

Memphis Downtown Parking Facilities

2024 RESTORATION



PROJECT SPECIFICATIONS

Issued for Bid [Addendum #01](#)

~~March 8~~ [April 03, 2024](#)

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Memphis Downtown Parking Facilities 2024 Restoration
Memphis, Tennessee

~~Issued for Bid~~ Addendum #01
~~March 8~~ April 03, 2024

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SUMMARY OF REVISIONS

Memphis Downtown Parking Facilities 2024 Restoration

The following specifications and drawings are modified, deleted, or added to the previously issued drawings and specifications for the above mentioned project. This summary is provided to convey a general overview of the scope of work modifications.

SPECIFICATION CHANGES

CHANGES TO THE SPECIFICATIONS ARE AS FOLLOWS AND ARE SHOWN AS BLUE UNDERLINED TEXT WITH A VERTICAL CHANGE LINE AT THE LEFT BORDER.

- Specification Section 000001 – Table of Contents
 - Addition of “Restoration Documents – Addendum #01”
 - Revision to “Table of Contents” date
 - Revision to “Drawing List” date
 - Revision to “Summary” date
- Specification Section 000002 – Drawing List
 - Revision to “Cover Sheet” date
 - Revision to “Restoration General Notes” sheet date
- Specification Section 011000 - Summary
 - Revision to number of parking spaces to be taken out of service for First Place Garage

DRAWING CHANGES

CHANGES TO THE DRAWINGS ARE NOTED AS FOLLOWS AND ARE BUBBLED WITH REVISION TRIANGLE NO. 1 ON THE DRAWING SHEETS:

- Drawing R0.0 – Cover Sheet
 - Revision to submission date for “Addendum 01”
- Drawing R0.1 – Restoration General Notes Sheet
 - Revision to “Contractor Qualification Requirements”
 - Revision to number of parking spaces to be taken out of service for First Place Garage

END OF SUMMARY OF REVISIONS

SECTION 011000 - SUMMARY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section Includes:

- 1. Project information.
- 2. Work covered by Contract Documents.
- 3. Work performed by Owner.
- 4. Contractor's use of site and premises.
- 5. Coordination with occupants.
- 6. Work restrictions.

- B. Related Requirements:

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

1.3 PROJECT INFORMATION

- A. Project Identification: Memphis Downtown Parking Facilities 2024 Restoration.

- 1. Project Location:

Shoppers Garage – 85 N. Front Street, Memphis, TN 38103.

Criminal Justice Center Garage – 245 Washington Avenue, Memphis, TN 38103.

Peabody Garage – 250 Peabody Place, Memphis, TN 38103.

First Place Garage – 21 S. 2nd Street, Memphis, TN 38103.

Barboro Flats Garage – 108 Gayoso Avenue, Memphis, TN 38103.

- B. Owner: Downtown Memphis Commission
114 North Main Street
Memphis, TN 38103

- 1. Owner's Representative: Lauren Bermudez, Transportation Program Manager.

- C. Architect: THA Consulting, Inc.
470 Norristown Road, Suite 200
Blue Bell, PA 19422
 - 1. Architect's Representative: Kevin Carrigan, P.E., Ryan Klass, E.I.T., and Dritan Cakalli

1.4 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of Project is defined by the Contract Documents and includes, but is not limited to, the following:
 - 1. Demolition of select portions of the garage.
 - 2. Repairs of garage structural, waterproofing, and other Work indicated in the Contract Documents.
 - 3. Temporary shoring support of structural precast concrete members including but not limited to double tees, spandrels, girders, etc.
 - 4. Temporary shoring support of structural C.I.P. post-tension members including but not limited to beams, girders, slabs, etc.
- B. Type of Contract:
 - 1. Project will be constructed under a single prime contract.
 - 2. Structural/waterproofing restoration contractor will act as the construction General Contractor (GC) and shall self-perform the structural/waterproofing repairs/replacement and shall be responsible for hiring qualified sub-contractors to complete all the necessary MEP&FP defined/documented scope on the construction drawings.

1.5 WORK PERFORMED BY OWNER

- A. Cooperate fully with Owner, so work may be carried out smoothly, without interfering with or delaying Work under this Contract or work by Owner. Coordinate the Work of this Contract with work performed by Owner.

1.6 CONTRACTOR'S USE OF SITE AND PREMISES

- A. Restricted Use of Site: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.
- B. Limits on Use of Site: Limit use of Project site to Work in areas indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
 - 1. Driveways, Walkways and Entrances: Keep driveways, parking garage, loading areas, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or for storage of materials.

- a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
 - b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
 - c. A maximum number of parking spaces for each garage that the Contractor may take out of services at any time is as follows:
 - 1) Shoppers Garage: One Hundred Twenty Five (125) spaces
 - 2) Criminal Justice Center Garage: One Hundred Fifty (150) spaces
 - 3) Peabody Garage: Three Hundred (300) spaces
 - 4) First Place Garage: ~~Fifty (50)~~ One Hundred Thirty (130) spaces
 - 5) Barboro Flats Garage: Twenty (20) spaces
- C. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.
- D. Condition of Existing Grounds: Maintain portions of existing grounds, landscaping, and hardscaping affected by construction operations throughout construction period. Repair damage caused by construction operations.

1.7 COORDINATION WITH OCCUPANTS

- A. Partial Owner Occupancy: Owner, occupants, others, etc. will occupy the premises and adjacent buildings during entire construction period, with the exception of areas under construction. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's, occupant's, other's, etc. operations. Maintain existing exits unless otherwise indicated.
1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and authorities having jurisdiction.
 2. Provide not less than 72 hours' notice to Owner of activities that will affect Owner's operations.

1.8 WORK RESTRICTIONS

- A. Comply with restrictions on construction operations.
1. Comply with limitations on use of public streets, work on public streets, rights of way, and other requirements of authorities having jurisdiction.
 2. Comply with work restrictions on construction drawing sheet R0.1.
- B. On-Site Work Hours: Limit work in the existing building to normal business working hours of 7:30 a.m. to 5 p.m., Monday through Friday, unless otherwise indicated.
1. Weekend Hours: As allowed by local jurisdiction.
 2. Early Morning Hours: As allowed by local jurisdiction.
 3. Hours for Utility Shutdowns: As allowed by Owner provided there is at least seven (7) days' notice provided to Owner.

4. Hours for Drilling or other noisy & vibration type activities: As allowed by local jurisdiction.
- C. On-Site Work Day Restrictions: Do not perform work resulting in utility shutdowns or resulting in noisy activity on-site during work black-out days indicated on construction drawing sheet R0.1.
- D. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging for temporary utility services according to requirements indicated:
 1. Notify Owner not less than seven (7) days in advance of proposed utility interruptions.
 2. Obtain Owner's written permission before proceeding with utility interruptions.
- E. Noise, Vibration, Dust, and Odors: Coordinate operations that may result in high levels of noise and vibration, dust, odors, or other disruption to Owner occupancy with Owner.
 1. Notify Owner not less than seven (7) days in advance of proposed disruptive operations.
 2. Obtain Owner's written permission before proceeding with disruptive operations.
- F. Smoking and Controlled Substance Restrictions: Use of tobacco products, alcoholic beverages, and other controlled substances on Project site is not permitted.
- G. Employee Identification: Provide identification tags for Contractor personnel working on Project site. Require personnel to use identification tags at all times.
- H. Employee Screening: Comply with Owner's requirements for drug and background screening of Contractor personnel working on Project site.
 1. Maintain list of approved screened personnel with Owner's representative.

1.9 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
 1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
 2. Text Color: Text used in the Specifications, including units of measure, manufacturer and product names, and other text may appear in multiple colors or underlined as part of a hyperlink; no emphasis is implied by text with these characteristics.
 3. Hypertext: Text used in the Specifications may contain hyperlinks. Hyperlinks may allow for access to linked information that is not residing in the Specifications. Unless otherwise indicated, linked information is not part of the Contract Documents.
 4. Specification requirements are to be performed by Contractor unless specifically stated otherwise.

- B. Division 00 Contracting Requirements: General provisions of the Contract, including General and Supplementary Conditions, apply to all Sections of the Specifications.
- C. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
- D. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
 - 1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
 - 2. Abbreviations: Materials and products are identified by abbreviations scheduled on Drawings and published as part of the U.S. National CAD Standard.
 - 3. Keynoting: Materials and products are identified by reference keynotes referencing Specification Section numbers found in this Project Manual.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000