUBMITTALS
- A. Qualification Data: For manufacturer.
  - B. Product Certificates: For each type of roof specialty.
  - C. Product Test Reports: For roof-edge flashings, for tests performed by a qualified testing agency.
  - D. Sample Warranty: For manufacturer's special warranty.
- 1.5 CLOSEOUT SUBMITTALS
- A. Maintenance Data: For roofing specialties to include in maintenance manuals.
- 1.6 QUALITY ASSURANCE
- A. Manufacturer Qualifications: A qualified manufacturer offering products meeting requirements.
- 1.7 DELIVERY, STORAGE, AND HANDLING
- A. Do not store roof specialties in contact with other materials that might cause staining, denting, or other surface damage. Store roof specialties away from uncured concrete and masonry.
  - B. Protect strippable protective covering on roof specialties from exposure to sunlight and high humidity, except to extent necessary for the period of roof-specialty installation.
- 1.8 FIELD CONDITIONS
- A. Field Measurements: Verify profiles and tolerances of roof-specialty substrates by field measurements before fabrication, and indicate measurements on Shop Drawings.
  - B. Coordination: Coordinate roof specialties with flashing, trim, and construction of parapets, roof deck, roof and wall panels, and other adjoining work to provide a leakproof, secure, and noncorrosive installation.



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PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. General Performance: Roof specialties shall withstand exposure to weather and resist thermally induced movement without failure, rattling, leaking, or fastener disengagement due to defective manufacture, fabrication, installation, or other defects in construction.

2.2 ROOF-EDGE DRAINAGE SYSTEMS

- A. Gutters: Manufactured in uniform section lengths not exceeding 12 feet, with matching corner units, ends, outlet tubes, and other accessories. Elevate back edge at least 1 inch above front edge. Furnish flat-stock gutter straps, gutter brackets, expansion joints, and expansion-joint covers fabricated from same metal as gutters.
1. Aluminum Sheet: 0.032 inch thick.
  2. Gutter Profile: Match existing profile, according to SMACNA's "Architectural Sheet Metal Manual.
  3. Corners: Factory mitered and mechanically clinched and sealed watertight.
  4. Gutter Supports: Manufacturer's standard supports as selected by Architect with finish matching the gutters.
- B. Downspouts: Plain rectangular complete with smooth-curve elbows, manufactured from the following exposed metal. Furnish with metal hangers, from same material as downspouts, and anchors.
1. Formed Aluminum: 0.032 thick.
- C. Aluminum Finish: Mill.
1. Color: As selected by Architect from manufacturer's full range.

2.3 MATERIALS

- A. Aluminum Sheet: ASTM B 209, alloy as standard with manufacturer for finish required, with temper to suit forming operations and performance required.
- B. Aluminum Extrusions: ASTM B 221, alloy and temper recommended by manufacturer for type of use and finish indicated, finished as follows:

2.4 MISCELLANEOUS MATERIALS

- A. Fasteners: Manufacturer's recommended fasteners, suitable for application and designed to meet performance requirements. Furnish the following unless otherwise indicated:



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1. Fasteners for Aluminum: Aluminum or Series 300 stainless steel.

2.5 FINISHES

- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
- B. Protect mechanical and painted finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- C. Appearance of Finished Work: Noticeable variations in same piece are unacceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, to verify actual locations, dimensions, and other conditions affecting performance of the Work.
- B. Examine walls, roof edges, and parapets for suitable conditions for roof specialties.
- C. Verify that substrate is sound, dry, smooth, clean, sloped for drainage where applicable, and securely anchored.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION, GENERAL

- A. General: Install roof specialties according to manufacturer's written instructions. Anchor roof specialties securely in place, with provisions for thermal and structural movement. Use fasteners, solder, protective coatings, separators, underlayments, sealants, and other miscellaneous items as required to complete roof-specialty systems.
  1. Install roof specialties level, plumb, true to line and elevation; with limited oil-canning and without warping, jogs in alignment, buckling, or tool marks.
  2. Provide uniform, neat seams with minimum exposure of solder and sealant.
  3. Install roof specialties to fit substrates and to result in weathertight performance. Verify shapes and dimensions of surfaces to be covered before manufacture.
  4. Torch cutting of roof specialties is not permitted.
  5. Do not use graphite pencils to mark metal surfaces.

3.3 ROOF-EDGE DRAINAGE-SYSTEM INSTALLATION



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- A. General: Install components to produce a complete roof-edge drainage system according to manufacturer's written instructions. Coordinate installation of roof perimeter flashing with installation of roof-edge drainage system.
- B. Gutters: Join and seal gutter lengths. Allow for thermal expansion. Attach gutters to firmly anchored gutter supports spaced not more than 24 inches apart. Attach ends with rivets and seal with sealant to make watertight. Slope to downspouts.
  - 1. Install gutter with expansion joints at locations indicated but not exceeding 50 feet apart. Install expansion-joint caps.
- C. Downspouts: Join sections with manufacturer's standard telescoping joints. Provide hangers with fasteners designed to hold downspouts securely to walls and 1 inch away from walls; locate fasteners at top and bottom and at approximately 60 inches o.c.
  - 1. Provide elbows at base of downspouts at grade to direct water away from building.
- D. Splash Pans: Install where downspouts discharge on ground at locations of newly installed gutter & downspouts.

3.4 CLEANING AND PROTECTION

- A. Clean exposed metal surfaces of substances that interfere with uniform oxidation and weathering.
- B. Clean and neutralize flux materials. Clean off excess solder and sealants.
- C. Remove temporary protective coverings and strippable films as roof specialties are installed. On completion of installation, clean finished surfaces, including removing unused fasteners, metal filings, pop rivet stems, and pieces of flashing. Maintain roof specialties in a clean condition during construction.
- D. Replace roof specialties that have been damaged or that cannot be successfully repaired by finish touchup or similar minor repair procedures.

END OF SECTION 077100





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**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

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

**1.2 SUMMARY**

- A. Section includes surface preparation and the application of paint systems on the following exterior substrates:
  - 1. Wood.

**1.3 DEFINITIONS**

- A. MPI Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D 523.

**1.4 ACTION SUBMITTALS**

- A. Product Data: For each type of product. Include preparation requirements and application instructions.
  - 1. Include printout of current "MPI Approved Products List" for each product category specified, with the proposed product highlighted.
  - 2. Indicate VOC content.
- B. Samples for Selection: For each type of topcoat product.
  - 1. Submit Samples on rigid backing, 8 inches (200 mm) square.
  - 2. Apply coats on Samples in steps to show each coat required for system.
  - 3. Label each coat of each Sample.
  - 4. Label each Sample for location and application area.
- C. Product List: Cross-reference to paint system and locations of application areas. Use same designations indicated on Drawings and in schedules. Include color designations.

**1.5 MAINTENANCE MATERIAL SUBMITTALS**

- A. Furnish extra materials, from the same product run, that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
  - 1. Paint: 1 gal. (3.8 L) of each material and color applied.



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1.6 QUALITY ASSURANCE

- A. Mockups: Apply mockups of each paint system indicated and each color and finish selected to verify preliminary selections made under Sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
1. Architect will select one surface to represent surfaces and conditions for application of each paint system.
    - a. Vertical and Horizontal Surfaces: Provide samples of at least 100 sq. ft. (9 sq. m).
    - b. Other Items: Architect will designate items or areas required.
  2. Final approval of color selections will be based on mockups.
    - a. If preliminary color selections are not approved, apply additional mockups of additional colors selected by Architect at no added cost to Owner.
  3. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
  4. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Store materials not in use in tightly covered containers in well-ventilated areas with ambient temperatures continuously maintained at not less than 45 deg F (7 deg C).
1. Maintain containers in clean condition, free of foreign materials and residue.
  2. Remove rags and waste from storage areas daily.

1.8 FIELD CONDITIONS

- A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F (10 and 35 deg C).
- B. Do not apply paints in snow, rain, fog, or mist; when relative humidity exceeds 85 percent; at temperatures less than 5 deg F (3 deg C) above the dew point; or to damp or wet surfaces.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the



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following:

1. Benjamin Moore & Co.
2. ICI Paints.
3. PPG Architectural Finishes, Inc.
4. Pratt & Lambert.
5. Sherwin-Williams Company (The).
6. Zinsser.

2.2 PAINT, GENERAL

- A. MPI Standards: Products shall comply with MPI standards indicated and shall be listed in its "MPI Approved Products Lists."
- B. Material Compatibility:
  1. Materials for use within each paint system shall be compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
  2. For each coat in a paint system, products shall be recommended in writing by topcoat manufacturers for use in paint system and on substrate indicated.
- C. Colors: As selected by Architect from manufacturer's full range.

2.3 SOURCE QUALITY CONTROL

- A. Testing of Paint Materials: Owner reserves the right to invoke the following procedure:
  1. Owner may engage the services of a qualified testing agency to sample paint materials. Contractor will be notified in advance and may be present when samples are taken. If paint materials have already been delivered to Project site, samples may be taken at Project site. Samples will be identified, sealed, and certified by testing agency.
  2. Testing agency will perform tests for compliance with product requirements.
  3. Owner may direct Contractor to stop applying paints if test results show materials being used do not comply with product requirements. Contractor shall remove noncomplying paint materials from Project site, pay for testing, and repaint surfaces painted with rejected materials. Contractor will be required to remove rejected materials from previously painted surfaces if, on repainting with complying materials, the two paints are incompatible.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates and conditions, with Applicator present, for compliance with requirements



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for maximum moisture content and other conditions affecting performance of the Work.

- B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:
  - 1. Wood: 15 percent.
- C. Verify suitability of substrates, including surface conditions and compatibility, with existing finishes and primers.
- D. Proceed with coating application only after unsatisfactory conditions have been corrected.
  - 1. Application of coating indicates acceptance of surfaces and conditions.

3.2 PREPARATION

- A. Comply with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to substrates and paint systems indicated.
- B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.
  - 1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection.
- C. Clean substrates of substances that could impair bond of paints, including dust, dirt, oil, grease, and incompatible paints and encapsulants.
  - 1. Remove incompatible primers and reprime substrate with compatible primers or apply tie coat as required to produce paint systems indicated.
- D. Wood Substrates:
  - 1. Scrape and clean knots. Before applying primer, apply coat of knot sealer recommended in writing by topcoat manufacturer for exterior use in paint system indicated.
  - 2. Sand surfaces that will be exposed to view, and dust off.
  - 3. Prime edges, ends, faces, undersides, and backsides of wood.
  - 4. Unless directed otherwise for historic purposes, after priming, fill holes and imperfections in the finish surfaces with putty or plastic wood filler. Sand smooth when dried.

3.3 APPLICATION

- A. Apply paints according to manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual."
  - 1. Use applicators and techniques suited for paint and substrate indicated.



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2. Paint surfaces behind movable items same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed items with prime coat only.
  3. Paint both sides and edges of exterior doors and entire exposed surface of exterior door frames.
  4. Paint entire exposed surface of window frames and sashes.
  5. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.
  6. Primers specified in painting schedules may be omitted on items that are factory primed or factory finished if acceptable to topcoat manufacturers.
- B. Tint undercoats same color as topcoat, but tint each undercoat a lighter shade to facilitate identification of each coat if multiple coats of same material are to be applied. Provide sufficient difference in shade of undercoats to distinguish each separate coat.
- C. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.
- D. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

3.4 FIELD QUALITY CONTROL

- A. Dry Film Thickness Testing: Owner may engage the services of a qualified testing and inspecting agency to inspect and test paint for dry film thickness.
1. Contractor shall touch up and restore painted surfaces damaged by testing.
  2. If test results show that dry film thickness of applied paint does not comply with paint manufacturer's written recommendations, Contractor shall pay for testing and apply additional coats as needed to provide dry film thickness that complies with paint manufacturer's written recommendations.

3.5 CLEANING AND PROTECTION

- A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.
- B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.
- C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.
- D. At completion of construction activities of other trades, touch up and restore damaged or



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defaced painted surfaces.

3.6 EXTERIOR PAINTING SCHEDULE

- A. Wood Substrates: including, but not limited to: wood trim, architectural woodwork, windows, wood clapboard siding.
1. Latex System MPI EXT 6.3A:
    - a. Prime Coat: Primer, alkyd for exterior wood, MPI #5.
      - 1) Include backpriming of all hidden surfaces of exterior wood.
    - b. Intermediate Coat: Latex, exterior, matching topcoat.
    - c. Topcoat: Latex, exterior, gloss (MPI Gloss Level 6), MPI #119.
- B. Wood Substrates: Traffic surfaces, including lumber decking and stairs.
1. Latex Porch and Floor Paint over Alkyd Primer System MPI EXT 6.5A:
    - a. Prime Coat: Primer, alkyd for exterior wood, MPI #5.
      - 1) Include backpriming of all hidden surfaces of exterior wood.
    - b. Intermediate Coat: Latex floor paint, matching topcoat.
    - c. Topcoat: Latex floor paint, low gloss, MPI #60.
    - d. Additive: Manufacturer's standard additive to increase skid resistance of painted surface.

END OF SECTION 099113

ABBREVIATIONS			
&	And	E	East
L	Metal Angle	EA	Each
@	At	EB	Electric Baseboard
#	Pound or Number	EF	Exhaust Fan
		EJ	Expansion Joint
		EL	Elevation
A, AMP	Ampere or Amperage	ELEC	Electrical
AB	Anchor Bolt	ELEV	Elevator
A/C	Air Conditioning	EMERG	Emergency
ACOUS	Acoustical	ENCL	Enclosure
ACT	Acoustical Ceiling Tile	ENGR	Engineer
		EP	Electrical Panel
ACU	Air Conditioning Unit	EQ	Equal
ADDN	Addition	EWC	Electric Water
ADDN1	Additional	COOL	Cooler
ADJ	Adjustable	EXH	Exhaust
AFF	Above Finish Floor	EXIST	Existing
AHU	Air Handling Unit	EXP	Expansion
ALT	Alternate	EXT	Exterior
ALUM	Aluminum		
ANCH	Anchor, Anchorage	FA	Fire Alarm
ANOD	Anodized	FACP	Fire Alarm Control Panel
ARCH	Architect, Architectural	FC(U)	Fan Coil Unit
		FD	Floor Drain
		FDN	Foundation
BD	Board	FE	Fire Extinguisher
BIT	Bituminous	FEC	Fire Extinguisher & Cabinet
BLDG	Building	FF	Finished Floor
BLK(G)	Blocking	FLUOR	Fluorescent
BM	Beam	FOS	Fuel Oil Supply
BM	Bench Mark	FOR	Fuel Oil Return
BOT	Bottom	FPRF(G)	Fireproofing
BRG	Bearing	FR	Frame
BRK	Brick	FT	Foot, Feet
BSMT	Basement	FTG	Footing
BUR	Built Up Roof	FURN	Furnish(ed)
		FURR	Furring
		N	North
		NIC	Not In Contract
		NOM	Nominal
		NTS	Not To Scale
		O/A	Outdoor Air
		OC	On Center
		OD	Outside Diameter
		OPG	Opening
		OPP	Opposite
		OZ	Ounce
		PA	Public Address
		PCF	Pounds Per Cubic Foot
		PERF	Perforated
		PG	Paint Grade
		PL	Plate
		PLAM	Plastic Laminated
		PLAS	Plaster
		PLBG	Plumbing
		PLYWD	Plywood
		PNL	Panel
		POL	Polished
		PP	POWER & EYE
		WASH	Panel
		PR	Pair
		PRTN	Partition
		PSF	Pounds Per Square Foot
		PSI	Pounds Per Square Inch
		PT	Paint/ Painted
		PV	Plumbing Vent
		PVMT	Pavement
		V	Vent, Volt
		AV	Variable Air Volume
		VCT	Vinyl Composition Tile
		VERT	Vertical
		VENT	Ventilator
		VHP	Vertical Heat Pump
		VIF	Verify in Field
		VIN	Vinyl
		VWC	Vinyl Wallcovering
		R	Riser, Register
		R/A	Return Air
		RAD	Radius
		RCP	Reinforced Concrete
		Pipe	Pipe
		RD	Roof Drain
		RECPT	Receptacle
		RE	Recycle
		REF	Reference
		REFIN	Refinish
		REINF	Reinforce(d), (ing)
		REQ	Required
		RL	Roof Leader
		RESIL	Resilient
		RET	Return
		REV	Revisions, Revised
		RFG	Roofing
		RH	Right Hand
		RM	Room
		RO	Rough Opening
		RPM	Revolutions Per Minute
		RWL	Rain Water Leader
		RV	Roof Vent
		S	South
		S/A	Supply Air
		S&R	Supply & Return
		SAFB	Sound Attenuating Fiber Blanket
		SAN	Sanitary
		SCHED	Schedule
		SERV	Service
		SF	Square Feet
		SGFT	Structural Glazed Facing Tile
		SHT	Sheet
		SIM	Similar
		SP	Static Pressure
		SPEC	Specifications
		SQ	Square
		SS	Stainless Steel
		ST	Stom
		STD	Standard
		STL	Steel
		STRUCT	Structural
		SW, SW BD	Switch, Switch Board
		SWGR	Switchgear
		SYM	Symmetrical
		T	Tread, Thermostat
		TB	Thousand BTU per Hour
		T&B	Top & Bottom
		T&G	Tongue & Groove
		T/F	Top of Frame
		T/M	Top of Masonry
		T/S	Top of Steel
		T/W	Top of Wall
		TEL or TELE	Telephone
		TEMP	Temperature
		THK	Thick(ness)
		THRES	Threshold
		TR	Trash
		TRANS	Transformer
		TYP	Typical
		UG	Under Ground
		UH	Unit Heater
		UN	Unless Otherwise Noted
		UNO	Unless Noted Otherwise
		UV	Unit Ventilator
		W	Watts, West
		WB	Wet Bulb
		W/	With
		W/O	Without
		WC	Water Closet
		WD	Wood
		WP	Waterproof
		WR	Water Resistant
		Wains	Wainscot
		WT	Weight
		WWF	Welded Wire Fabric
		YD	Yard

GRAPHIC LEGEND	
	ROOM NUMBER
	DOOR NUMBER
	INTERIOR ELEVATIONS ELEVATION ID SHEET ON WHICH ELEVATION APPEARS
	WINDOW TYPE
	WORK SCOPE NOTE
	REVISION MARK
	ACCESSIBILITY SYMBOL
	EXTERIOR ELEVATIONS ELEVATION ID SHEET ON WHICH ELEVATION APPEARS
	BUILDING SECTION SECTION ID SHEET ON WHICH SECTION APPEARS
	WALL SECTION SECTION ID SHEET ON WHICH SECTION APPEARS
	COLUMN LINE GRID
	REFERENCE POINT
	WALL TYPE

MATERIALS LEGEND	
	CONCRETE
	CONCRETE MASONRY UNITS
	BRICK
	METALS
	COMPACTED GRAVEL
	COMPACTED SOIL
	NEW METAL STUD PARTITION
	EXISTING TO REMAIN, UON
	ITEM TO BE REMOVED, UON
	PLYWOOD
	ACOUSTICAL TILE
	WOOD FRAMING - THROUGH MEMBER
	WOOD FRAMING - BLOCKING
	FINISHED WOOD
	BATT INSULATION
	RIGID INSULATION

OUTLINE SPECIFICATIONS	
GENERAL NOTE: THE CONTRACT DOCUMENTS FOR THIS PROJECT CONSIST OF THE DRAWINGS INDEXED ON THE GENERAL INFORMATION SHEET AND ALL OUTLINE SPECIFICATIONS ON THE DRAWINGS. NOTE THAT ADDITIONAL OUTLINE SPECIFICATIONS ARE FOUND ON THE SUBSEQUENT SHEETS OF THIS DRAWING SET.	
1. DIVISION 01: GENERAL REQUIREMENTS	
1.1 IDENTIFICATION SIGNS: PROVIDE PROJECT IDENTIFICATION SIGN AT SITE AND AS AGREED TO BY OWNER AND ARCHITECT.	
1.2 TEMPORARY SIGNS: PROVIDE OTHER SIGNS AS INDICATED AND AS REQUIRED TO INFORM PUBLIC AND INDIVIDUALS SEEKING ENTRANCE TO PROJECT. PROVIDE TEMPORARY, DIRECTIONAL SIGNS FOR CONSTRUCTION PERSONNEL AND VISITORS.	
2. DIVISION 02: SELECTIVE DEMOLITION	
2.1 DEMOLITION AND REMOVAL - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION NECESSARY TO COMPLETE THE WORK. IF SIGNIFICANT DEMOLITION BEYOND THE SCOPE INDICATED ON THE DRAWINGS IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL, INCLUDING ALL COSTS FOR CARTING AND DUMPING, OF ALL MATERIALS DEMOLISHED FROM THE PROJECT. THE OWNER RESERVES THE RIGHT TO REVIEW AND RECLAIM ANY ITEMS BEING REMOVED.	
2.2 THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ALL EXISTING WORK DISTURBED OR OTHERWISE IN NEED OF REPAIRING IN ORDER TO MAKE THE PROJECT A COMPLETE AND FINISHED PROJECT. THIS REPAIR INCLUDES ALL FINISHES TO MATCH ADJACENT SURFACES.	
2.3 IF A WALL OR SURFACE IS WORKED ON, THAT WALL OR SURFACE SHALL BE REPAIRED WITH A COMPLETE FINISH, TO THE NEAREST CORNER. CHANGE OF PLANE, OR OTHER JUNCTURE. PROVIDE A SMOOTH AND CLEAN TRANSITION FROM THE NEW FINISHED SURFACE TO THE SURROUNDING EXISTING SURFACES. THE INTENT IS TO ELIMINATE THE APPEARANCE OF A REPAIRED CONDITION.	
2.4 ALL ITEMS SHOWN TO BE DEMOLISHED SHALL BE REMOVED & DISCARDED, UNLESS OTHERWISE NOTED.	
6. DIVISION 06: WOOD, PLASTIC AND COMPOSITES	
6.1 ROUGH CARPENTRY - SEE STRUCTURAL DRAWINGS	
6.2 MISCELLANEOUS ROUGH CARPENTRY - SEE STRUCTURAL DRAWINGS	
9. DIVISION 09: DRYWALL AND FINISHES	
9.1 MAINTENANCE REPAINTING	
9.1.1 ALL EXISTING EXTERIOR WOOD SIDING, WINDOWS AND TRIM SHALL BE CLEANED AND PREPPED FOR NEW PAINT FINISH.	
9.1.2 ALL SURFACES TO RECEIVE TWO COATS FINISH, UNLESS NOTED OTHERWISE.	
9.1.3 NEW WOOD TRIM, SIDING OR SURFACES SHALL HAVE ONE COAT PRIMER, TWO COATS FINISH UNLESS NOTED.	

RHODE ISLAND STATE BUILDING CODE INFORMATION:	
2018 RHODE ISLAND BUILDING CODE	
2018 RHODE ISLAND MECHANICAL CODE	
2018 RHODE ISLAND PLUMBING CODE	
RHODE ISLAND STATE FIRE SAFETY CODE (RISFSC)	
2018 International Fire Code	
2018 NFPA 1, Fire Code	
2018 NFPA 101, Life Safety Code	
RHODE ISLAND FIRE PREVENTION CODE (RIFPC)	
2019 NFPA 1, Uniform Fire Code w/ 2015 RISFSC regulations	

# WANSKUCK HOUSE

## Porch Renovation and Painting

229 Woodward Rd  
Providence, RI 02904

HONORABLE  
BRETT SMILEY,  
MAYOR

WENDY NILSSON,  
SUPERINTENDENT OF  
PARKS

JUSTIN ROIAS,  
CITY COUNCILOR

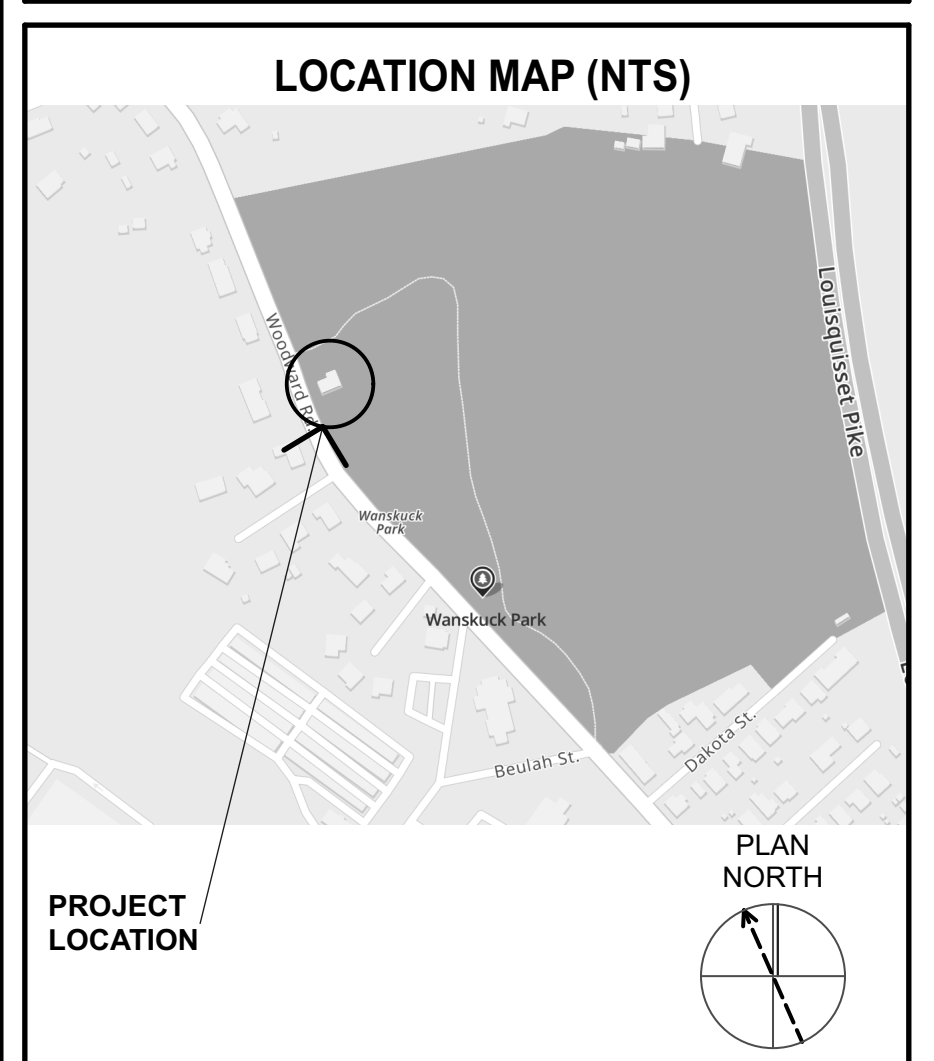
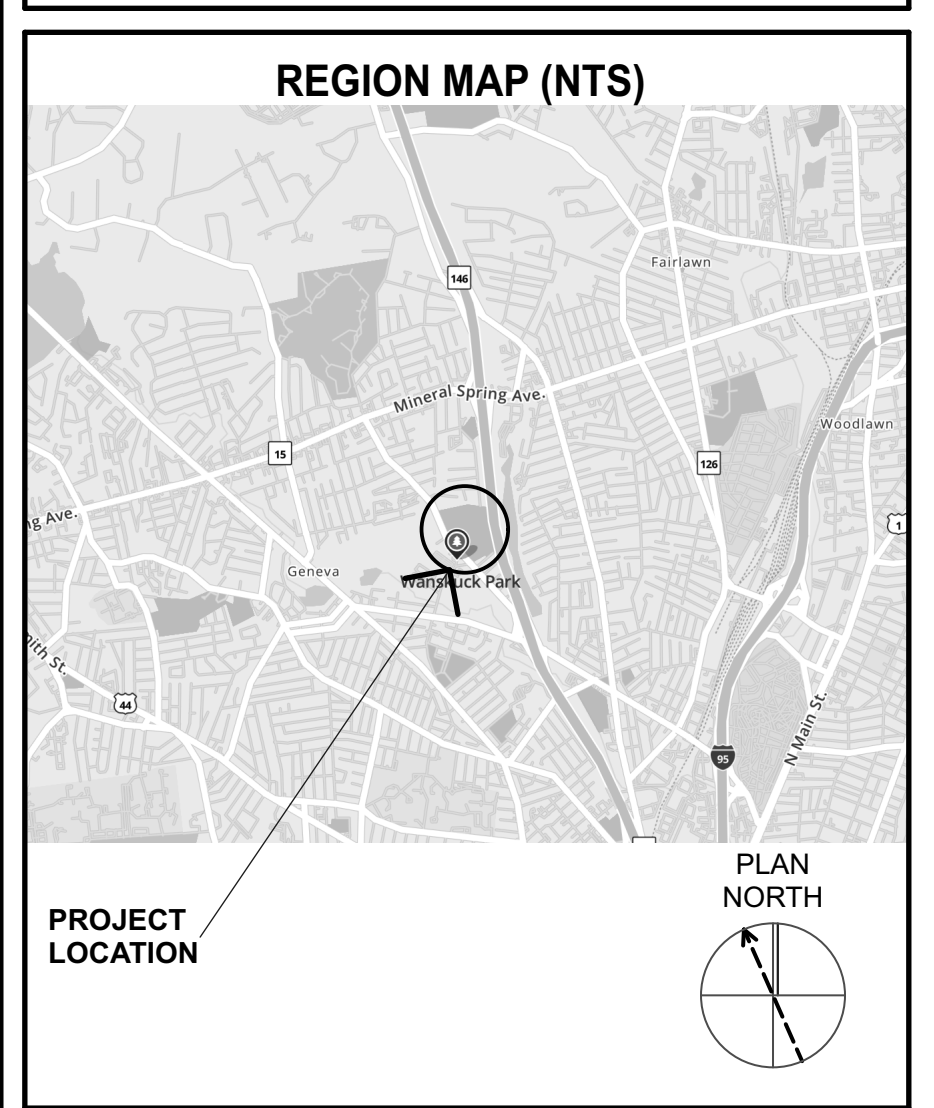
**CLIENT:**  
CITY OF PROVIDENCE  
PROVIDENCE PARKS DEPARTMENT  
1000 Elmwood Avenue, Providence, RI 02907  
v: 401-785-9450

**ARCHITECTS:**  
NORTHEAST COLLABORATIVE ARCHITECTS, LLC  
650 Ten Rod Road  
North Kingstown, RI 02852  
v: 401.846.9583

**STRUCTURAL ENGINEERS:**  
C. A. PRETZER ASSOCIATES  
50 Freeway Drive  
Cranston, RI 02920  
v: 401.785.2690

100% CONSTRUCTION DOCUMENTS  
ISSUED: MAY 22, 2023

DRAWING LIST	
A-000	COVER SHEET
AD-101	DEMO PLANS AND ELEVATIONS
A-111	BASEMENT & 1st FLOOR PLANS
A-201	EXTERIOR ELEVATIONS
S-1	STRUCTURAL PLANS



NORTHEAST COLLABORATIVE ARCHITECTS  
650 Ten Rod Road  
North Kingstown, RI 02852  
v: 401.846.9583

Structural Engineers:  
C. A. PRETZER ASSOCIATES  
50 Freeway Drive  
Cranston, RI 02920  
Phone: (401)785-2690

Wanskuck House Porch Repairs & Painting

229 Woodward Rd  
Providence, RI 02904

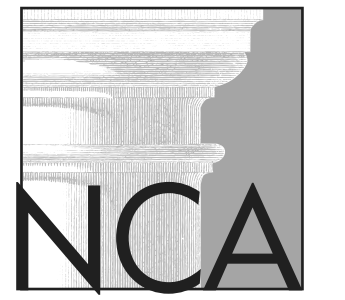
REVISIONS:	
<b>COVER SHEET</b>	
DATE:	05-04-2023
NCA JOB NO.:	22340
DRAWING NO.:	A-000

**DEMOLITION NOTES**

- SEE PROJECT MANUAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND COORDINATION.
- CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND SITE DEMOLITION DRAWINGS PRIOR TO COMMENCEMENT OF DEMOLITION.
- DRAWINGS DO NOT PURPORT TO SHOW ALL OBJECTS EXISTING AT THE SITE. BEFORE WORK IS TO COMMENCE, CONTRACTOR TO FIELD VERIFY ALL (V.I.F.) EXISTING CONDITIONS AND ELEMENTS TO BE PRESERVED AND REPORT TO THE ARCHITECT ANY DISCREPANCIES OR QUESTIONABLE ITEMS FOR DISCREPANCY RESOLUTION.
- REFER TO DEMOLITION PLANS AND ELEVATIONS. NOT ALL DEMOLITION ITEMS ARE SHOWN ON BOTH DRAWINGS.
- DEMOLITION OF UTILITIES TO BE INVESTIGATED AS TO SOURCE AND LAST SERVICE PRIOR TO DEMOLITION.
- THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PROTECT AND PRESERVE EXISTING CONDITIONS AND OBJECTS DESIGNATED TO REMAIN. IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY.
- NOTIFY THE ARCHITECT AND OWNERS REP AT LEAST (2) TWO FULL DAYS PRIOR TO COMMENCING DEMOLITION WORK.
- PATCH ALL HOLES IN REMAINING CONSTRUCTION WITH NEW MATERIALS THAT MATCH EXISTING. (INCLUDING PIPE HOLES, CONDUIT HOLES, ETC.)
- THE CONTRACTOR SHALL TAKE CARE TO PREVENT DAMAGE TO EXISTING ITEMS TO REMAIN. ALL CUTTING IN WALLS/SLAB TO REMAIN SHALL BE DONE WITH MINIMAL DAMAGE TO ADJACENT AREAS/SURFACES.
- CONTRACTOR SHALL PROTECT EXTERIOR MASONRY TO REMAIN. EXISTING MASONRY SHALL BE PROTECTED FROM DEMOLITION AND DEMOLITION DEBRIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF EXISTING MASONRY DAMAGED BY THE DEMOLITION PROCESS.
- PROVIDE TEMPORARY SHORING AS REQUIRED AT ALL DEMOLITION AREAS THAT REMOVE EXISTING STRUCTURAL MEMBERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY.
- CONTRACTOR SHALL VISIT SITE TO DETERMINE TYPES OF ITEMS TO BE REMOVED, AND APPROPRIATE METHODS FOR THEIR REMOVAL.
- REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL ELEMENTS TO BE REMOVED.
- CONTRACTOR SHALL PROVIDE WALL & FLOOR PROTECTION AS REQUIRED TO NOT DAMAGE SAME.
- RETURN ALL REUSABLE DEMOLISHED ITEMS TO OWNER UNLESS OTHERWISE NOTED OR AS PER OWNER'S INSTRUCTIONS.
- ALL ITEMS TO REMAIN SHALL BE LEFT IN 'AS FOUND' CONDITION.
- SAVE EXTERIOR DEMOLISHED BRICK FOR WALL INFILLS IF IN REUSABLE CONDITION.

**LEGEND**

- ITEM TO REMAIN
- ITEM TO BE REMOVED



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v. 401.846.9583

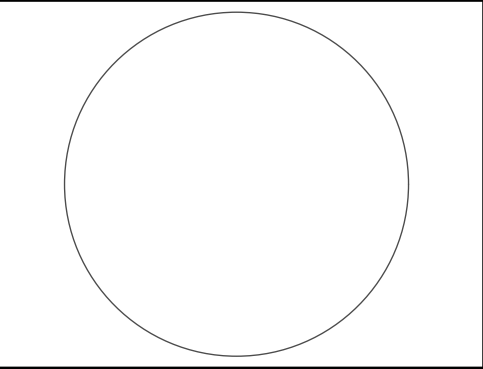


**Structural Engineers:**  
C. A. PRETZER ASSOCIATES  
50 Freeway Drive  
Cranston, RI 02920  
Phone: (401)785-2890



**Wanskuck House Porch Repairs & Painting**  
229 Woodward Rd  
Providence, RI 02904

**REVISIONS:**



**DEMO PLANS AND ELEVATIONS**

DATE: 05-04-2023

NCA JOB NO.: 22340

DRAWING NO.:

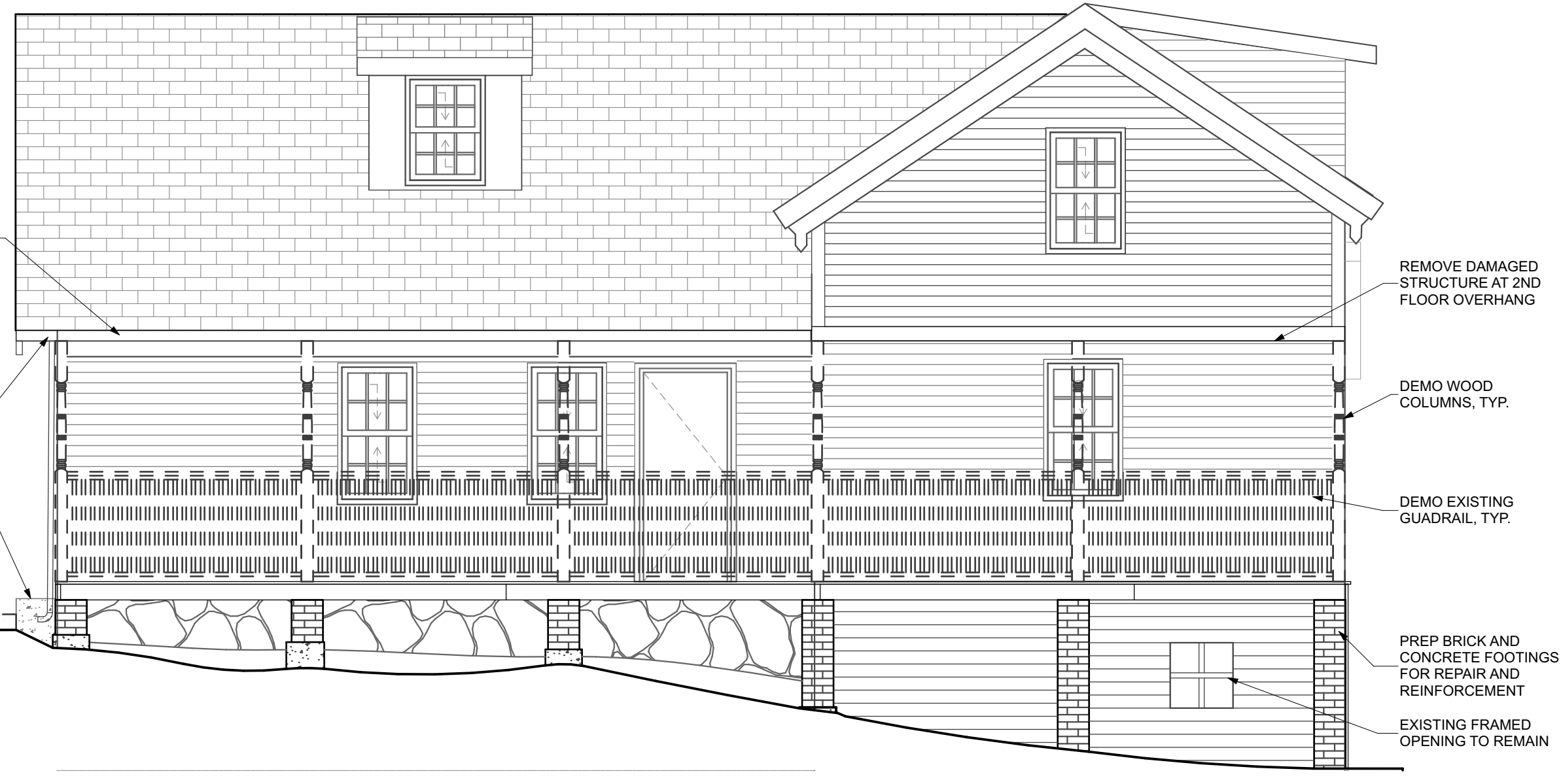
**AD-101**

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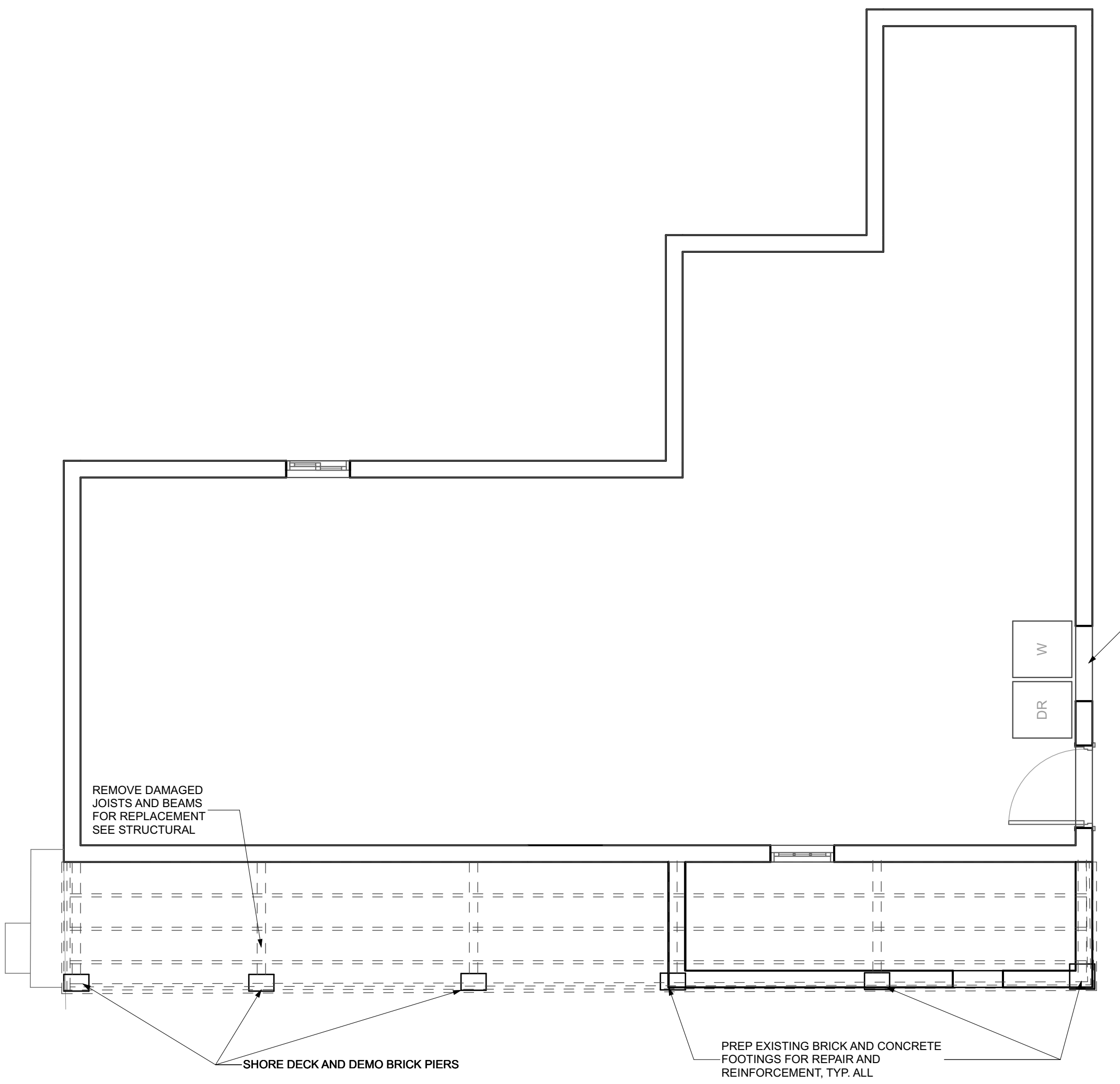
**D1 EAST DEMOLITION ELEVATION**

SCALE: 1/4" = 1'-0"



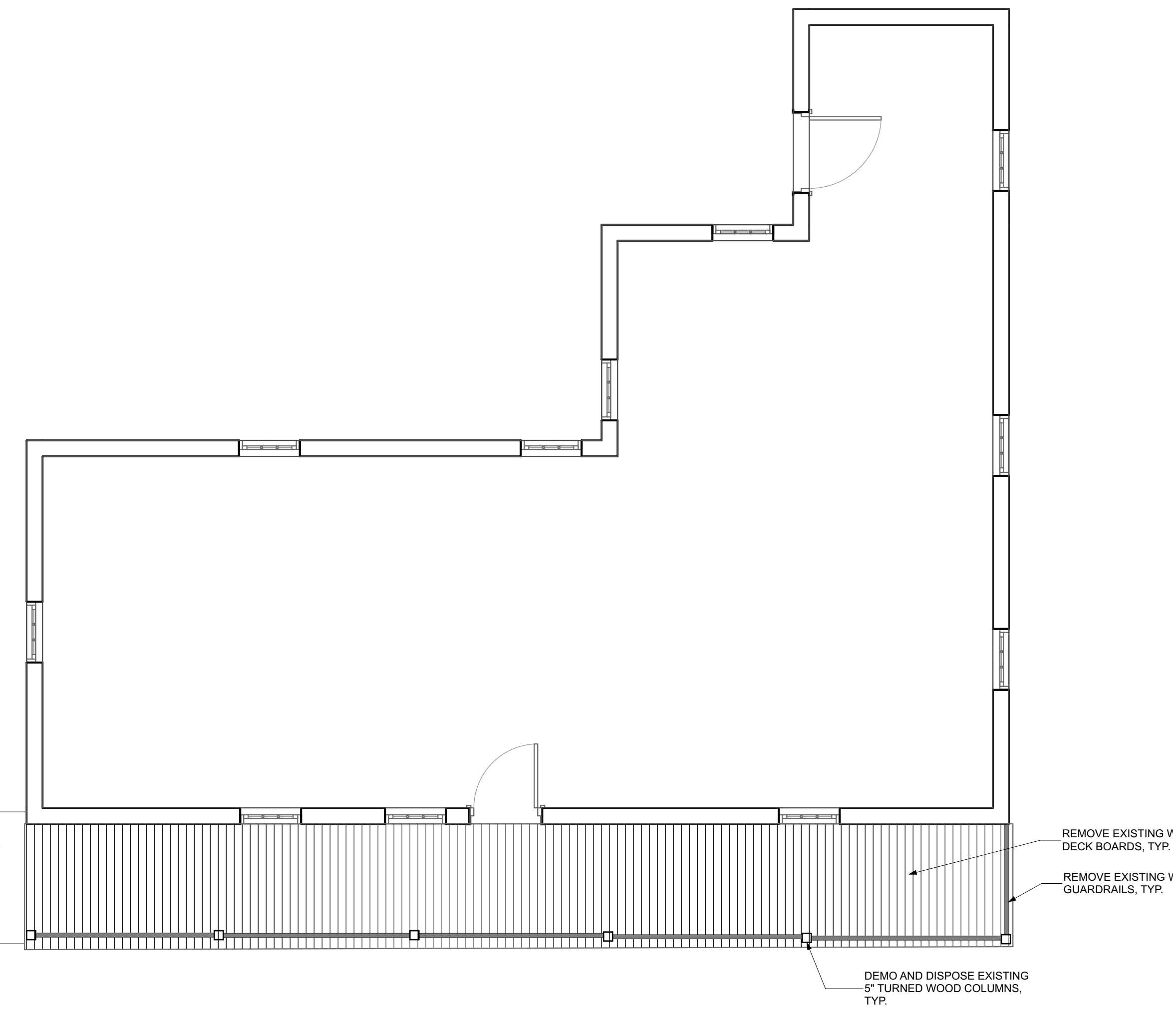
**D3 SOUTH DEMOLITION ELEVATION**

SCALE: 1/4" = 1'-0"



**A1 BASEMENT DEMOLITION PLAN**

SCALE: 1/4" = 1'-0"



**A3 1ST FLOOR DEMOLITION PLAN**

SCALE: 1/4" = 1'-0"

PRINTED: Thursday, May 4, 2023, 9:33 AM



**GENERAL NOTES**

- 1. SEE PROJECT MANUAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND COORDINATION.
- 2. ALL CONTRACTORS SHALL CONFIRM CLEARANCES NEEDED TO INSTALL THEIR WORK PRIOR TO PROCEEDING. CONTACT ARCHITECT FOR DISCREPANCY RESOLUTION.

**CONSTRUCTION NOTES**

- 1. ALL NEW WALL INFILL MATERIAL SURFACES SHALL ALIGN WITH ADJACENT EXISTING SURFACES.



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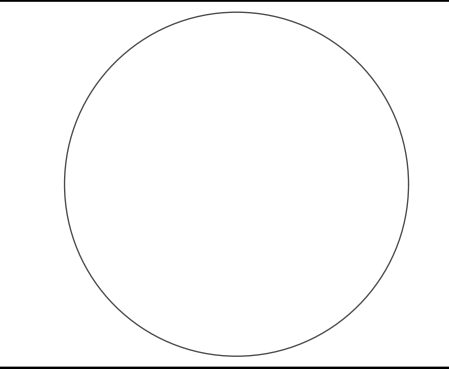


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**Wanskuck House Porch  
 Repairs & Painting**  
 229 Woodward Rd  
 Providence, RI 02904

REVISIONS:



**BASEMENT & 1st FLOOR PLANS**

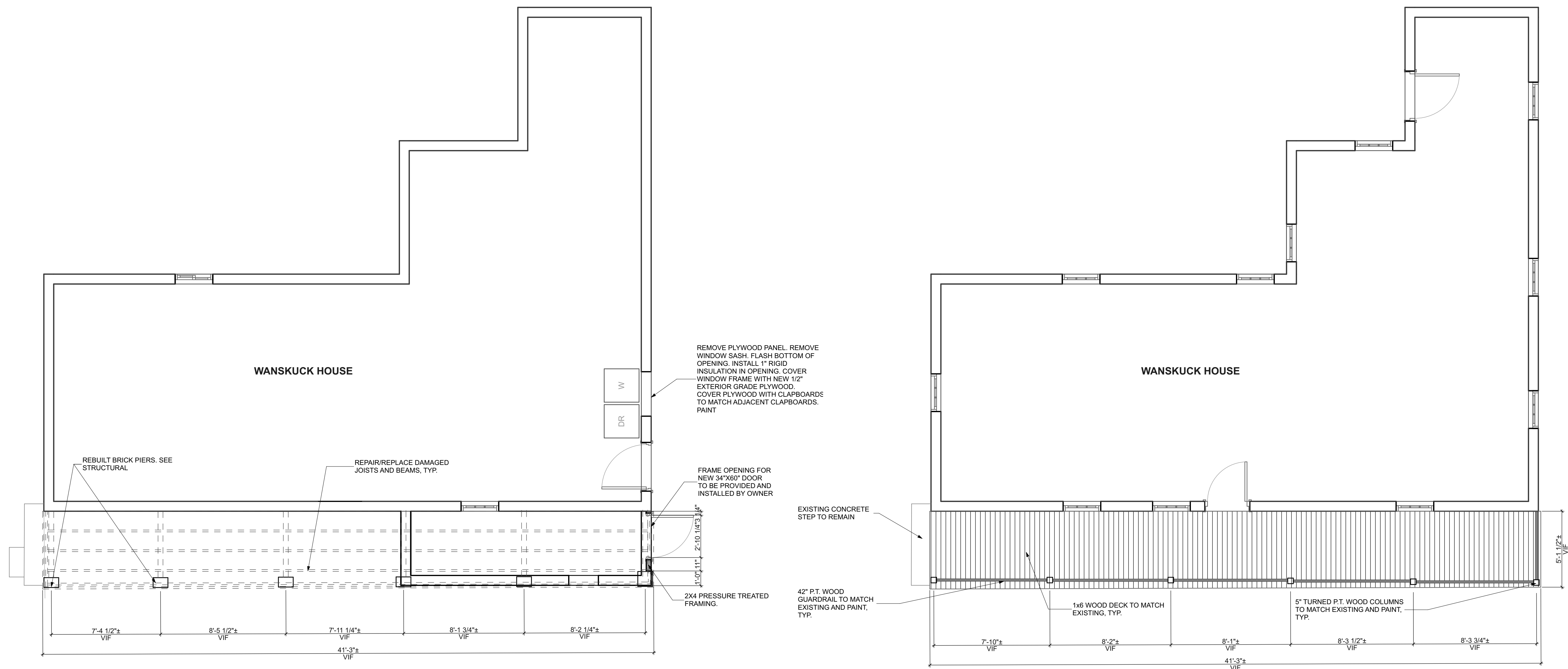
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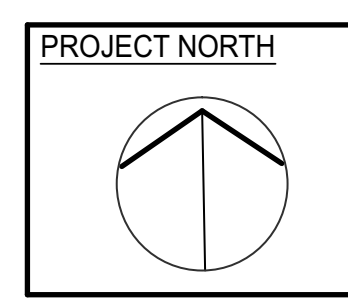
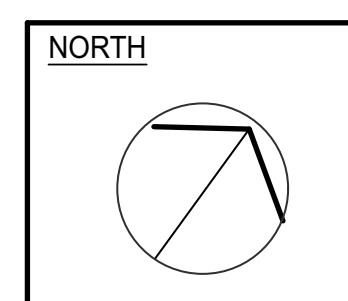
**A-111**

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**B1 BASEMENT PLAN**  
 SCALE: 1/4" = 1'-0"  
 0 2 4 6

**B3 1ST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 0 2 4 6

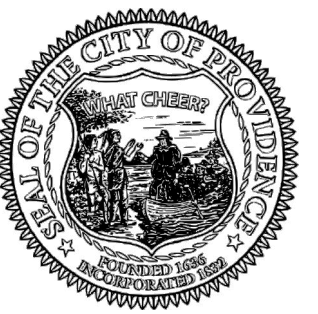




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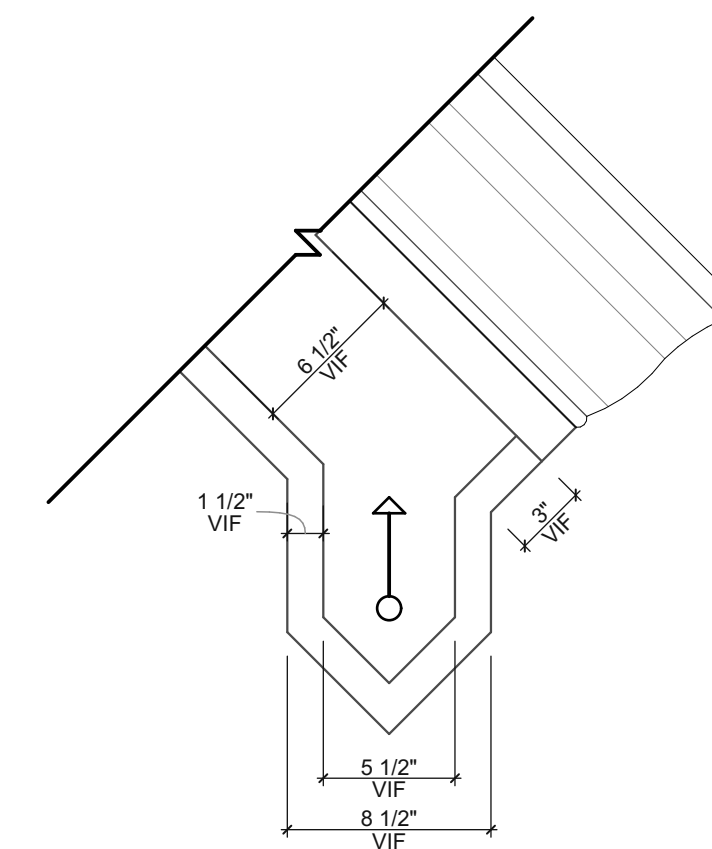


**GENERAL NOTES**

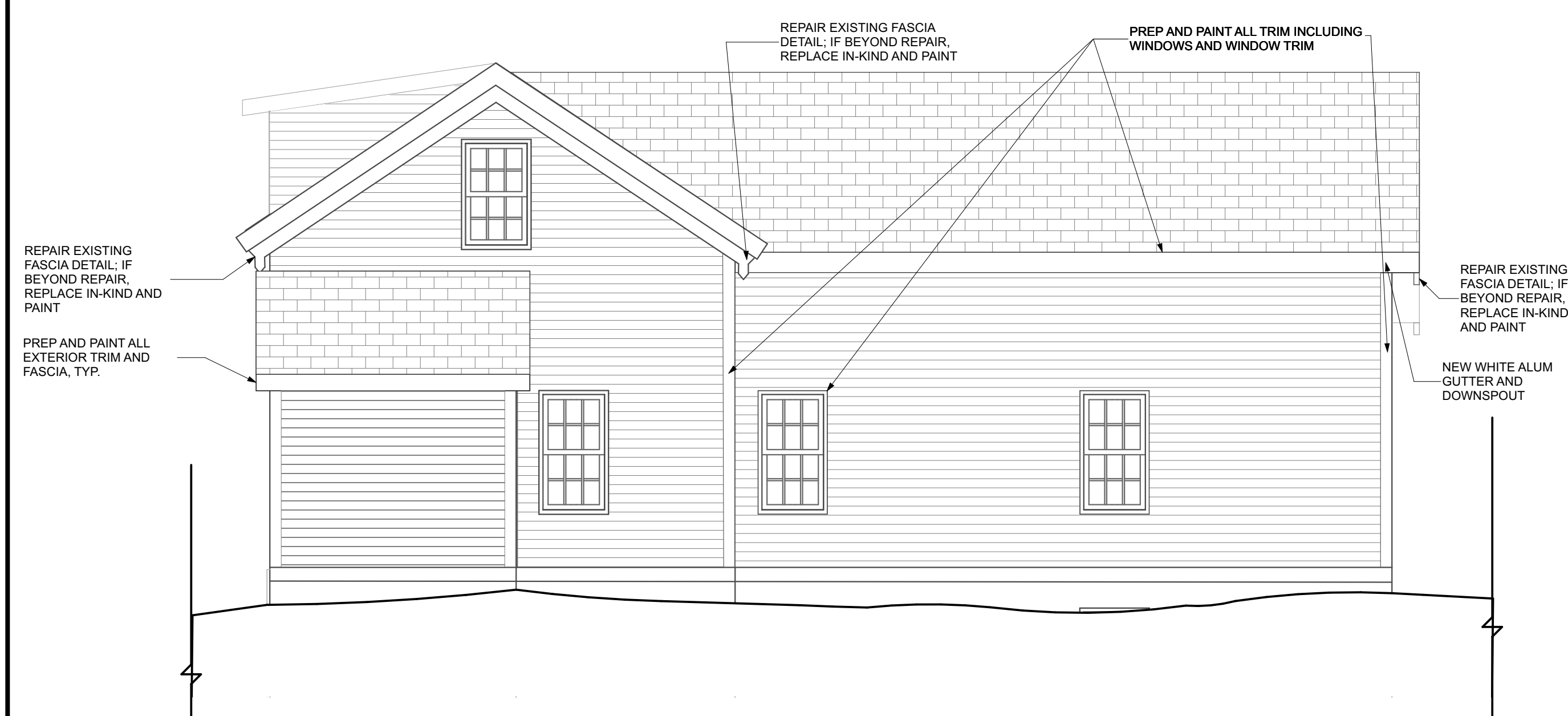
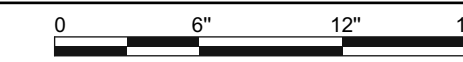
- SEE PROJECT MANUAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND COORDINATION.
- ALL CONTRACTORS SHALL CONFIRM CLEARANCES NEEDED TO INSTALL THEIR WORK PRIOR TO PROCEEDING. CONTACT ARCHITECT FOR DISCREPANCY RESOLUTION.

**CONSTRUCTION NOTES**

- ALL NEW WALL INFILL MATERIAL SURFACES SHALL ALIGN WITH ADJACENT EXISTING SURFACES.

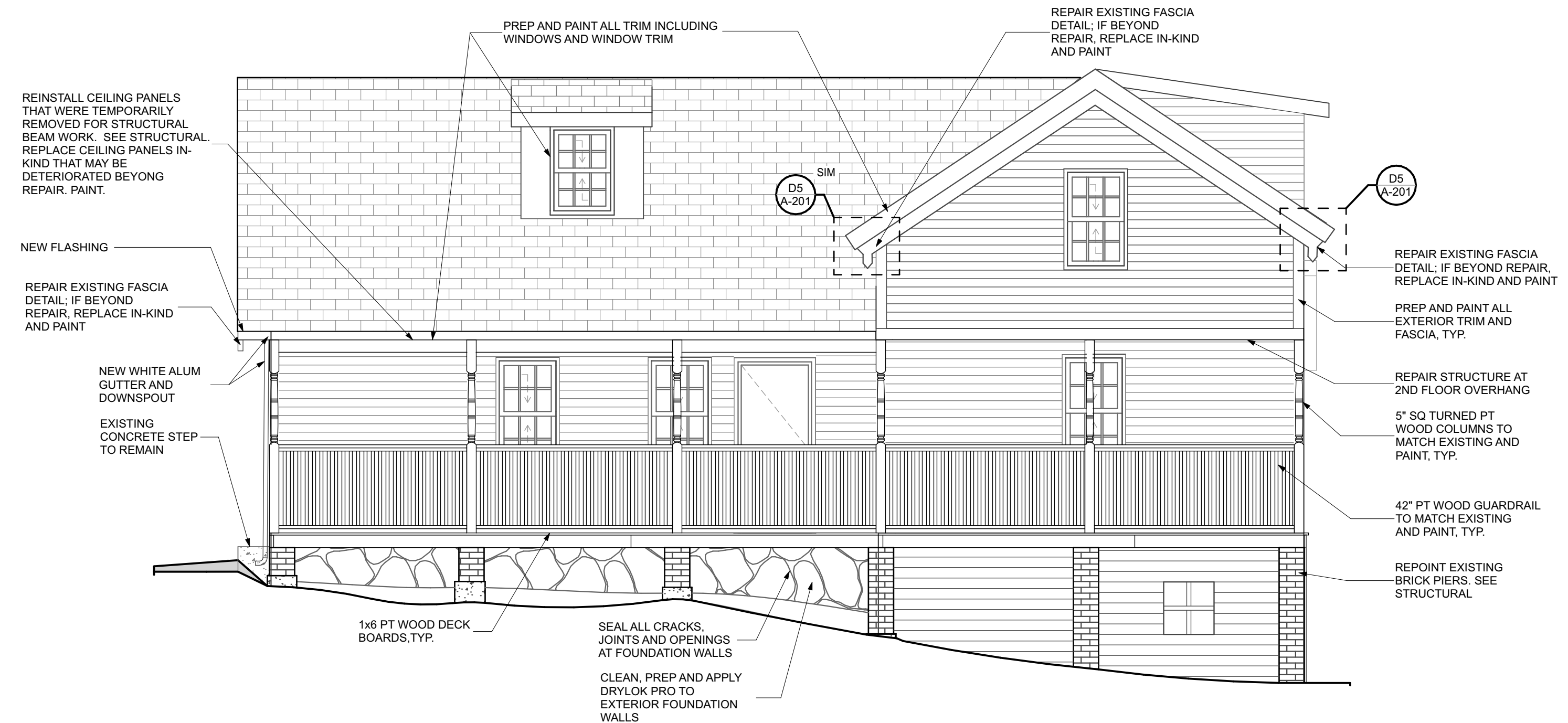


**D5  
A-201** DECORATIVE FASCIA DETAIL  
SCALE: 1 1/2" = 1'-0"



**C1  
A-201** NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

**ADD ALTERNATE #1:**  
PREP & PAINT EXISTING WOOD CLAPBOARD SIDING



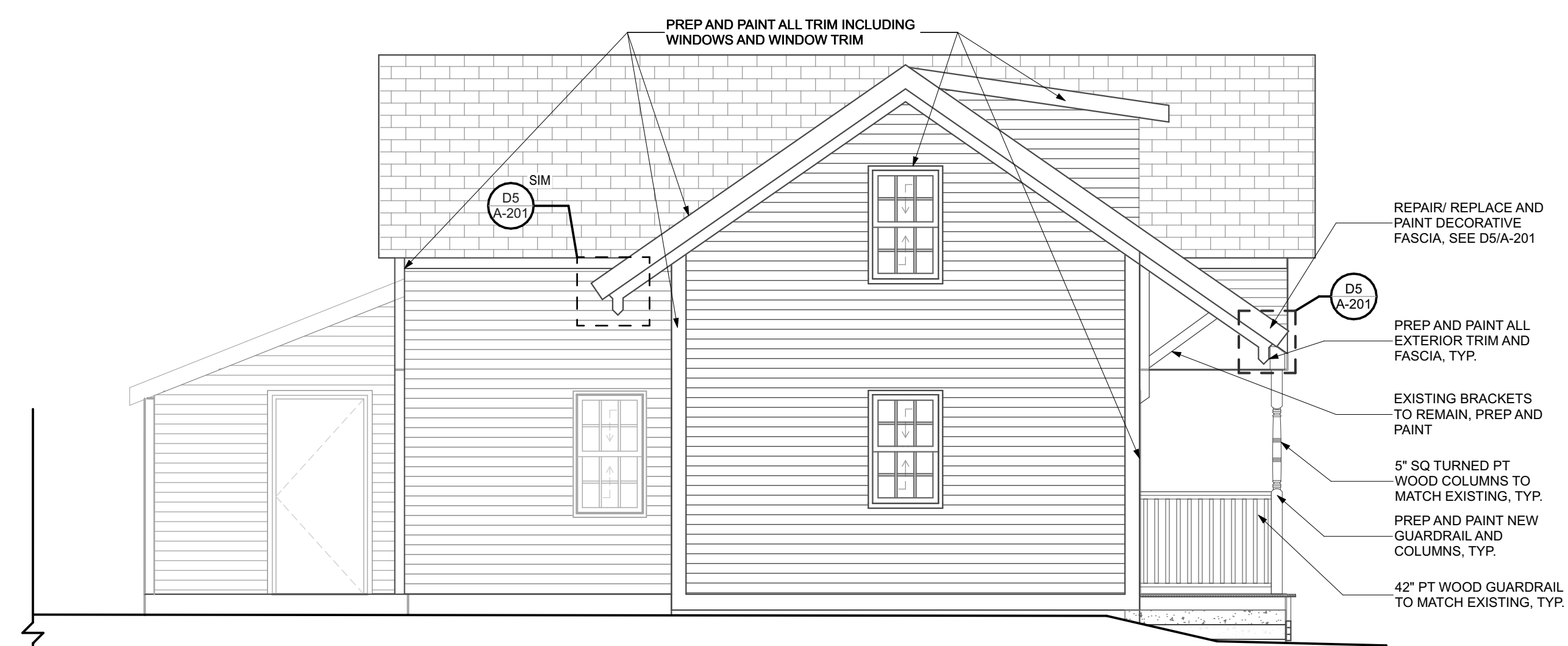
**C3  
A-201** SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

**ADD ALTERNATE #1:**  
PREP & PAINT EXISTING WOOD CLAPBOARD SIDING



**A1  
A-201** EAST ELEVATION  
SCALE: 1/4" = 1'-0"

**ADD ALTERNATE #1:**  
PREP & PAINT EXISTING WOOD CLAPBOARD SIDING

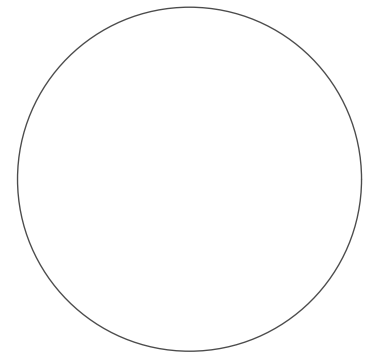


**A4  
A-201** WEST ELEVATION  
SCALE: 1/4" = 1'-0"

**ADD ALTERNATE #1:**  
PREP & PAINT EXISTING WOOD CLAPBOARD SIDING

**Wanskuck House Porch  
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Providence, RI 02904

**REVISIONS:**



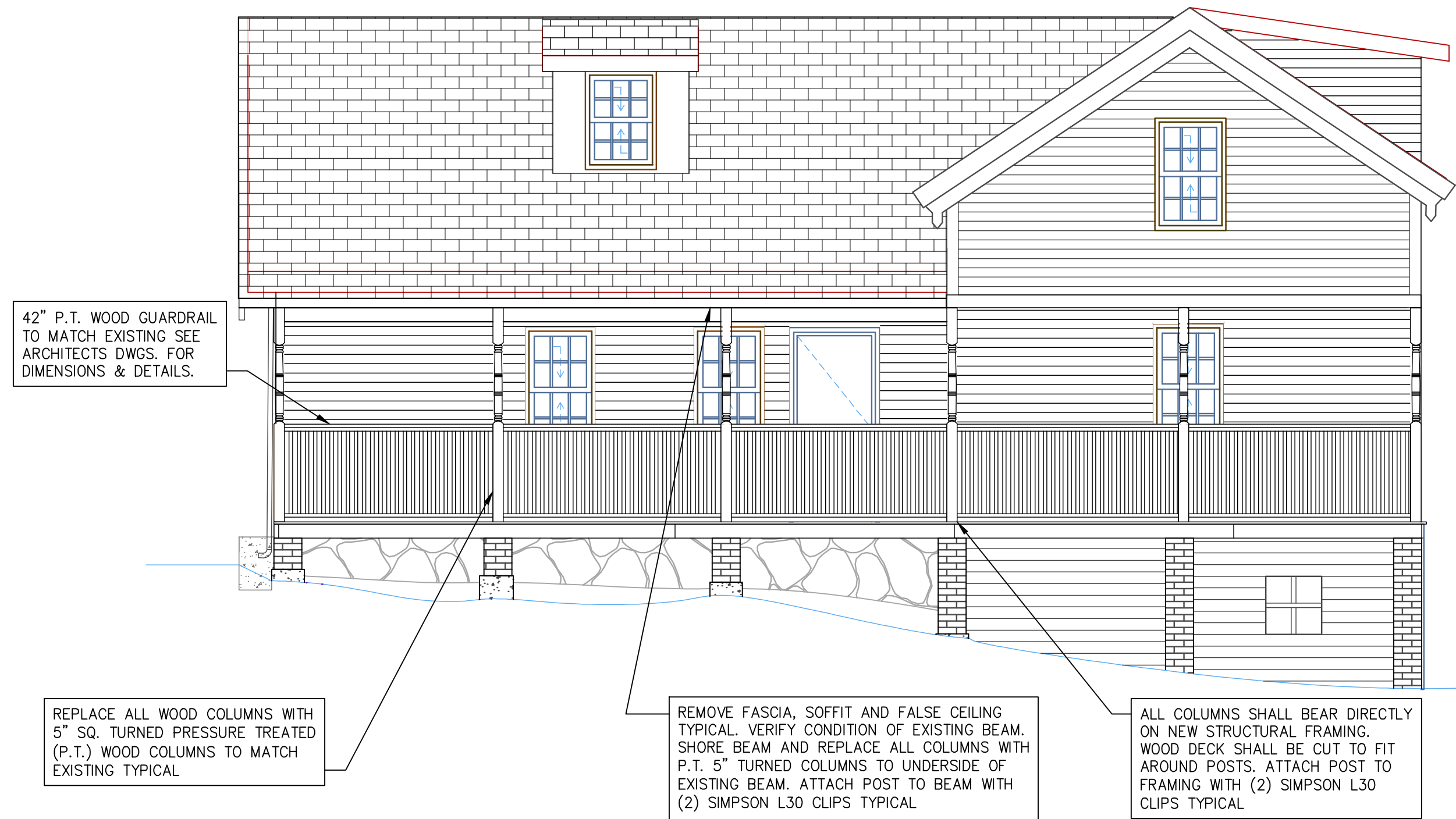
**EXTERIOR ELEVATIONS**

DATE: 05-04-2023

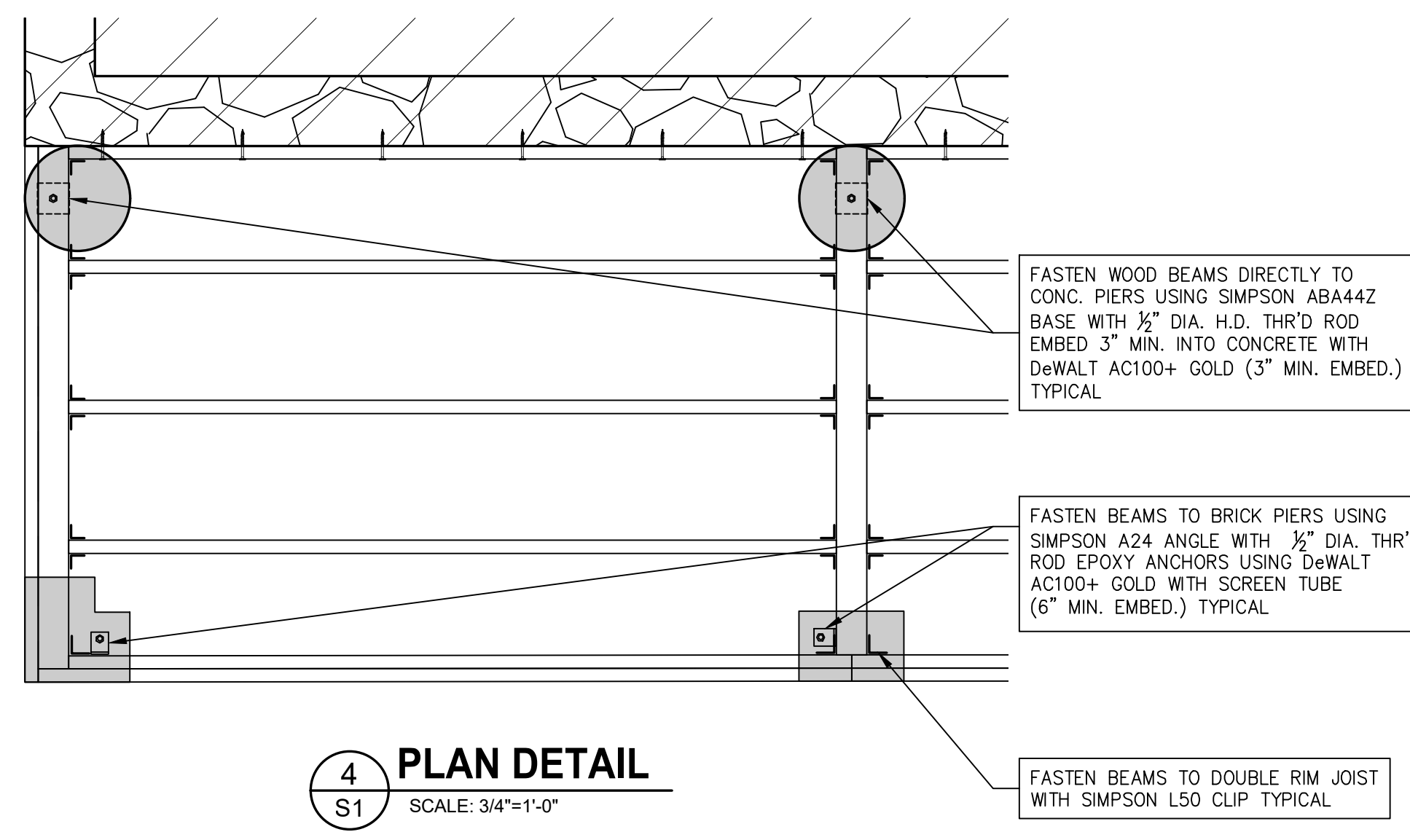
NCA JOB NO.: 22340

DRAWING NO.:

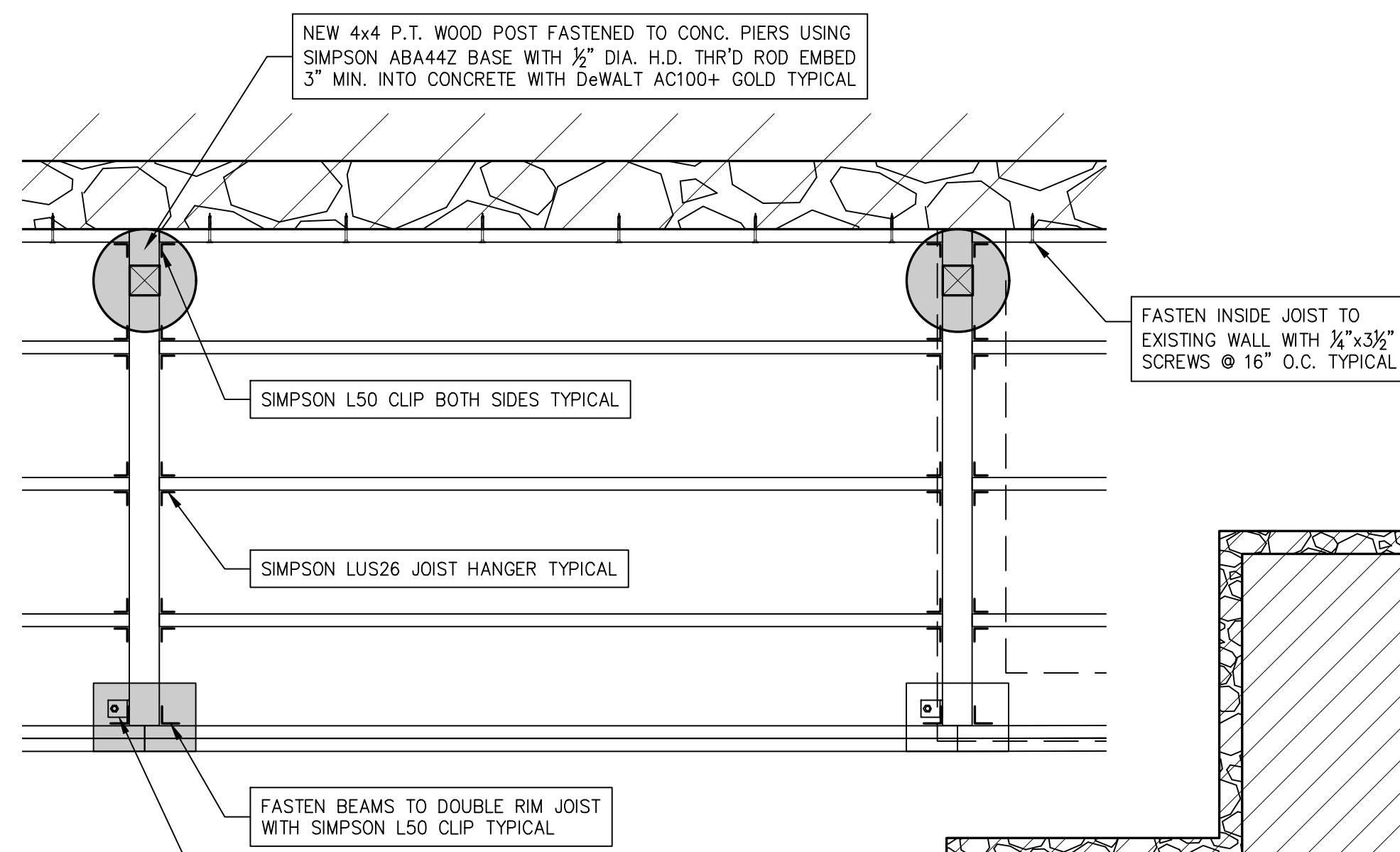
**A-201**



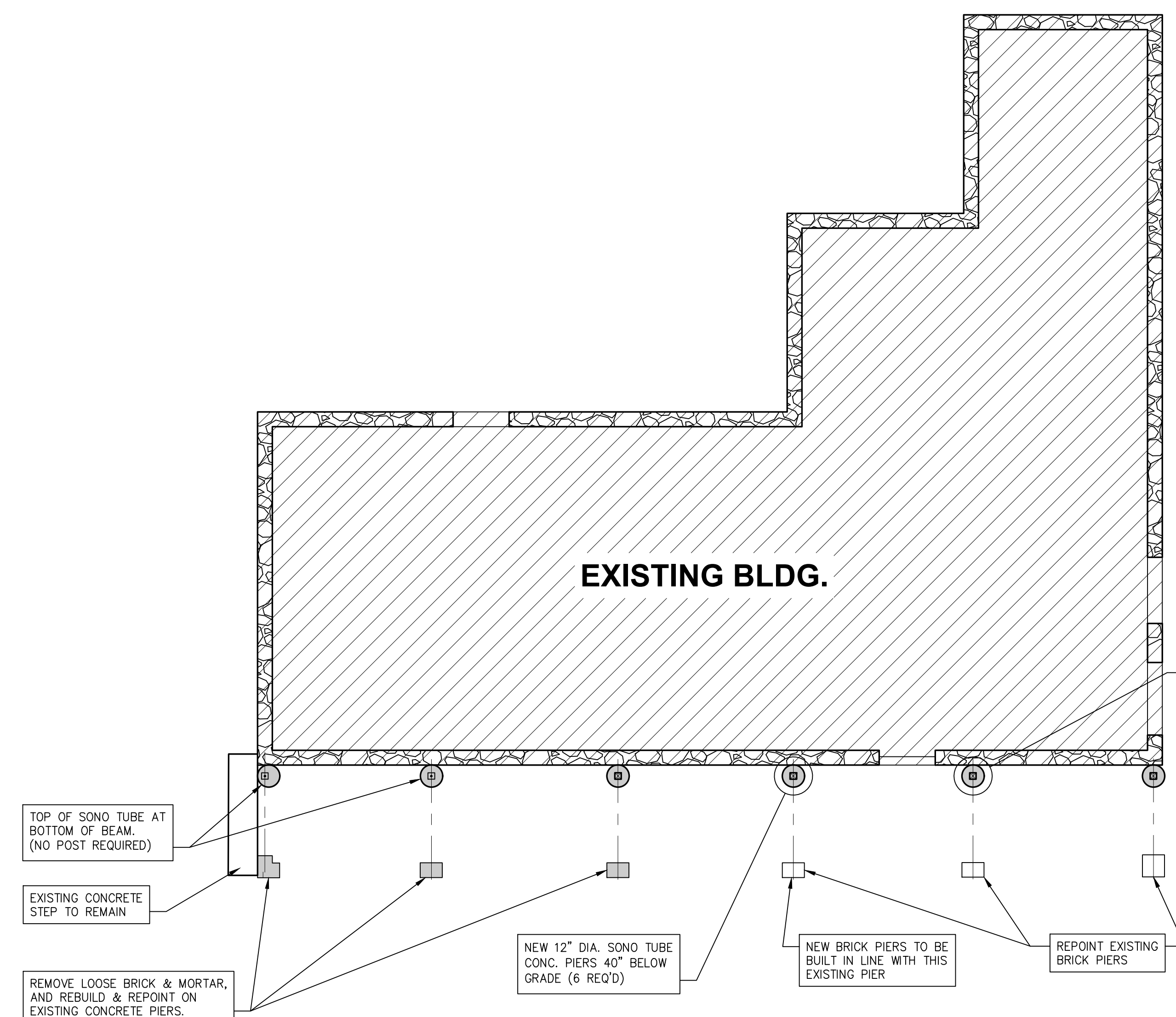
**1 EXISTING SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



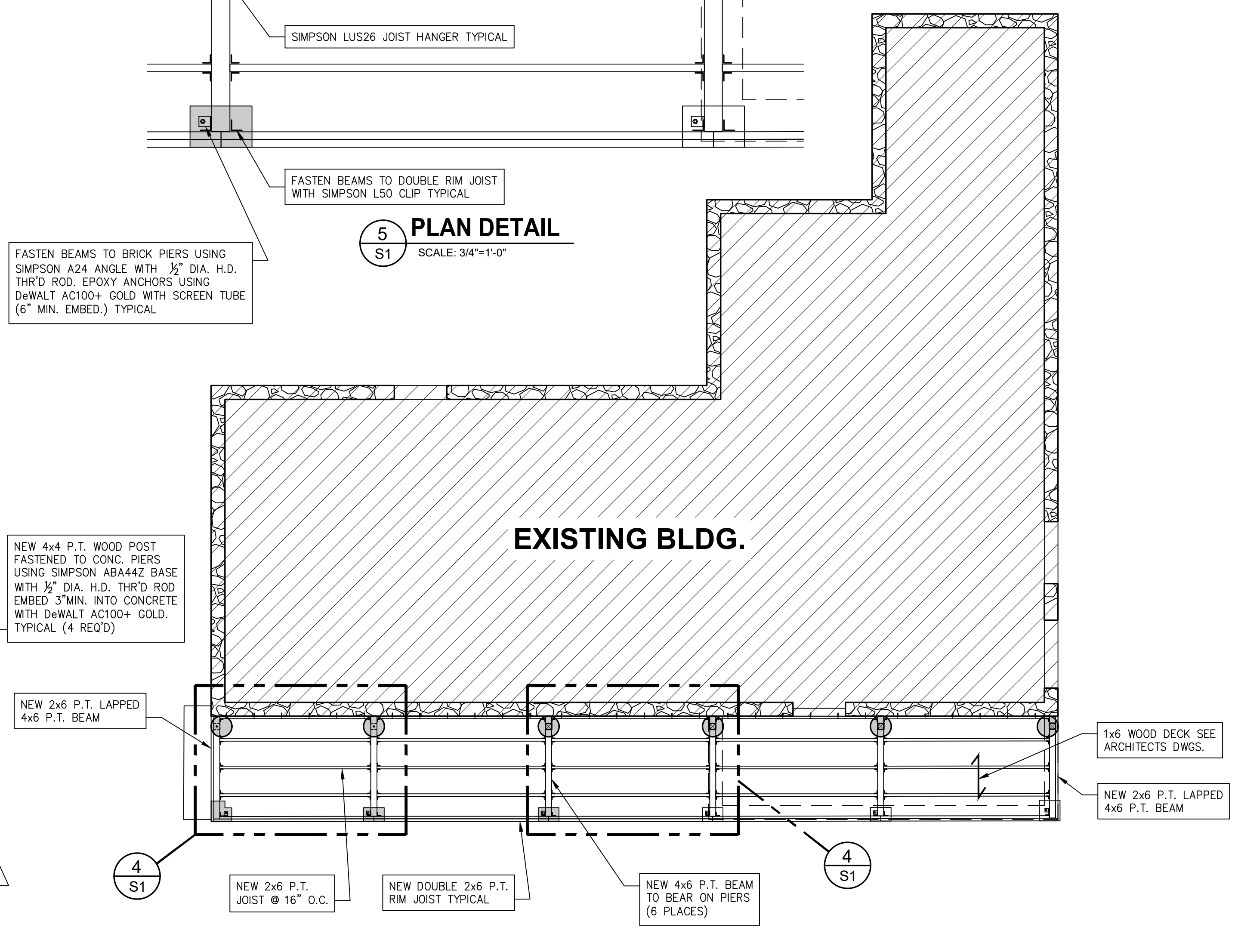
**4 PLAN DETAIL**  
SCALE: 3/4"=1'-0"



**5 PLAN DETAIL**  
SCALE: 3/4"=1'-0"



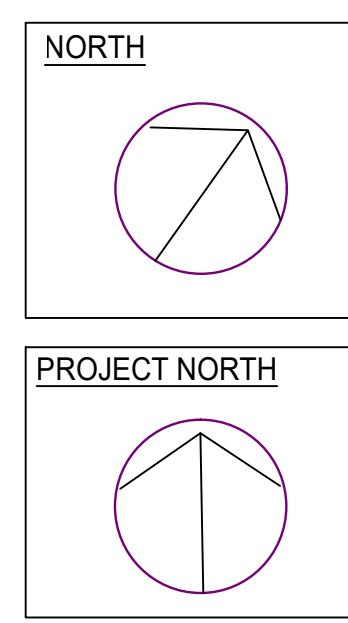
**2 EXISTING FOUNDATION & PIER LAYOUT**  
SCALE: 1/4"=1'-0"



**3 NEW PORCH FRAMING PLAN**  
SCALE: 1/4"=1'-0"

**GENERAL NOTES**

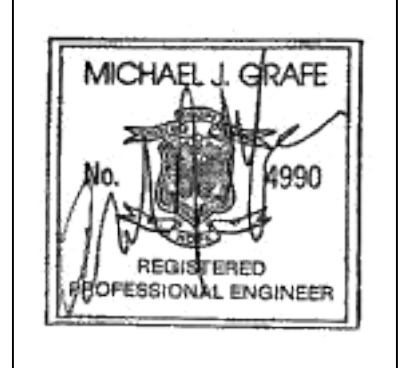
- DESIGN LOADS (EXCEPT AS NOTED):  
BUILDING CODE: RHODE ISLAND STATE BUILDING CODE SBC-1 (2015 INTERNATIONAL BUILDING CODE W/ 2019 RI AMENDMENTS, PROVIDENCE, RI)
- FOUNDATION CRITERIA:  
GROUND SNOW: 30 PSF  
FROST DEPTH: 3'-4"
- CONCRETE:
- ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 4000 PSI AT 28 DAYS (U.N.O.)
  - ALL CONCRETE EXPOSED TO THE WEATHER SHALL CONTAIN AN APPROVED AIR ENTRAINING ADMIXTURE. AIR CONTENT SHALL BE 4 1/2% TO 7%.
  - ALL CONCRETE SHALL CONTAIN AN APPROVED WATER-REDUCING ADMIXTURE.
- STRUCTURAL LUMBER
- ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "TIMBER CONSTRUCTION STANDARDS" OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS" OF THE NATIONAL FOREST PRODUCTS ASSOCIATION. FASTENER SIZE AND TYPE SHALL COMPLY WITH APPROVED FASTENERS PER FASTENING SCHEDULE OF THE RI STATE BUILDING CODE.
  - FLUSH FRAMING SHALL BE SUPPORTED BY JOIST HANGERS DESIGNED FOR THE FULL CAPACITY OF THE SUPPORTED MEMBER, REFER TO DRAWING FOR TYPE AND LOCATION.
  - ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE TREATED WITH PRESERVATIVE.
  - ALL SIMPSON CONNECTORS (HANGERS, BASES, ANGLES, ETC.) SHALL BE COATED WITH MIN. Z-MAX CORROSION RESISTANCE.
  - ALL FASTENERS IN CONTACT WITH PRESURE-TREATED LUMBER SHALL BE CERTIFIED FOR USE WITH THE PRESERVATIVE TREATMENT USED.
  - ALL FASTENERS EXPOSED TO MOISTURE, EXPECTED CONDENSATION, PRESURE TREATED LUMBER, AND/OR THE WEATHER SHALL BE MADE FROM NON-CORROSIVE MATERIALS OR COATED WITH AN APPROVED ANTI-CORROSIVE COATING CERTIFIED AND APPROVED FOR USE WITH THE MATERIALS TO BE FASTENED.



NORTHEAST COLLABORATIVE ARCHITECTS  
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C. A. PRETZER ASSOCIATES INC.  
STRUCTURAL ENGINEERS  
50 Freeway Drive  
Cranston, RI 02920  
TEL: 401-785-2690  
DESIGN, CONSULTATION, INVESTIGATION



**Wanskuck House Porch Repairs & Painting**  
229 Woodward Rd  
Providence, RI 02904

REVISIONS:

**STRUCTURAL PLANS**

DATE: 05-4-2023

CAPA JOB NO.: 222816.20

DRAWING NO.:

**S1**