

VILLAGE OF FRIENDSHIP HEIGHTS

VILLAGE COUNCIL

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MARTHA SOLT, *Chairman*
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JULIAN P. MANSFIELD, *Village Manager*

4433 SOUTH PARK AVENUE
CHEVY CHASE, MARYLAND 20815

Phone: 301-656-2797
Fax: 301-907-3922
Email: info@friendshipheightsmd.gov
Website: www.friendshipheightsmd.gov



Invitation for Bids

The Friendship Heights Village Council, the governing body for the Village of Friendship Heights, invites proposals for plaza waterproofing at the Friendship Heights Village Community Center, 4433 South Park Avenue, Chevy Chase, MD 20815. The bid invitation notice and specifications are posted on the eMaryland Marketplace site and the Village's website. **Bids and references must be submitted by 6:00 p.m. on Wednesday, March 25, 2026, to Jillian Dlugos, Thomas Downey Ltd. Consulting Engineers, at jdlugos@TDLengineers.com. A pre-bid meeting will be held at the site on Wednesday, March 11, 2026, at 10 a.m.**

This notice is placed in compliance with the applicable provisions of Section 66 of the Montgomery County Code. The successful bidder will be required to execute affidavits of non-collusion, non-conviction, and non-suspension/disbarment (Md. Code, State Finance and Procurement Art. Sec 16-311(a) and (b)), and a written contract in a form approved by the Village. The successful bidder must be qualified and registered to do business in Maryland (Md. Code, Corps. Art. Sec. 7-201). The Village reserves the right to refuse all bids if none appear appropriate to the Village's circumstances.

Posted 2/17/26

Project Manual
Friendship Heights Village Community Center
Plaza Waterproofing

Friendship Heights Village Community Center
4433 South Park Avenue
Chevy Chase, MD 20815

SUMMARY AND BIDDING DOCUMENTS

00 01 10 Summary
00 41 00 Bid Form

CONTRACT DOCUMENTS AND GENERAL REQUIREMENTS

00 21 13 Instructions to Bidders
00 50 00 Agreement
01 21 00 Allowance
01 30 00 Administrative Requirements
01 40 00 Quality Requirements
01 60 00 Product Requirements
01 78 33 Warranty

SPECIFICATIONS

03 05 05 Concrete Demolition
07 14 13 Hot Fluid-Applied Waterproofing
07 14 16 Cold Fluid-Applied Waterproofing
07 92 00 Joint Sealers
09 90 00 Concrete Coating

Drawings and Other Documents are not included in the page count.

DRAWINGS

Original Drawing A7: Details
SK1: Parapet Wall to Paver Detail
RD1: Siplast Waterproofing with Paver Detail
RD2: Siplast Waterproofing with Wall Flashing Detail
RD3: Siplast Waterproofing at Parapet with Pavers Detail

OTHER DOCUMENTS

TDL photos (1 sheet)

SECTION 00 01 10 - SUMMARY

Owner: Village of Friendship Heights
4433 South Park Avenue
Chevy Chase, MD 20815
Owner's Representative: Mr. Julian Mansfield, Community Manager
jmansfield@friendshipheightsmd.gov

Engineer: Thomas Downey, Ltd. Consulting Engineers
218 N. Lee Street, Third Floor
Alexandria, Virginia 22314
Main Office Telephone (703) 548-3403
www.tdengineers.com
Contact: Ms. Jillian F. Dlugos, P.E.
(703) 399-9379
jdlugos@tdengineers.com

Summary of Work

The Work includes the following tasks:

1. General conditions including but not limited to supervision, protection of existing construction, overhead and profit.
2. Labor to obtain requisite building permit(s). Actual permit cost is a direct reimbursable.
3. Remove and dispose of the existing brick pavers, mortar setting bed, concrete topping slab, and waterproofing system. Assume a 3" thick concrete topping slab. Contact the Engineer for direction if any concrete spalls are found after demolition.
4. Install a new hot fluid-applied, rubberized asphalt waterproof membrane and drainage board/protection system over the plaza (horizontal surface).
5. Install new deck paver walking surface. Assume Hanover Pavers (Tudor finish) on pedestals.
6. Recoat the concrete perimeter parapet wall with a breathable, acrylic coating.
7. Install cold fluid-applied waterproofing near the top of the exterior foundation wall at the corner of the library room. Assume a 6'W x 3'D area.

Concrete repairs are not part of the scope. Contact the Engineer for direction if concrete spalls are discovered.

Bid Options

1. Notification Install new deck paver walking surface. Assume Hanover Pavers (Slateface finish) on pedestals. If chosen, this option will REPLACE base bid item #5.

Work Items Not Specified in this Project Manual or Items that are the Responsibility of the Owner:

- Notification of community members affected by the Work.
- Permit drawings (to be provided by the Engineer)

Pre-Construction Survey

Conduct a pre-construction damage survey prior to beginning work. Conduct survey in the presence of the Owner's representative. Photograph and catalog damages. Supply copies of photographs and log to the Owner's representative and the Engineer.



SECTION 00 41 00 - BID FORM

Proposal to: Friendship Heights Village Community Center
c/o Thomas Downey, Ltd. Consulting Engineers
218 N. Lee Street, Third Floor
Alexandria, Virginia 22314

For: Plaza Waterproofing

Submitted By:

Firm	
Address	
Contact	

Offer:

Having examined the place of the Work and all matters referred to in the Contract Documents prepared by the Engineer for the above-mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Base Bid Work for the Sum that follows.

1. General conditions	\$
2. Labor to obtain building permit(s)	\$
3. Remove and dispose of existing brick pavers, setting bed, topping slab, and waterproofing	\$
4. Install a new hot-applied, rubberized asphalt waterproof membrane system	\$
5. Install new deck paver walking surface (Hanover on pedestals - Tudor finish)	\$
6. Recoat the concrete perimeter wall with acrylic coating	\$
7. Install cold-applied waterproofing near the top of the exterior foundation wall at the corner of the library.	\$

Allowance (See Section 01 21 00)	\$ 15,000.00
Total Base Bid Value, Including Allowance	\$

Bid Options:

1. Install new deck paver walking surface (Hanover on pedestals – Slateface finish). If chosen, this option will REPLACE base bid item #5.	\$
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Contract Time:

Estimated time to complete Base Bid Work	Weeks
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Unit Prices:

The following are Unit Prices to be used for adding and deleting items and adjusting the final Contract Sum.

Hourly rate for miscellaneous work inclusive of access and small tools	Hour	\$
Markup on materials and equipment for miscellaneous work including tax	%	

Performance Bond:

Additional cost for a payment and performance bond		% of the total contract value
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Addenda:

The following Addenda have been received. The modifications to the Bid Documents noted in the Addenda have been considered and all costs are included in the Bid Sum.

Addendum _____ Date _____



Acceptance:

This offer shall be open to acceptance for 60 days from the bid date. If this bid is accepted by the Owner within the time period stated above, we will execute the Agreement and furnish the bonds (if required) within ten days of receipt of bid acceptance.

Submitted By:

Attach sample copy of insurance certificate, list of subcontractors (if any), and comments or clarifications (if any).

SECTION 00 21 13 - INSTRUCTIONS TO BIDDERSBid Date

Bids will be received by the Engineer on or before March 25, 2026 at 6pm. See Bid Submission Procedure below for instructions.

Bid Documents and Contract Documents

Upon receipt of the Bid Documents, verify that the documents are complete. Notify the Engineer should the documents be incomplete. Immediately notify the Engineer upon finding discrepancies or omissions in the Bid Documents.

Inquiries and Addenda

Direct questions to the Engineer. Addenda may be issued during the bidding period. All Addenda become part of the Contract Documents. Include resultant costs in the Bid Amount.

Site Examination

Contact the Owner's representative to schedule a site visit.

Pre-bid Conference

A pre-bid conference will be held at the building on March 11, 2026 at 10:00am.

Attendance at the pre-bid conference is required for all bidders.

Bid Submission Procedure

Complete all requested information in the Bid Form. Comments and clarifications may be enclosed on a separate sheet. Include all sales and use taxes and permit fees in the Bid Amount.

Submit a list of proposed subcontractors with your bid; the Owner reserves the right to reject a proposed subcontractor for reasonable cause.

Submit a sample copy of your insurance coverage with your bid, on a standard form provided by your insurance company.

Bids may be submitted electronically in PDF format to the Engineer on or before the bid date to jdlugos@TDLengineers.com. Offers submitted after the bid date may be rejected.



Bid Ineligibility

Bids are by invitation, only from selected bidders. Bids from unsolicited bidders may be rejected.

Acceptance of Offer

The Owner reserves the right to accept or reject any or all offers. The successful bidder will be contacted after acceptance of the bid.

SECTION 00 50 00 - AGREEMENT

Form of Agreement and Contract Form

The Form of Agreement of this Agreement shall follow the format below, “Contract for Services.”

CONTRACT FOR SERVICES

THIS CONTRACT FOR SERVICES (this “Contract”), effective as of the ___ day of _____, 2026, by and between the **Village of Friendship Heights**, a quasi-municipal corporation and special taxing district existing under the Laws of Maryland, hereinafter referred to as the “Town,” and _____, hereinafter referred to as the “Contractor,” having an address at _____.

WITNESSETH:

WHEREAS, the Town desires to retain a contractor to **provide plaza waterproofing services**; and

WHEREAS, the Town desires to retain the services of the Contractor to perform said services in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the covenants and promises hereinafter set forth, the parties hereto agree as follows:

1. **SCOPE OF SERVICES.** The Contractor agrees to supply services described and be bound by the terms and conditions set forth in bid documents attached hereto and made a part hereof and identified collectively as Exhibit 1 (the “Scope of Work”), provided, however, that in the event any terms or conditions of the Scope of Work conflict with this Contract, the terms and conditions of this Contract shall prevail. Contractor shall perform the services described in this Contract in a timely, diligent, and professional manner in accordance with recognized standards of the applicable industry or profession.

2. **DURATION.** This Contract shall be in effect from the date first above written, through and including the ___ day of _____, 2026 (the “Completion Date”), unless extended or terminated as provided for herein. All work set forth in the Scope of Work shall be completed by the Completion Date.

3. **TIME OF ESSENCE.** The Contractor acknowledges that time is of the essence in providing the services under this Contract.

4. **COMPENSATION.** The Contractor shall be paid in accordance with the Scope of Work. Payment shall be made within thirty (30) days of receipt of an invoice, unless a longer period is provided in the Scope of Work.

5. **INVOICES.** Requisitions for payment shall include a complete description of the services rendered by the Contractor, providing the dates services were rendered, and a description of services rendered. Except as otherwise stated in the Scope of Work, invoices shall be submitted on a monthly basis, no later than ten (10) business days following the end of each month.

6. **SALES TAX.** If Contractor is to be reimbursed for supplies or materials according to the Scope of Work, no sales tax is to be charged by the Contractor to the Town government for supplies or materials furnished in the performance of work under this Contract. State of Maryland Sales Tax Exemption Certificate No. _____, a copy of which is attached hereto as Exhibit 2, will apply to all such transactions.

7. **INDEPENDENT CONTRACTOR.** The Contractor shall perform this Contract as an independent contractor and shall not be considered an agent of the Town, nor shall any of the Contractor's employees or agents be subagents of the Town.

8. **EQUAL EMPLOYMENT OPPORTUNITY.** During the performance of this Contract the Contractor agrees that it will comply with all applicable federal, state, and local laws relating to discrimination in employment and will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, national origin, or other protected class. As a condition of entering into this agreement, the company specifically represents and warrants that it will comply with Maryland's Commercial Nondiscrimination Policy, as described under Title 19 of the State Finance and Procurement Article of the Annotated Code of Maryland. As part of such compliance, the company may not discriminate on the basis of race, color, religion, ancestry or national origin, sex, age, marital status, sexual orientation, or on the basis of disability or other unlawful forms of discrimination in the solicitation, selection, hiring, or commercial treatment of subcontractors, vendors, suppliers, or commercial customers, nor shall the company retaliate against any person for reporting instances of such discrimination. The company shall provide equal opportunity for subcontractors, vendors, and suppliers to participate in all of its public sector and private sector subcontracting and supply opportunities, provided that nothing contained in this clause shall prohibit or limit otherwise lawful efforts to remedy the effects of marketplace discrimination that have occurred or are occurring in the marketplace. The company understands and agrees that a material violation of this clause shall be considered a material breach of this agreement and may result in termination of this agreement, disqualification of the company from participating in State contracts, or other sanctions. This clause is not enforceable by or for the benefit of, and creates no obligation to, any third party.
9. **REVIEW BY TOWN, RECORDS.** The Contractor agrees that the work and records covered by this Contract will be subject to review, at all times, by representatives of the Town. All finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, letters and reports prepared by the Contractor or its subcontractors shall become the property of the Town.
10. **INDEMNIFICATION OF THE TOWN.** The Contractor shall indemnify and save harmless the Town, its representatives, agents, and employees, from all suits, actions, liability, damages, expenses (including, but not limited to court costs and attorneys' fees), and demand for personal injury or property damage, and other expenses or losses suffered or arising out of or caused by any negligent or intentional act or omission, breach or failure to perform, of the Contractor, or the Contractor's, employees, servants, agents, or permitted subcontractors. So much of the monies due or to be become due to the Contractor under the Contract shall be retained by the Town in such amount as may be considered necessary by the Town until such suits or claims for damages have been settled or otherwise disposed of and satisfactory evidence to that effect has been furnished to the Town.

11. **DAMAGE TO PROPERTY.** The Contractor shall be responsible for any damage to public and private property caused by the Contractor, its subcontractors, servants, agents or employees in the course of the performance of this Contract and shall replace or restore to its original condition any such damaged property at no cost to the occupant, owner, or the Town.
12. **TERMINATION FOR CONVENIENCE.** The Town may terminate this Contract for convenience by giving written notice to the Contractor of such termination and specifying the effective date thereof, at least five (5) days before the effective date of such termination. If the Contract is terminated by the Town as provided in this section, the Contractor will be paid an amount which bears the same ratio to the total compensation as the services actually performed bear to the total services of the Contractor covered by this Contract, less payments of compensation previously made.
13. **TERMINATION FOR CAUSE.** If, through any cause, the Contractor fails to fulfill in a timely and proper manner its obligations under this Contract, or if the Contractor violates any of the covenants, agreements, or stipulations of this Contract, the Town shall thereupon have the right to terminate this Contract by giving written notice to the Contractor of such termination and specifying the effective date thereof, at least five (5) days before the effective date of such termination. Notwithstanding the above, the Contractor shall not be relieved of liability to the Town for damages sustained by the Town by virtue of any breach of this Contract by the Contractor, and the Town may withhold any payments for the purpose of setoff until such time as the exact amount of damages due the Town from the Contractor is determined.
14. **COMPLIANCE WITH LAWS AND POLICIES.** The Contractor shall observe and comply with all federal, state, county and local laws, ordinances, regulations, and policies that affect the work to be done herein, and shall indemnify and hold harmless the Town, and all of its officers, agents and servants against any claim or liability from or based on the violation of any such law, ordinance or regulation, whether by the Contractor, the Contractor's agents or subcontractors. Notwithstanding the foregoing, in the event that the Contractor determines that a conflict exists between any applicable law, ordinance, and/or regulation, the Contractor will so advise the Town and the Town will decide which law, ordinance, and/or regulation shall be followed.

15. **LICENSES AND PERMITS.** The Contractor will be responsible for obtaining and maintaining any and all licenses and permits pertaining to performance of services under this Contract.
16. **SUBCONTRACTING.** None of the services covered by this Contract shall be subcontracted without the prior written consent of the Town. Any request for consent to subcontract any portion of the services shall include: 1) a description of the services to be subcontracted; 2) all subcontractor names, addresses and telephone numbers; and 3) the qualifications of the subcontractor. The Contractor shall be fully responsible to the Town for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as it is for the acts and omissions of persons directly employed by the Contractor. There shall be no contractual relationship between the Town and any subcontractor. The Contractor will require all subcontractors to have in effect at all times insurance coverage in such amounts as are required for Contractor and the Town shall be named as an additional insured party.
17. **SUCCESSORS AND ASSIGNS.** This Contract shall be binding and inure to the benefit of all successors and permitted assigns of the parties hereto. Notwithstanding the foregoing, the Contractor shall not assign or transfer any interest in this Contract without the prior written approval of the Town which may be withheld in the Town's sole and absolute discretion.
18. **CONFLICTS OF INTEREST.** The Contractor covenants that it has presently no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance or services required to be performed under this Contract. The Contractor further covenants that, in the performance of this Contract, no person having any such interest shall be employed.
19. **CAPACITY TO PERFORM.** The Contractor, by executing this Contract, represents that all equipment necessary for providing the described services is in working order, that materials needed are now in stock or will be available so as not to delay timely performance, and that all personnel needed are available or will be available by the date work is to commence.

20. PERSONNEL, EQUIPMENT, AND MATERIALS. The Contractor shall furnish the necessary supervision, crew, equipment, and all materials and/or supplies, as may be required for efficient and safe execution of the services. All materials shall be new and free from defects. They shall be standard products of current manufacture. Unless otherwise noted in Exhibit 1, the Contractor shall abide by specific manufacturer instructions and recommendations on installation and operation. Defective or unsuitable materials or workmanship shall be rejected and shall be made good by the Contractor. If the work shall be found to be defective before final acceptance, the Contractor shall make good such defect in a manner satisfactory to the Town, without extra compensation even though said defect may have not been due to any act or neglect of the Contractor.
21. STANDARDS OF WORK. Contractor shall furnish efficient business administration and superintendence and shall use its best efforts to insure that the services being performed under this Contract are completed in the best way and in the most expeditious and economical manner consistent with the Town's best interests. All services shall be performed in a neat and workmanlike manner by trained and experienced personnel.
22. [Intentionally Omitted]
23. ACCEPTANCE AND PAYMENT. The Town may inspect (including testing) all items for compliance with specifications and to ensure such items are in satisfactory condition. Should inspection delays occur, the Contractor shall have thereby no claim for damage or extra compensation. Except as provided elsewhere herein, after the work is accepted by the Town, the Contractor shall submit a request for payment. Except as provided herein, payment shall be made within thirty (30) days following receipt of such invoices. Discounts, if any, shall be applicable from the date of the request for payment. Acceptance by the Contractor of final payment shall operate as a release of the Town and every officer and agent thereof, from any and all claims and liabilities to the Contractor for anything done or furnished or relating to the work under this Contract.

24. **DELAYS/EXTENSION OF TIME.** If the Contractor is delayed in the delivery of the supplies, equipment, or services by any act or neglect of the Town, or any employee of the Town or by a separate contractor employed by the Town, or by any changes, strikes, lockouts, fires, unusual delays in transportation or delay authorized by the Town, the Town shall decide the extent any delay and completion time shall be extended, which shall be for such reasonable time as the Town may decide in its sole discretion. All claims for extensions must be in a written notice sent to the Town within one (1) calendar day after the date when such alleged cause for extension of time occurred. All such claims shall state specifically the amount of the delay the Contractor believes itself to have suffered. If statement is not received within the prescribed time the claim shall be forfeited and invalidated.
25. **CHANGES IN SCOPE OF WORK.** The Town, without invalidating this Contract, may order written changes in the work consisting of additions, deletions, or modifications with the contract sum and time being adjusted accordingly. Costs shall be limited to the following: cost of materials, cost of labor, and additional costs of supervision and field office personnel directly attributable to the change. The cost or credit to the Town from a change in the work shall be determined by mutual agreement. The Contractor shall do all work that may be required to complete the work contemplated at the unit prices or lump sum to be agreed upon. Such work must be authorized, in writing, by an authorized official of the Town prior to starting extra work. The Town Manager or other official designated by the Town shall have authority to order minor changes in the work not involving an adjustment to the contract sum or extension of time and not inconsistent with the intent of this Contract. Such changes shall be effected by a written change order.
26. **WEEKENDS AND HOLIDAYS.** The Contractor shall not be permitted to do any work, which will require the services of any Town employee on Town holidays, Saturdays, or Sundays unless otherwise authorized by the appropriate Town supervisor. In case of an emergency, which requires that work involving the services of a Town employee be done on Saturdays, Sundays, holidays, or longer than eight (8) hours per day, the Contractor may request permission to do so from an authorized official of the Town.
27. **SUSPENSION OR STOPPAGE OF WORK.** The Town may suspend the services of the Contractor, in whole or in part, for each period or periods as it may deem necessary in its sole discretion due to unsuitable weather or such other conditions considered unfavorable for proper prosecution of the services, or for such time as is necessary to avoid interference with other activities or events in the Town. The Contractor shall not suspend or stop work which has been ordered by the Town without first obtaining proper authority to do so.

28. INSURANCE.

(a) The Contractor, within five (5) days following the execution of this Contract and prior to commencement of any work, shall furnish to the Town proof of insurance of at least the kinds and minimum amounts set forth below. The following policies must be maintained at the expense of the Contractor during the entire performance period of this Contract or any renewal or extension thereof. The policies shall provide at least 30 days' prior notice of cancellation to the Town.

(1) WORKERS' COMPENSATION covering all operations in the State of Maryland for the proper hazard classifications (which shall be specifically listed on the certificate of insurance) for the anticipated work with limits as established by statute; and

(2) COMPREHENSIVE GENERAL LIABILITY INSURANCE: (i) Bodily Injury for each occurrence \$2,000,000/\$3,000,000 aggregate; (ii) Property Damage for each occurrence \$2,000,000/\$3,000,000 aggregate; and (iii) Automobile Combined Coverage - fleet operations for each occurrence \$2,000,000/\$3,000,000 aggregate.

(b) The Contractor shall also furnish to the Town a Certificate of Insurance in like amounts for any approved subcontractor prior to commencement of performance of such subcontractor's personnel or entry of equipment in the Town.

(c) All accidents resulting in injury to or death of persons or damage to property of others arising out of the performance or suits instigated against the Contractor and/or the Town arising out of such accidents shall be reported promptly to the Town Manager or other official designated by the Town Council.

29. ENGLISH LANGUAGE. The Contractor shall appoint one or more crew members or supervisors to act as liaison with the Town and emergency service personnel. All liaisons shall be fluent speakers of both English and the Contractor's and/or subcontractor's employees' language(s) and at least one liaison shall be present at each work site at all times when any of the Contractor's employees or agents are at the site.

30. TELEPHONE NUMBERS. The Contractor shall furnish the Town with the name and telephone number of the Contractor or of a representative who can be reached at such number during the business day and an emergency number where a representative can be reached at night or on weekends and holidays.
31. ACCURATE INFORMATION, ACCOUNTING AND AUDIT. The Contractor certifies that all information provided in response to the request for proposals or invitation to bid or that will be provided to the Town is true and correct and can be relied upon by the Town in awarding, modifying, accepting services, making payments, or taking any other action with respect to this Contract. Any false or misleading information is a ground for the Town to reject a bid or to terminate this Contract and to pursue any other appropriate remedy. The Contractor certifies that its accounting system conforms to generally-accepted accounting principles, is sufficient to comply with the Contract's budgetary and financial obligations, and is sufficient to produce reliable financial information.
32. TERMS AND CONDITIONS. The terms and conditions of this document govern in event of a conflict with any terms of the Contractor's proposal, and are not subject to change by reasons of written or oral statements by the Contractor unless the same are accepted in writing. Words and abbreviations which have well known technical or trade meanings are used in accordance with such meanings.
33. INTERPRETATION. Any questions concerning conditions and specifications shall be directed in writing to the Town Manager or other official designated by the Town. No interpretation shall be considered binding unless provided in writing by the Town Manager or other authorized official of the Town. The execution of this Contract shall be prima facie evidence that the Contractor thoroughly understands the terms of this Contract.
34. AUTHORITY OF THE TOWN MANAGER IN DISPUTES. Any dispute concerning a question of fact arising under this Contract shall be decided by the Town Manager who shall notify the Contractor in writing of his determination. The Contractor shall be afforded the opportunity to be heard and offer evidence in support of its claim. Pending final decision of the dispute herein, the Contractor shall proceed diligently with performance under this Contract. The decision of the Town Manager shall be final and conclusive unless an appeal is filed with the Town Council.

35. **ERRORS.** The Contractor shall take no advantage of any error or omission in the specifications. This Contract shall not be construed against either party by virtue of the fact that such party or its agent authored all or any part hereof.
36. **NO LIMITATION OF LIABILITY.** The mention of any specific duty or liability of the Contractor in any part of this Contract shall not be construed as a limitation or restriction upon any general liability or duty imposed upon the Contractor.
37. **GOVERNING LAW.** This Contract is executed in the State of Maryland and shall be governed by Maryland law. The Contractor, by execution of this Contract, consents to the jurisdiction of the Maryland state courts with respect to any dispute arising out of this Contract and further consents to venue in Montgomery County, Maryland.
38. **MODIFICATION.** This Contract may be modified only by written instrument signed by both parties hereto.
39. **NOTICES.** Written notice shall be deemed to have been duly served if delivered in person to the individual or member of the firm or to any officer of the corporation for who it was intended if delivered or sent by registered or certified mail to the last address known.
40. **ENTIRE CONTRACT.** This Contract, including the exhibits attached hereto, constitutes the entire Contract between the Town and the Contractor, and the parties shall not be bound by any prior negotiations, representations or promises, not contained herein.
41. **SEVERABILITY:** If any provision of this Contract shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Contract is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

42. NO WAIVER OF RIGHT: The failure of the Town to enforce any provision of this Contract shall not be construed as a waiver or limitation of the Town’s right to subsequently enforce and compel strict compliance with every provision of this Contract.

43. ENFORCEMENT. If, at any time, the Contractor is in default of any of its obligations under this Contract, the Town shall be entitled to all expenses, including court costs and reasonable attorneys’ fees, incurred in securing the performance of any obligations under this Contract and/or in prosecuting a claim for damages arising from the Contractor’s default.

44. [Intentionally Omitted]

45. [Intentionally Omitted]

46. [Intentionally Omitted]

IN WITNESS WHEREOF, the Town and the Contractor have executed this Contract under seal, for the purposes of creating a specialty, as of the date first written above.

CONTRACTOR:

By: _____ (SEAL)
(signature)

(print name, title)

VILLAGE OF FRIENDSHIP HEIGHTS

By: _____ (SEAL)
Roy Schaeffer, Mayor



SECTION 01 21 00 - ALLOWANCE

Allowance

Include in the Base Bid Amount the Allowance stated on the Bid Form.

Unit price work will be taken from the Allowance.

Extra work requested by the Owner or Engineer will be taken from the Allowance and shown on the Application for Payment.

At closeout of the Contract, funds remaining in the Allowance will be credited to the Owner.

SECTION 01 30 00 - ADMINISTRATIVE REQUIREMENTSOwner's Occupancy

Maintain complete access for building operations, deliveries, the public, and the fire department at all times.

Coordinate use of the site for material deliveries, staging and storage areas, and temporary office location with the Owner's representative.

Coordinate with the Owner's representative for worker parking spaces.

The Owner's representative will distribute notices to building occupants and visitors for access to work areas. Coordinate the work schedule with the Owner's representative so that sufficient notice can be given.

Provide barricades, directional signs, and other devices necessary to re-direct traffic in areas disrupted by the Work.

Work Hours

Work hours are 9:00 am to 5:00 pm weekdays.

Weekend work is permitted only with authorization in advance from the Owner's representative. At least three work days advance notice is required.

Contractor Responsibilities

Coordinate progress of the Work, progress schedules, submittals, use of the site, temporary utilities, and construction facilities.

Obtain and pay for all permits required by the local authority having jurisdiction.

Provide a full-time, on-site superintendent experienced in the type of work to be undertaken during this project. Superintendent shall speak fluent English and any languages used by the on-site labor force.

Protection, Cutting, and Patching

Protect items adjacent to construction from damage.

Perform the Work to avoid damage to existing construction to remain. Repair damage to existing construction at no cost to the Owner.

Progress Meetings

The Engineer may schedule and administer progress meetings at the site.

Progress Updates

Provide progress updates as determined at the pre-construction meeting.

Submittals

See Section 01 60 00 - Product Requirements.

Mockups

Prior to proceeding with the bulk of the Work, fabricate and install specified mockups for approval. The required mockups are described in the technical specifications.

Allow one week after installation of mockups for approval. Fabrication of the balance of the material shall not proceed until mockups are approved by the Engineer.

Schedules

Submit a proposed schedule for use by the Owner's representative.

Quality Control

The Engineer shall have access to the Work at all times.

The Engineer may make construction observations.

Correct non-conforming work as directed by the Engineer.

See Section 01 40 00, Quality Requirements, for inspection and testing requirements.

Construction Facilities and Temporary Controls

Provide temporary construction facilities and protection as required. Remove temporary facilities at the end of the Project.

Site Storage/Loading

Confine the Work and operations of the employees to limits as directed by the Owner's representative. Do not unreasonably encumber premises with materials.

Do not load or permit to be loaded any part of the Work with a weight or force that will endanger the Work or the structure.

Coordinate materials delivery and storage with the Owner's representative.

Sanitary Facilities

Provide temporary sanitary facilities for use by workers. Locate as directed by the Owner's representative.

Water Supply

Water from building outlets approved by the Owner's representative may be used at no cost.

Construction Power

Electrical power from common area building outlets may be used at no cost.

If existing common area building outlets are insufficient for performance of the Work, provide portable generators or pay to have temporary power installed.

Equipment/Tools/Materials Storage

Maintain materials storage areas in a clean and orderly condition. Secure materials, tools, and equipment from access by unauthorized persons.

Project Cleanliness

Maintain work areas in a clean condition, free from accumulation of waste products and debris caused by the Work.

Remove waste material daily.

Provide dumpsters or other means of removing construction debris. Locate dumpsters or other receptacles as directed by the Owner's representative.

Product and Material Quality

Products, materials, equipment, and articles referred to as products throughout the Specifications and Drawings incorporated into the Work shall be new, not damaged or defective, and of the best quality compatible with the Specifications for the purpose intended. If requested, furnish evidence as to the type, source and quality of the products provided.

Storage, Handling and Protection

Handle and store products in a manner to prevent damage, alterations, spilling and deterioration in accordance with manufacturer's instructions, where applicable.

Store packed or bundled products in original, undamaged containers with manufacturer's seals and labels intact.

Store materials subject to damage from weather in weatherproof enclosures.

Provide heated storage facilities for all materials subject to damage from freezing weather.

Provide hoisting equipment as required. Comply with all safety and maintenance regulations.

Manufacturer's Instructions

Install materials in accordance with manufacturer's instructions.

Notify the Engineer in writing of conflicts between the manufacturer's instructions and the Specifications so that the Engineer may establish a course of action.

Improper installation or erection of products due to failure in complying with these requirements authorizes the Engineer to require removal and re-installation at no increase in the Contract Sum.

Workmanship

Workmanship shall be of the best quality, executed by workers experienced and skilled in the respective duties for which they are employed. Immediately notify the Engineer if the required Work is such as to make it impractical to produce the intended results.

Decisions as to the quality or fitness of workmanship in cases of dispute rest solely with the Engineer.

Applications for Payment

Submit a schedule of values for approval prior to beginning work.

Submit as-built drawing(s) with quantity breakdowns with each payment application.

Project Closeout

When the Work is substantially complete, remove surplus materials, tools, construction machinery and equipment not required for the performance of the remaining Work.

Remove construction waste material and debris from the site at regularly scheduled times or dispose of in accordance with local ordinances.

Leave the Work broom clean at the end of the project.

Clean all adjacent surfaces to remove loose, spattered, or spilled materials used in this Work.

Damaged site improvements such as grass, trees, shrubs, sidewalks, parking areas, fences, walls, and adjacent property shall be restored to their original condition unless noted otherwise in Section 00 01 10.

Inspection Procedures and Punchlist Review

Notify the Engineer in writing when you believe satisfactory completion of the Work has been achieved and request an inspection.

During the Engineer's inspection, a list of deficiencies and defects will be tabulated (the punch list). Correct all deficiencies.

Documents

Collect reviewed submittals and assemble documents executed by subcontractors, suppliers, and manufacturers.

Submit documents prior to final Application for Payment.

Provide fully executed warranties.

SECTION 01 40 00 - QUALITY REQUIREMENTSSubmittals

Test Reports: After each test/inspection, promptly submit one copy of the report to the Engineer.

Test reports are to be submitted for the Engineer's knowledge as a contract administrator for the Owner. This information is for the limited purpose of assessing conformance with the design concept expressed in the contract documents based upon the test/inspection information provided.

Jurisdictional Inspection Reports: Submit copies to the Engineer within 48 hours of receipt.

Testing and Inspection Agencies

Owner-employed testing and inspection agency:

The Owner will employ the services of an independent testing agency to perform special inspections and testing; payment for cost of services will be by the Owner.

Employment of agency in no way relieves the Contractor of the obligation to perform the Work in accordance with requirements of the Contract Documents.

Contractor-employed agency:

The cost for Contractor-furnished tests shall be included in the Bid Amount.

List of Required Special Inspections (Paid by Owner)

N/A

List of Testing and Inspections Furnished by Contractor

N/A

Control of Installation

Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce work of specified quality.

Comply with manufacturers' instructions, including each step in sequence.

Should manufacturers' instructions conflict with the Contract Documents, request clarification from the Engineer before proceeding.

Comply with specified standards as minimum quality for the Work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.

Have the Work performed by persons qualified to produce required and specified quality.

Verify that field measurements are as indicated on shop drawings or as instructed by the manufacturer.

Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, and disfigurement.

Mock-ups

Assemble and erect specified items with specified attachment and anchorage devices, flashings, seals, and finishes.

Accepted mock-ups shall be a comparison standard for the remaining work.

Tolerances

Monitor fabrication and installation tolerance control of products to produce acceptable work. Do not permit tolerances to accumulate.

Comply with manufacturers' tolerances. Should manufacturers' tolerances conflict with the Contract Documents, request clarification from the Engineer before proceeding.

Adjust products to appropriate dimensions; position before securing products in place.

Testing and Inspection

Testing agency duties:

Provide qualified personnel at the site. Cooperate with the Engineer and Contractor in performance of services.

Perform specified sampling and testing of products in accordance with specified standards.

Ascertain compliance of materials and mixes with requirements of the Contract Documents.

Promptly notify the Engineer and Contractor of observed irregularities or non-conformance of work or products.

Perform additional tests and inspections required by the Engineer.

Submit reports of all tests/inspections specified.

Limits on testing/inspection agency authority:

Agency may not release, revoke, alter, or enlarge on requirements of the Contract Documents.

Agency may not approve or accept any portion of the Work.

Agency may not assume any duties of the Contractor.

Agency has no authority to stop the Work.

Contractor responsibilities:

Deliver to agency at designated location, adequate samples of materials proposed to be used which require testing, along with proposed mix designs.

Cooperate with laboratory personnel, and provide access to the Work and to manufacturers' facilities.

Provide incidental labor and facilities:

- To provide access to work to be tested/inspected
- To obtain and handle samples at the site or at the source of products to be tested/inspected
- To facilitate tests/inspections
- To provide storage and curing of test samples

Notify the Engineer and laboratory 48 hours prior to expected time for operations requiring testing/inspection services.

Re-testing required because of non-conformance to specified requirements shall be performed by the same agency on instructions by the Engineer. Payment for re-testing will be charged to the Contractor by deducting testing charges from the Contract Price.



Defect Assessment

Replace work or portions of the Work not conforming to specified requirements.

If, in the opinion of the Engineer, it is not practical to remove and replace the Work, the Engineer will direct an appropriate remedy or adjust payment.

SECTION 01 60 00 - PRODUCT REQUIREMENTSSubmittals

Product data submittals: Submit a single copy of the product data in electronic format to the Engineer for review. Submit manufacturer's standard published data. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information specific to this Project.

Shop drawing submittals: Prepared specifically for this Project.

Sample submittals: Illustrate functional and aesthetic characteristics of the product, with integral parts and attachment devices. Coordinate sample submittals for interfacing work.

For selection from standard finishes, submit samples of the full range of the manufacturer's standard colors, textures, and patterns. Where color selections must be made, submit color samples in triplicate for review by the Owner.

Submit to the Engineer a list of products for review. Submit with reasonable promptness and in an orderly sequence so as not to delay the Work.

Work affected by submittal(s) shall not proceed until review is complete.

Only submittals marked "Approved" or "Approved as Corrected" or "Approved as Noted" by the Engineer shall be processed for fabrication or purchase.

Keep copies of approved submittals at the site.

Keep copies of all product MSDS on site at all times.

New Products

Provide new products unless specifically required or permitted by the Contract Documents.

Do not use products made using or containing CFC's, HCFC's, PCB's or asbestos.

Options

Products specified by reference standards or by description only: Use any product meeting those standards or description.

Products specified by naming one or more manufacturers: Use a product of one of the manufacturers named and meeting specifications, no options or substitutions allowed.

Products specified by naming one or more manufacturers with a provision for substitutions: Submit a request for substitution for any manufacturer not named.

Substitution Procedures

Document each request with complete data substantiating compliance of proposed substitution with the Contract Documents.

A request for substitution constitutes a representation that the submitter:

- a. Has investigated the proposed product and determined that it meets or exceeds the quality level of the specified product.
- b. Will provide the same warranty for the substitution as for the specified product.
- c. Will coordinate installation and make changes to other work which may be required for the Work to be complete with no additional cost to Owner.
- d. Waives claims for additional costs or time extensions which may subsequently become apparent.

Substitution submittal procedure:

- a. Submit one copy of request for substitution for consideration. Limit each request to one proposed substitution.
- b. Submit shop drawings, product data, and certified test results attesting to the proposed product equivalence. Burden of proof is on the proposer.
- c. The Engineer will notify the Contractor in writing of the decision to accept or reject the request.

Transportation and Handling

Coordinate schedule of product delivery to designated prepared areas in order to minimize site storage time and potential damage to stored materials.

Transport and handle products in accordance with manufacturer's instructions.

Transport materials in covered trucks to prevent contamination of product and littering of surrounding areas.

Promptly inspect shipments to ensure that products comply with requirements, quantities are correct, and products are undamaged.

Provide equipment and personnel to handle products by methods to prevent soiling, disfigurement, or damage.

Arrange for the return of packing materials, such as wood pallets, where economically feasible.

Storage and Protection

Designate receiving/storage areas for incoming products so that they are delivered according to installation schedule and placed convenient to work area in order to minimize waste due to excessive materials handling and misapplication.

Store and protect products in accordance with manufacturers' instructions.

Store with seals and labels intact and legible.

Store sensitive products in weather-tight, climate-controlled enclosures in an environment favorable to product.

For exterior storage of fabricated products, place on sloped supports above ground.

Cover products subject to deterioration with impervious sheet covering. Provide ventilation to prevent condensation and degradation of products.

Prevent contact with material that may cause corrosion, discoloration, or staining.

Provide equipment and personnel to store products by methods to prevent soiling, disfigurement, or damage.

Arrange storage of products to permit access for inspection. Periodically inspect to verify that products are undamaged and are maintained in acceptable condition.

SECTION 01 78 33 - WARRANTYLength of Contractor's Warranty Period

Provide a written warranty covering defective materials and defective workmanship for a period of two years. During the warranty period, correct defects resulting from faulty workmanship or materials at no cost to the Owner.

Manufacturer's Warranties

See Technical Sections for more details.

Warranty Starting Date

The warranty period will start at the date of substantial completion: the date certified by the Engineer when construction is sufficiently complete, in accordance with the Contract Documents, so that the Owner can occupy or utilize the Work or designated portion thereof for the use for which it is intended.

Assignment of Manufacturers' Warranties

Assign to the Owner all manufacturers' warranties for equipment and materials permanently incorporated into the Work.

Procedures for Administering the Warranty

Notice by Owner: The Owner must notify the Contractor in a timely manner when defects are found.

Response by Contractor: The Contractor must respond to correct the defects in a timely manner.

Claims by Owner that are not covered by the warranty: The Contractor is not responsible for correcting defects that were not a part of the Work. If special means of access, such as scaffolding or rigging, are required to view an area in order to determine whether the defect is part of the Work, then the following procedure will apply:

- a. The Contractor will arrange for access to the area.
- b. If it is found that the defect is part of the Work, the Contractor will correct the defect at no cost to the Owner.

- c. If the defect is not part of the Work, the Owner will pay the Contractor for the cost to access the area. The Owner will have the option to arrange with the Contractor to have the defect corrected while access is in place. The costs for access will be determined as described in the Contract Documents for pricing extra work.

Warranty disputes

If the Owner and Contractor cannot agree on how to resolve warranty items, the Engineer will provide direction.

SECTION 03 05 05 - DEMOLITIONSummary

Furnish all labor, materials, tools, equipment, and services necessary for and reasonably incidental to complete demolition work shown on the Drawings or as specified.

Work in this section includes selective demolition, temporary support of existing construction, and protection of adjacent construction.

Quality Assurance

The Engineer may make construction observations during all phases of the Work.

Submittals

Prior to starting work, submit a proposed phasing plan for demolition and shoring design drawings.

Shoring

Identify areas to be shored, design shoring, and install and remove shoring.

Provide shoring whenever demolition weakens the structure so that it cannot safely carry the dead and live loads imposed during construction.

Extend shoring to grade or to a level where the load can be safely distributed over the structure below.

Specific shoring requirements for structural components are as follows:

Columns: Shore the structure above columns to carry the full dead load plus all live loads imposed during repairs. Maintain shoring until the repair concrete has attained its full design strength.

Framed slabs: Shore elevated slabs around columns when concrete is removed adjacent to a column. Shore around patches with a plan area greater than 10 square feet and depth that will reduce the strength of that area by 20% or more.

Components that support lateral loads: Submit shoring design calculations and drawings for shoring members that carry wind, fluid, or soil pressure loads during the repair.

Shoring Installation

Install shoring before starting removal. Install additional shoring where the size of repair areas exceeds that originally anticipated.

Utilities

Protect and temporarily support where required all utility lines, piping, and building equipment.

Contractor shall protect sprinkler systems in work areas and maintain them as operable throughout construction. Where sections of sprinkler systems must be dismantled or rendered inoperable, the Contractor shall take measures to assure fire safety.

Protect electrical equipment and elevator equipment by sealing equipment rooms from dust and water infiltration prior to starting demolition work.

Take precautions to prevent damaging electrical conduits or other utilities embedded in concrete.

Protection of Existing Construction

Driveways: Coordinate the closing of driveways with the Owner's representative. Obtain permits from local authorities for closing lanes in public roadways. Provide all signs, barricades, steel plates, and other material needed to delineate work areas, keep traffic out of work areas, and redirect traffic.

Exit doors: Do not block exit doors.

Pedestrian walkways: Mark and protect pedestrian walkways affected by the Work.

Dust, debris, and run-off control: Provide dust control equipment or containment to minimize construction dust release. Protect people and property from flying debris generated during concrete demolition. Barricade areas where debris land and install barriers to contain flying debris within work areas. Secure and brace barricades and protective enclosures to withstand wind loads.

Water runoff: Identify clogged drains before starting work and notify the Owner's representative. Direct water running from work areas to appropriate drains. Clean drains and sumps blocked by construction debris. Treat runoff fluids related to the Work to remove byproducts associated with the Work prior to the runoff entering the storm water drainage systems.

Exhaust fumes: Keep exhaust fumes from construction equipment within levels that are acceptable to the building occupants and regulatory limits. Do not locate construction equipment at or near building air intake vents. Assure proper operation of garage exhaust fans and shafts prior to commencing work each work day.

Vents and fans: Use filter fabric to protect vents and fans. Replace filter fabric regularly, as needed.

SECTION 07 14 13 - HOT FLUID-APPLIED WATERPROOFINGSection Includes

Fluid applied membrane waterproofing
System accessories
Flashing
Treatment of drains

References

ASTM D 412 - Standard Test Methods for Vulcanized Rubber and Thermoplastic Elastomers- Tension; 2021

ASTM D 429 - Standard Test Methods for Rubber Property--Adhesion to Rigid Substrates; 2014

NRCA ML104 - The NRCA Roofing and Waterproofing Manual; National Roofing Contractors Association; Fifth Edition

Submittals

See Section 01 30 00 - Administrative Requirements, for submittal procedures.

Product data: Provide data for membrane.

Shop drawings: Indicate special joint or termination conditions and conditions of interface with other materials.

Certification: Certify that products meet or exceed specified requirements.

Manufacturer's installation instructions: Indicate special procedures.

Warranty: Submit sample of manufacturer warranty and ensure forms have been completed in Owner's name and registered with manufacturer.

See Section 01 78 33 - Warranty for additional warranty requirements.

Quality Assurance

Perform Work in accordance with NRCA Roofing and Waterproofing Manual for fluid applied PRMA system.

Membrane manufacturer qualifications: Company specializing in waterproofing sheet membranes with ten years' experience.

Installer qualifications: Company specializing in performing the work of this section with minimum three years' experience and licensed or approved by the manufacturer.

Environmental Requirements

Maintain ambient temperatures above 40° F for 24 hours before and during application and until cured.

Do not apply when moisture of any form is present on the deck.

Product Manufacturers

Product: Siplast PA-750 Hot-Applied Rubberized Waterproofing Asphalt

Substitutions: See Section 01 60 00 - Product Requirements.

Membrane Materials

Fluid-applied waterproofing: Rubberized asphalt fluid-applied membrane; Siplast PA-750

Rubberized asphalt membrane: Elasticized rubberized asphaltic compound, hot poured, quick setting consisting of the following components:

Primer: Polymer base material compatible with membrane; PA 917 asphalt primer

Hot fluid-applied rubberized asphalt membrane (PA-750) with PA-750 Reinforcing Fabric

Exposed perimeter wall flashing: Two layers of SBS modified bitumen membrane, outside layer to be white granule surfaced

Concealed perimeter wall flashing: Uncured neoprene sheet

Accessories

Separation sheet: Sheet polyethylene, 6 mil thick

Flashing sheet: Uncured neoprene or as recommended by the manufacturer

Flashing adhesive: Contact adhesive compatible with flashing sheet

Drainage and protection board: High-strength drainage composite with non-woven filter fabric and polypropylene dimple mat

Examination

Verify existing conditions before starting work.

Verify substrate surfaces are free of frozen matter, dampness, loose particles, cracks, pits, projections, penetrations, or foreign matter detrimental to adhesion or application of waterproofing system.

Verify that substrate surfaces are smooth, free of honeycomb or pitting, and not detrimental to full contact bond of waterproofing materials.

Verify items that penetrate surfaces to receive waterproofing are securely installed.

Verify that drains are free flowing with a garden hose at full flow for five minutes. Any blockages reported after the start of work are the responsibility of the Contractor.

Preparation

Protect adjacent surfaces not designated to receive waterproofing.

Clean and prepare surfaces to receive waterproofing in accordance with manufacturer's instructions. Vacuum substrate clean.

Do not apply waterproofing to surfaces unacceptable to manufacturer.

Seal cracks and joints with sealant using methods recommended by sealant manufacturer.

Installation

Apply surface conditioner at a rate recommended by manufacturer. Protect conditioner from rain or frost until dry. Allow to dry until tack free. Do not allow primed surface to be contaminated with construction debris or dust.

At joints and cracks less than 1/2" in width including joints between horizontal and vertical surfaces, apply 12" wide strip of joint cover sheet.

At joints from 1/2" to 1" in width, loop joint cover sheet down into joint between 1-1/4" and 1-3/4". Extend sheet 6" on either side of expansion joint.

Center joint cover sheet over joints. Roll sheet into 1/8" coating of waterproofing material. Apply second coat over sheet extending minimum of 6" beyond sheet edges.

Apply waterproofing in accordance with manufacturer's instructions.

Apply waterproofing to minimum 0.200" cured thickness, averaging 0.200" in thickness.

Extend membrane up intersecting surfaces at membrane perimeter minimum 6" above horizontal surface for first ply and 6" at subsequent plies laid in shingle fashion.

Apply extra thickness of waterproofing material at corners, intersections, and angles.

Install flexible flashings and seal into waterproofing material. Seal items penetrating through membrane with flexible flashings.

Extend waterproofing material and flexible flashing into drain clamp flange; apply adequate coating of liquid membrane to assure clamp ring seal.

Seal membrane and flashings to adjoining surfaces. Install termination bar at all edges. Install counterflashing over all exposed edges.

Installation - Parapet Wall Flashing

Install two layers of modified membrane sheet on inside wall of parapet. Nail top edge of sheets under metal cap. Reference the Drawings for additional flashing details.

Installation - Separation Sheet

Install separation sheet over membrane before it has completely cooled. Lap edges minimum 6".

Field Quality Control

On completion of horizontal membrane installation, dam installation area in preparation for flood testing.

Flood to minimum depth of 1" with clean water. After 48 hours, inspect for leaks.

If leaking is found, remove water, repair leaking areas with new waterproofing materials as directed by the Engineer; repeat flood test. Repair damage to building.

When area is proven watertight, drain water and remove dam.



Protection

Do not permit traffic over unprotected or uncovered membrane.

SECTION 07 14 16 - COLD FLUID-APPLIED WATERPROOFINGSection Includes

Cold fluid applied membrane waterproofing
System accessories
Flashing

References

ASTM D 429 - Standard Test Methods for Rubber Property--Adhesion to Rigid Substrates; 1999

NRCA ML104 - The NRCA Roofing and Waterproofing Manual; National Roofing Contractors Association; Fifth Edition

Submittals

See Section 01 30 00 - Administrative Requirements, for submittal procedures.

Product data: Provide data for membrane.

Shop drawings: Indicate special joint or termination conditions and conditions of interface with other materials.

Certificate: Certify that products meet or exceed specified requirements.

Manufacturer's installation instructions: Indicate special procedures.

Warranty: Submit sample of manufacturer warranty and ensure forms have been completed in Owner's name and registered with manufacturer.

See Section 01 78 33 - Warranty for additional warranty requirements.

Quality Assurance

Perform Work in accordance with NRCA Roofing and Waterproofing Manual for fluid applied PRMA system.

Membrane manufacturer qualifications: Company specializing in waterproofing sheet membranes with ten years' experience.

Installer qualifications: Company specializing in performing the work of this section with minimum three years' experience and licensed or approved by the manufacturer.

Environmental Requirements

Maintain ambient temperatures above 40° F for 24 hours before and during application and until cured.

Do not apply when moisture of any form is present on the substrate.

Product Manufacturers

Tremco: TREMproof 250GC

Substitutions: See Section 01 60 00 - Product Requirements.

Membrane Materials and Accessories

Cold fluid-applied waterproofing: One-component, moisture-curing, bitumen-modified polyurethane elastomeric waterproofing membrane

Protection course: Multi-ply semi-rigid core composed of a mineral-fortified asphalt core formed between two outside layers of asphalt-impregnated reinforced mats, manufactured in accordance with ASTM D 6506. Tremco protection board and TREMdrain 1000PF or approved equal.

Examination

Verify existing conditions before starting work.

Verify substrate surfaces are free of frozen matter, dampness, loose particles, cracks, pits, projections, penetrations, or foreign matter detrimental to adhesion or application of waterproofing system.

Verify that substrate surfaces are smooth, free of honeycomb or pitting, and not detrimental to full contact bond of waterproofing materials.

Verify items that penetrate surfaces to receive waterproofing are securely installed.

Verify that drains are free flowing with a garden hose at full flow for five minutes. Any blockages reported after the start of work are the responsibility of the Contractor.

Preparation

Protect adjacent surfaces not designated to receive waterproofing.

Clean and prepare surfaces to receive waterproofing in accordance with manufacturer's instructions. Vacuum substrate clean.

Do not apply waterproofing to surfaces unacceptable to manufacturer.

Seal cracks and joints with sealant using methods recommended by sealant manufacturer.

Installation

Apply surface conditioner at a rate recommended by manufacturer. Protect conditioner from rain or frost until dry. Allow to dry until tack free. Do not allow primed surface to be contaminated with construction debris or dust.

At joints and cracks less than 1/2" in width including joints between horizontal and vertical surfaces, fill with polyurethane sealant and install strip of waterproofing over sealed crack. Allow to cure before installing waterproofing membrane.

Apply waterproofing in accordance with manufacturer's instructions.

Apply waterproofing to approximately 60 mils thickness.

Extend membrane up intersecting surfaces at membrane perimeter minimum 6" above horizontal surface for first ply and 6" at subsequent plies laid in shingle fashion.

Apply extra thickness of waterproofing material at corners, intersections, and angles.

Install flexible flashings and seal into waterproofing material. Seal items penetrating through membrane with flexible flashings.

Seal membrane and flashings to adjoining surfaces. Install termination bar at all edges. Install counterflashing over all exposed edges.

Field Quality Control

On completion of horizontal membrane installation, dam installation area in preparation for flood testing.

Flood to minimum depth of 1" with clean water. After 48 hours, inspect for leaks.

If leaking is found, remove water, repair leaking areas with new waterproofing materials as directed by Engineer; repeat flood test. Repair damage to building.

When area is proven watertight, drain water and remove dam.

Protection

Do not permit traffic over unprotected or uncovered membrane.

SECTION 07 92 00 - JOINT SEALERSSection Includes

Sealants and joint backing

References

ASTM C 1193 - Standard Guide for Use of Joint Sealants; 2023

ASTM D 1667 - Standard Specification for Flexible Cellular Materials--Vinyl Chloride Polymers and Copolymers (Closed-Cell Foam); 2022

Submittals

See Section 01 30 00 - Administrative Requirements, for submittal procedures.

Product Data: Provide data indicating sealant chemical characteristics.

Samples: Submit two samples, 3" in size illustrating sealant colors for selection.

Manufacturer's Installation Instructions: Indicate special procedures.

Quality Assurance

Manufacturer Qualifications: Company specializing in manufacturing the products specified in this Section with minimum three years documented experience.

Applicator Qualifications: Company specializing in performing the Work of this Section with minimum three years' experience.

Adhesion Test

Install mock-up of sealant joints for adhesion testing.

Construct mock-up with specified sealant types and with other components noted.

Locate where directed. Allow sealant to cure before pulling.

The test is successful if the sealant fails in cohesion when pulled. Sealant that fails in adhesion is not acceptable.

Environmental Requirements

Maintain temperature and humidity recommended by the sealant manufacturer during and after installation.

Warranty

See Section 01 78 33 - Warranty for additional warranty requirements.

Correct defective work, including labor and materials, within a two-year period after Date of Substantial Completion.

Provide sealant manufacturer's limited 20-year weather seal warranty for the completed Work.

Manufacturer's and Contractor's Warranty: Include coverage for installed sealants and accessories that fail to achieve airtight seal, exhibit loss of adhesion or cohesion, or do not cure.

Product Manufacturers

The product specifications are written for one named manufacturer. Equivalent or better products from other manufacturers may be considered by the Engineer. See Section 01 60 00 Product Requirements for details of proposing alternate products.

Silicone Sealants

Sealant: Dow 790 silicone sealant

Primer: Dow 1200 or other primer recommended by manufacturer

Hybrid Sealants

Low-modulus, non-sag, elastomeric, silyl-terminated polyether hybrid sealant, Sonolastic150, or approved equal

Single Part Polyurethane Sealants

One-part non-sag polyurethane sealant, MasterSeal NP 1, or approved equal

Two Part Polyurethane Sealants

Two-part non-sag polyurethane sealant, MasterSeal NP 2, or approved equal

Accessories

Primer: Non-staining type, recommended by the sealant manufacturer to suit application

Joint Backing: Round foam rod compatible with sealant; ASTM D 1667, closed cell PVC; oversized 30 to 50 percent larger than joint width

Bond Breaker: Pressure sensitive tape recommended by sealant manufacturer to suit the application

Examination

Verify that substrate surfaces are ready to receive work.

Verify that joint backing and release tapes are compatible with sealant.

Preparation

Completely remove existing sealants and backers to bare substrate.

Remove loose materials and foreign matter that might impair adhesion of sealant.

Clean and prime joints in accordance with the manufacturer's instructions.

Perform preparation in accordance with manufacturer's instructions and ASTM C 1193.

Protect elements surrounding the work of this section from damage or disfigurement.

Installation

Perform work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.

Perform installation in accordance with ASTM C 1193.

Install bond breaker where joint backing is not used.

Install sealant free of air pockets, foreign embedded matter, ridges, and sags.

Apply sealant within recommended application temperature ranges. Consult the manufacturer when sealant cannot be applied within these temperature ranges.

Tool joints concave.



Cleaning

Clean adjacent soiled surfaces.

Protection of Finished Work

Protect sealants until cured.

SECTION 09 90 00 - CONCRETE COATINGManufacturer

Manufacturer: Sika

Substitutions: See Section 01 60 00 - Product Requirements.

Products

Concrete coating: Water-based elastomeric acrylic concrete coating, tinted for color to be selected by Owner. Sika Thorocoat®-400

Colors: To match existing

Texture: Smooth.

Crack filler: Water-based acrylic elastomer putty or polyurethane sealant, as recommended by the manufacturer

Surface Preparation

Complete all concrete repairs and allow patches to cure before applying coating.

Remove all loose materials and surface contaminants by scraping and wire brushing. If necessary, scrub surface with a mild detergent or trisodium phosphate to remove contaminants.

Power wash all surfaces to be coated. Allow surfaces to dry before starting to apply coating.

For cracks less than 1/16" in width, fill cracks with knife grade acrylic crack filler before applying the first coat. For cracks greater than 1/16" in width, before applying the first coat rout out the crack and fill with a knife grade acrylic elastomer or polyurethane sealant, per the manufacturer's directions.

Application

Follow the manufacturer's instructions.

Apply two coats using rollers and brushes. Allow the first coat to dry before applying the second coat.

Wait until wood is fully dry after rain or morning fog or dew.

Apply coatings using methods recommended by manufacturer.

Uniformly apply coatings without runs, drips, or sags, without brush marks, and with consistent sheen.

Apply coatings at spreading rate required to achieve the manufacturer's recommended dry film thickness.

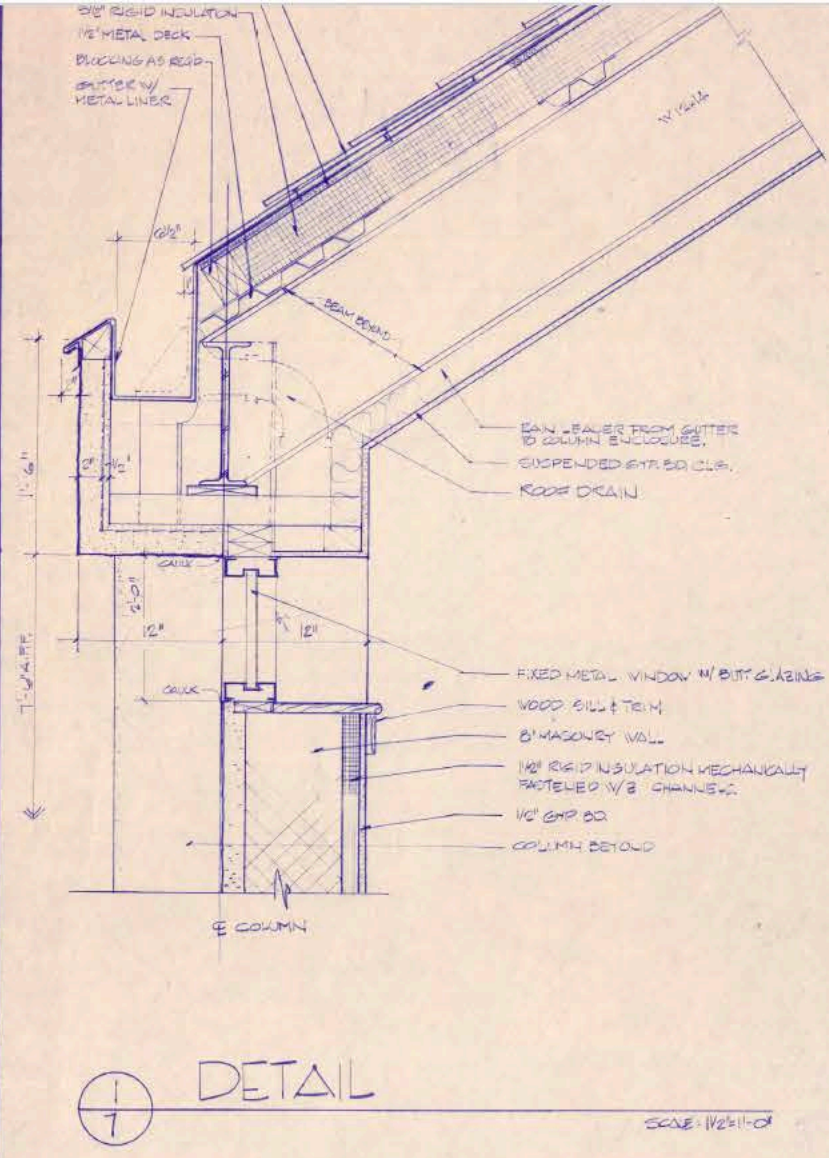
Regardless of number of coats specified, apply as many coats as necessary for complete hide.

Protection

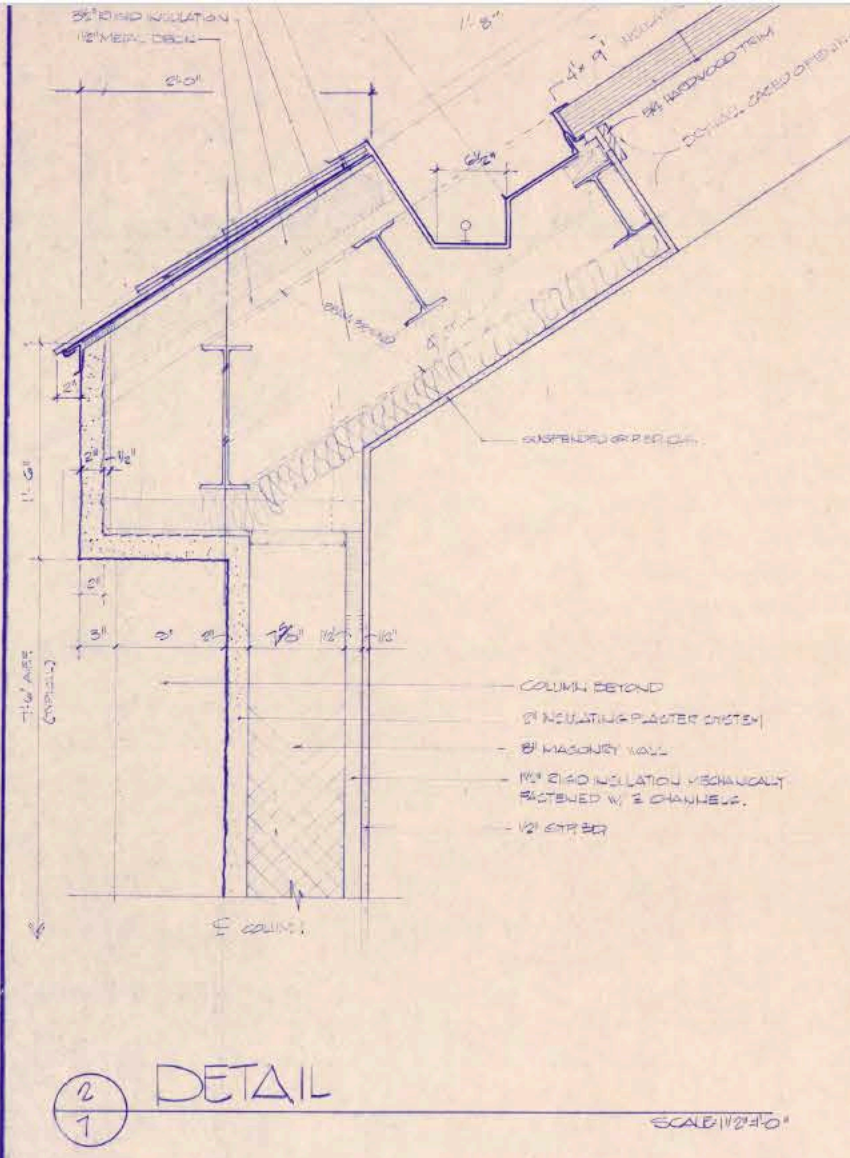
Protect finished coatings from damage until completion of Project.

Touch-up damaged coatings after substantial completion, following manufacturer's recommendation for touch up or repair of damaged coatings. Repair any defects that will hinder the performance of the coatings.

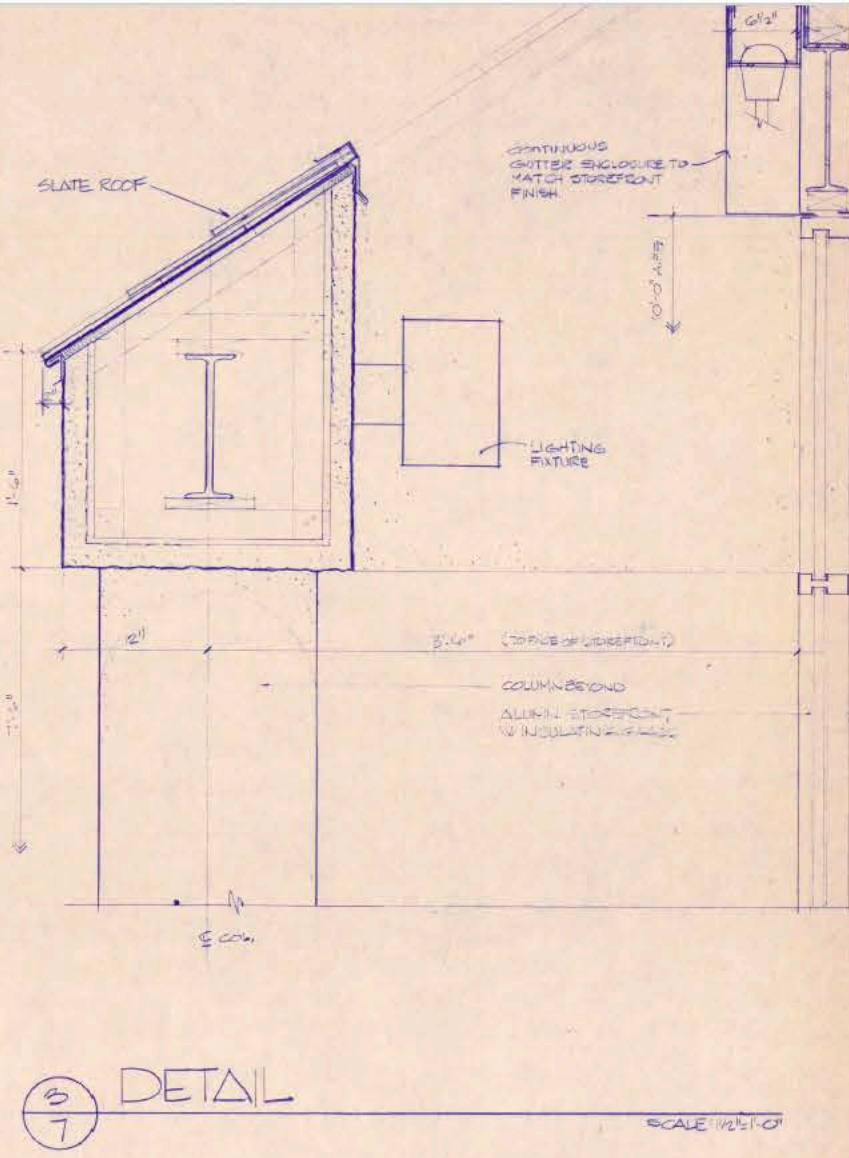
FRIENDSHIP HEIGHTS VILLAGE CENTER
MONTGOMERY COUNTY, MARYLAND



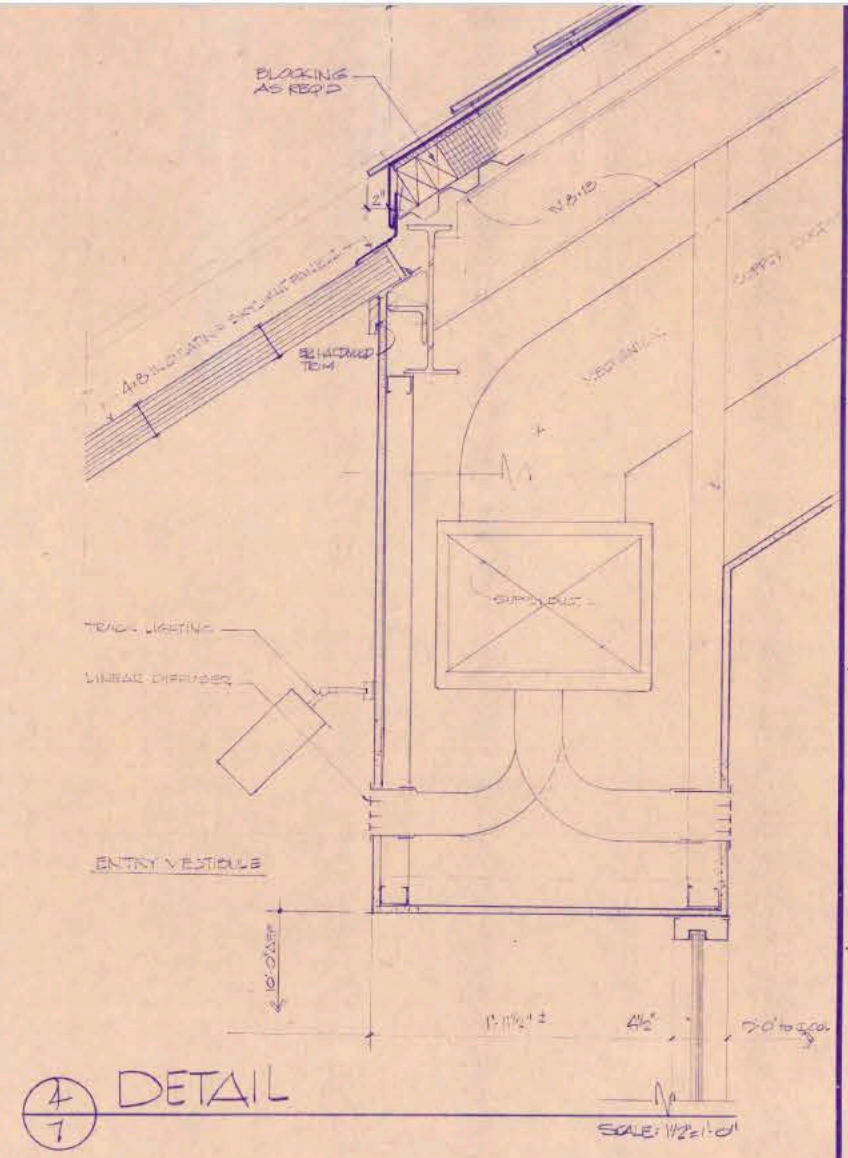
1 DETAIL
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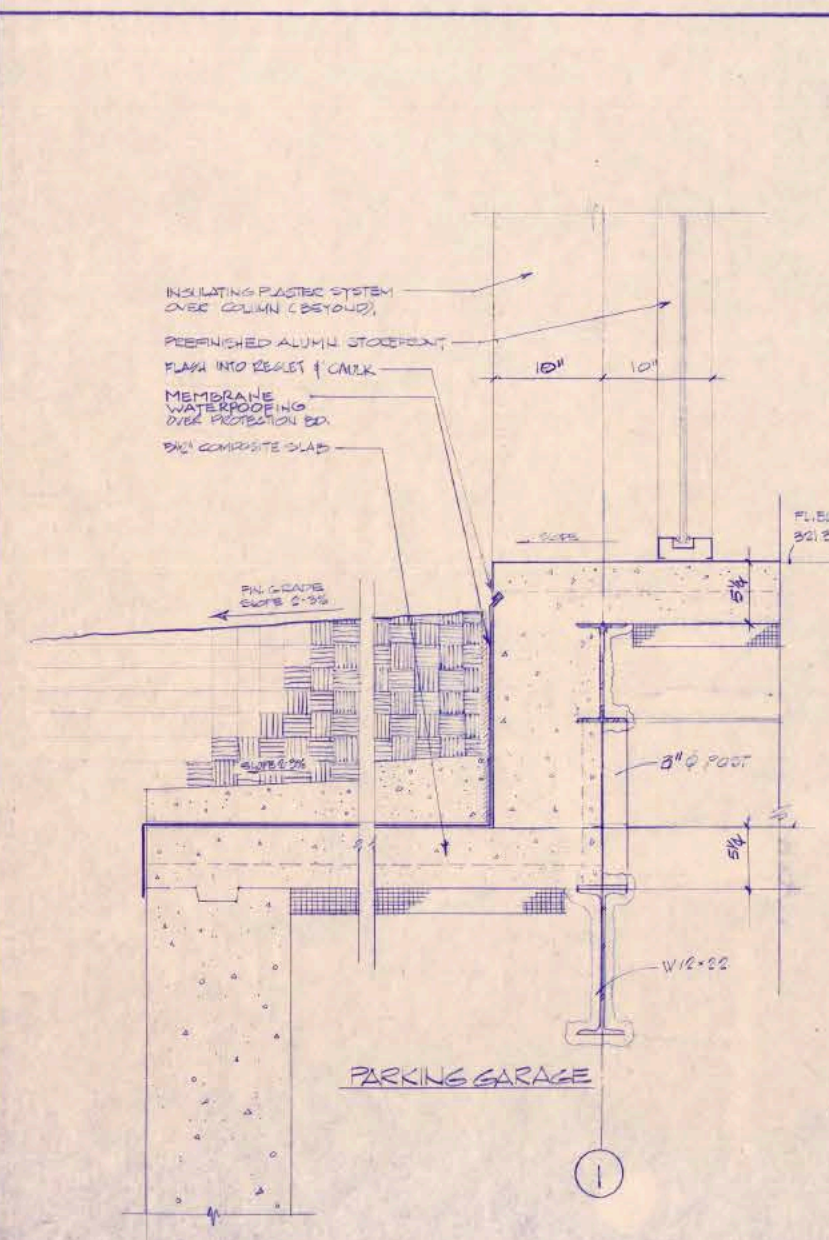
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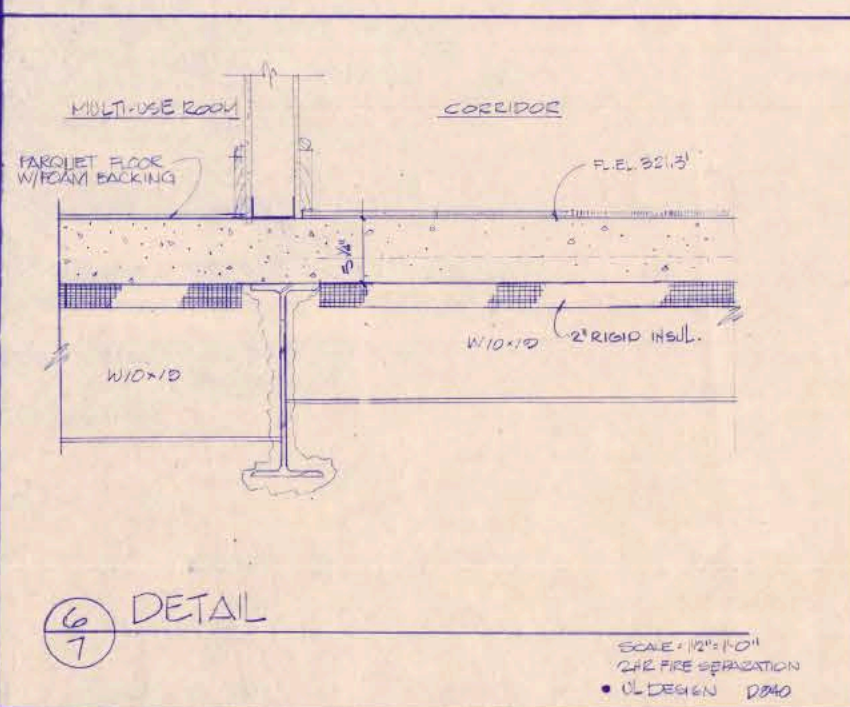
3 DETAIL
SCALE: 1/2"=1'-0"



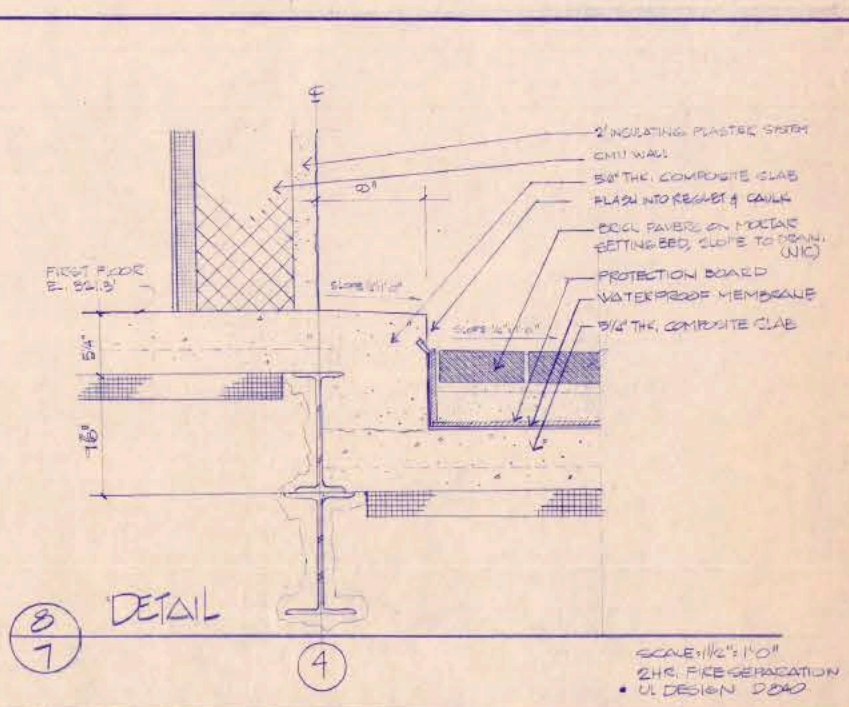
4 DETAIL
SCALE: 1/2"=1'-0"



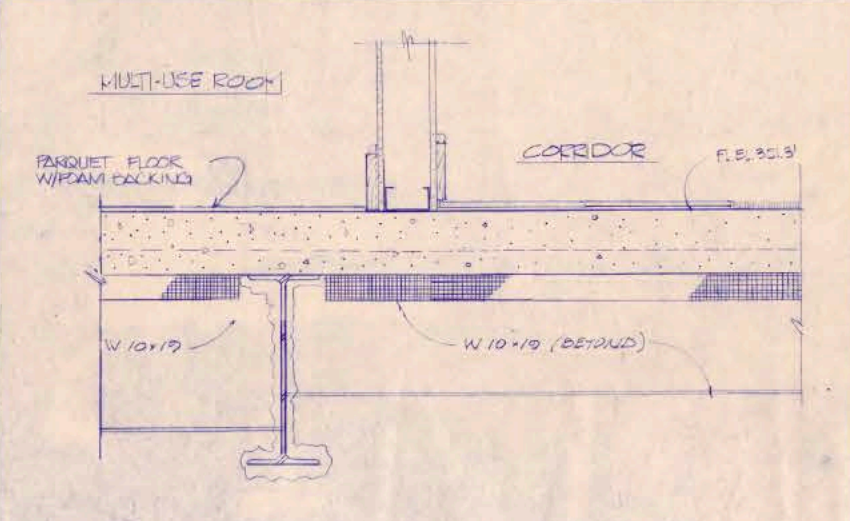
5 DETAIL
SCALE: 1/2"=1'-0"
2HR FIRE SEPARATION
• U-DESIGN D040



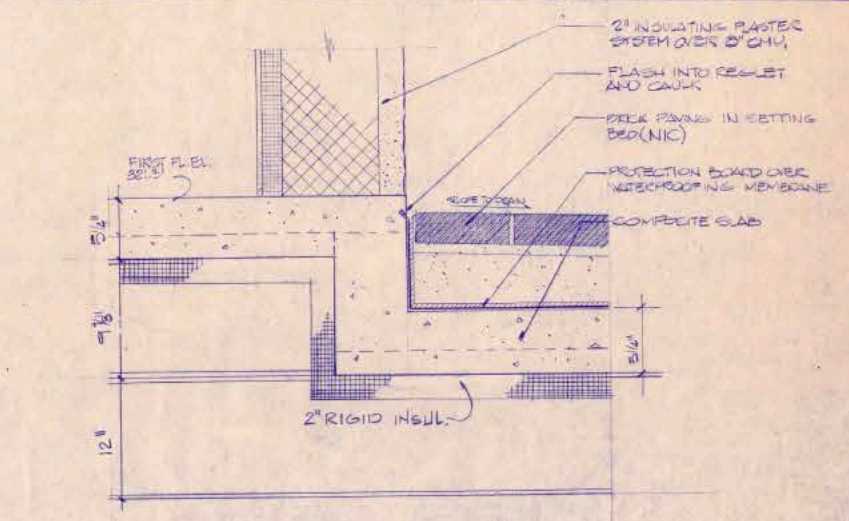
6 DETAIL
SCALE: 1/2"=1'-0"
2HR FIRE SEPARATION
• U-DESIGN D040



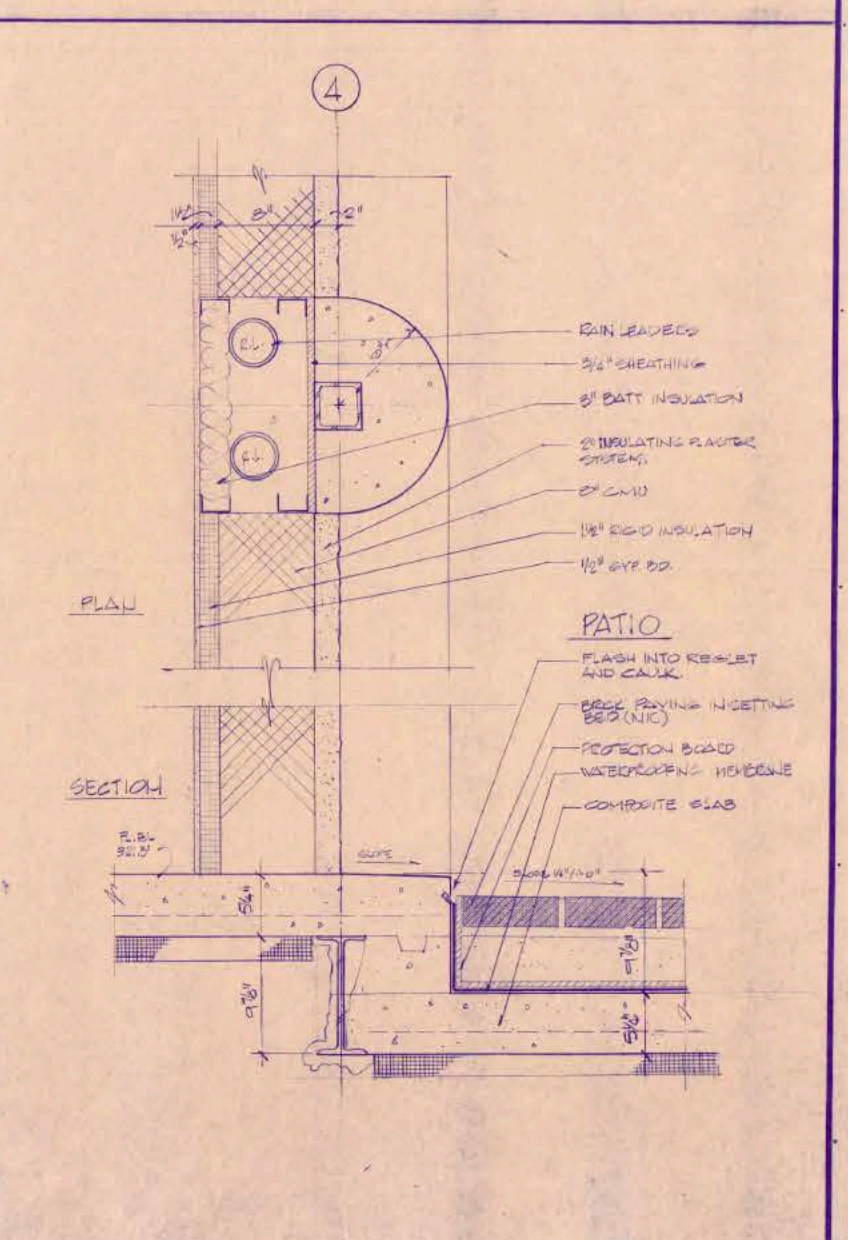
8 DETAIL
SCALE: 1/2"=1'-0"
2HR FIRE SEPARATION
• U-DESIGN D040



7 DETAIL
SCALE: 1/2"=1'-0"
2HR FIRE SEPARATION
• U-

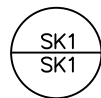
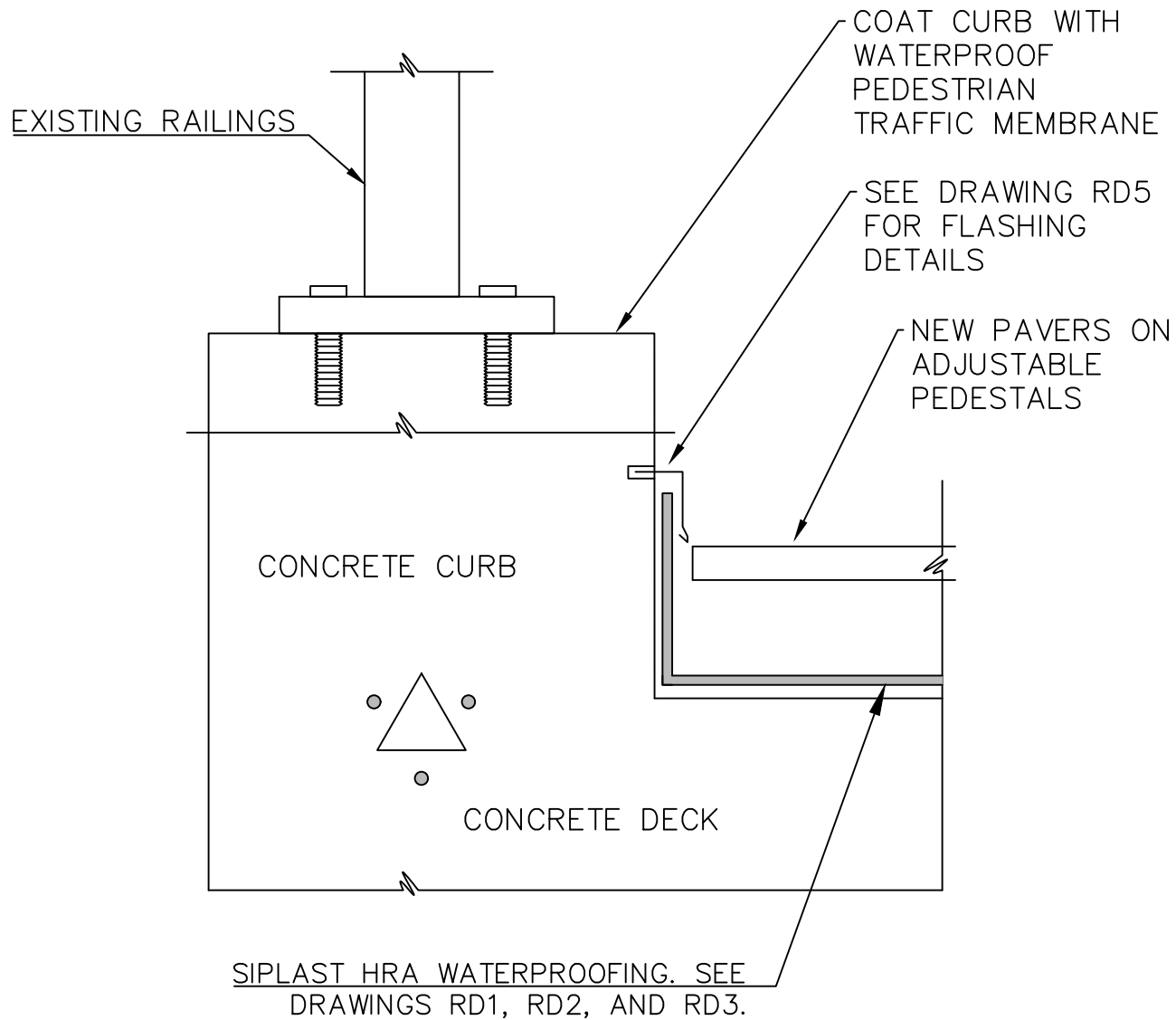


9 DETAIL
SCALE: 1/2"=1'-0"
2HR FIRE SEPARATION
• U-DESIGN D040



10 DETAIL
SCALE: 1/2"=1'-0"
2HR FIRE SEPARATION
• U-DESIGN D040

DATE	11-14-84
FORM NO.	83-46
DRAWING NO.	A-7



PARAPET WALL TO PAVER DETAIL

NOT TO SCALE

T·D·L

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Alexandria, VA 22314
OFFICE 703.548.3403 FAX 703.548.3715

THOMAS DOWNEY, LTD.
CONSULTING ENGINEERS

FRIENDSHIP HEIGHTS VILLAGE COMMUNITY CENTER
4433 SOUTH PARK AVENUE
CHEVY CHASE, MD 20815

Project Name and Address

PLAZA WATERPROOFING

4433 SOUTH PARK AVENUE
CHEVY CHASE, MD
20815

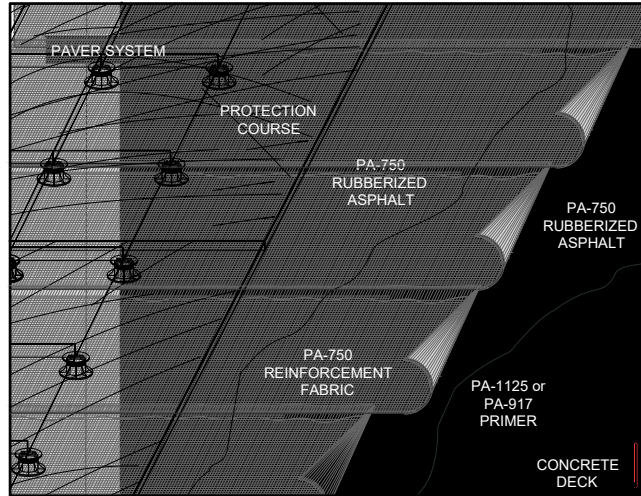
Project 25-131

Date JAN. 2026

Scale N.T.S.

Sheet **SK1**

PA-750 HOT APPLIED RUBBERIZED ASPHALT PROTECTION COURSE/PEDESTAL/PAVER SYSTEM



n.t.s.

SLOPE 0" - 1/2" per ft*

MATERIALS per 100 sq ft

LAYER #1
PA-750 RUBBERIZED ASPHALT 65 lbs
PA-750 FABRIC 15 oz
LAYER #2
PA-750 RUBBERIZED ASPHALT 90 lbs
PROTECTION COURSE
PEDESTAL
PAVER SYSTEM

* Contact Siplast for higher slope requirements.

Requirements and recommendations detailed in the Siplast catalog and Siplast long form specifications shall apply in addition to the following recommendations and specifications.

Application

1. Prime the entire prepared deck using PA-1125 or PA-917 Primer and allow the primer to dry thoroughly.
2. Apply properly heated PA-750 Rubberized Asphalt with a squeegee to a thickness of 90 mils (0.65 lbs/ft²) over the primed substrate. Ensure PA-750 Rubberized Asphalt is spread evenly and has no air blisters or pinholing.
3. Immediately after the initial PA-750 Rubberized Asphalt application install the PA-750 Reinforcement Fabric, embedding the fabric into the hot asphalt using a squeegee. Ensure that no air is trapped beneath the fabric. Lap the fabric a minimum one inch side and end.
4. Apply the top layer of PA-750 Rubberized Asphalt over the PA-750 Reinforcement Fabric, completely embedding fabric. Ensure the PA-750 Rubberized Asphalt is spread evenly and have no air blisters or pinholing at a thickness of 125 mils (0.90 lbs/ft²).
5. Install the approved protection course over the finished membrane according to the manufacturer's specifications and recommendations.
6. Ballast the system with an approved pedestal paver system according to the paver manufacturer's specifications and recommendations.

Ref. #: Paver-Pedestals-Protect-bd-PA-750-Concrete
Date: 12.07.22

14911 Quorum Drive, Suite 600 - Dallas, TX 75254 (800) 922-8800

RD1
RD1

SIPLAST WATERPROOFING WITH PAVER DETAIL

NOT TO SCALE

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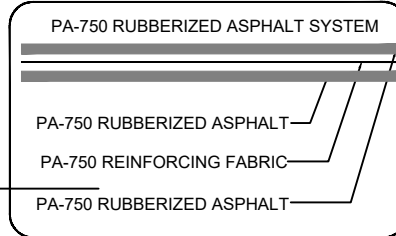
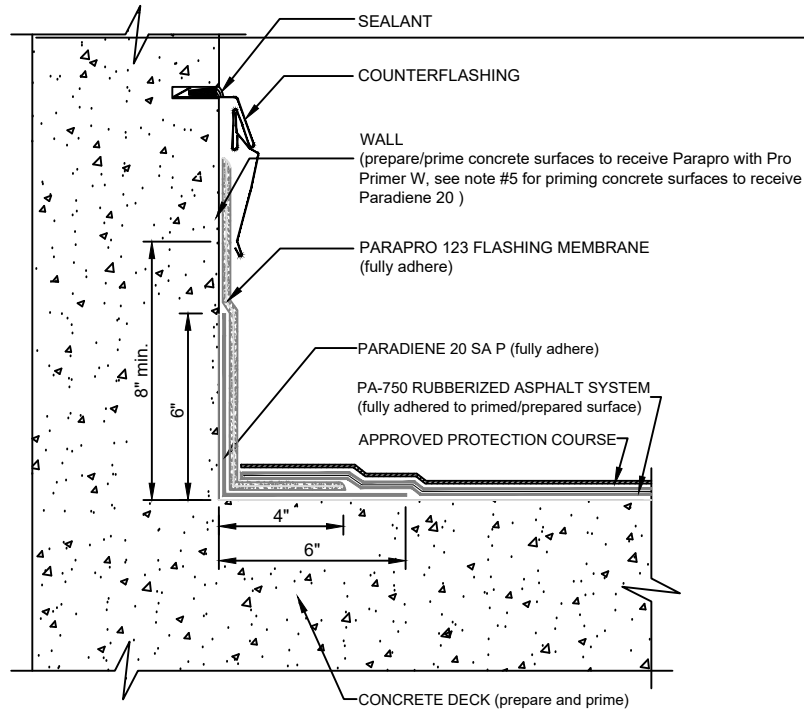
Date JAN. 2026

Scale N.T.S.

Sheet **RD1**

WALL FLASHING (PARAPRO FLASHING)

PA-750 HOT APPLIED RUBBERIZED ASPHALT - CONCRETE SUBSTRATE



- NOTES:
1. REFER TO SIPLAST PREPARATION GUIDELINES FOR PROPER SURFACE TREATMENT OF ALL MATERIALS PRIOR TO APPLICATION OF PARAPRO FLASHING.
 2. PARAPRO CANNOT BE APPLIED IN THE ABOVE CONFIGURATION OVER MEMBRANES OR OTHER MATERIALS CONTAINING UNCURED, SOLVENT-BASED MATERIALS.
 3. REFER TO SIPLAST FLEECE CUTTING RECOMMENDATIONS FOR CONFIGURATIONS, CUTTING, FOLDING, AND LAPPING TECHNIQUES.
 4. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN THE PARAPRO INSTALLER'S GUIDE AND IN THE PA-750 HOT APPLIED RUBBERIZED ASPHALT SYSTEM INSTALLATION SPECIFICATION SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.
 5. ONE OF THE FOLLOWING PRIMERS: TA 119, PA-1125, OR PA-917 LS IS REQUIRED WHERE PRIMER IS INDICATED. CONTACT SIPLAST FOR SPECIFIC REQUIREMENTS.
 6. THE METAL WORK SHOWN DEPICTS SHOP FABRICATION AND JOB-SITE ASSEMBLY. THESE COMPONENTS SHOULD BE DESIGNED/FABRICATED/INSTALLED ACCORDING TO GENERALLY ACCEPTED INDUSTRY PRACTICES, STANDARDS, AND APPROVALS.
 7. CONSULT PA-750 HOT APPLIED RUBBERIZED ASPHALT SYSTEM SPECIFICATION PLATES FOR OVERBURDEN/PROTECTION SYSTEM OPTIONS.

CAUTION: SIPLAST RECOMMENDS THAT ALL PRACTICES PERTAINING TO NRCA CERTA GUIDELINES BE FOLLOWED WHEN TORCHING METHODS ARE EMPLOYED. THIS INCLUDES PERFORMING A FIRE WATCH FOLLOWING ANY TORCH APPLICATIONS. ALWAYS HAVE APPROVED FIRE-EXTINGUISHING EQUIPMENT NEARBY.

N.T.S.



1000 East Rochelle Boulevard - Irving, Texas - 75062 (800) 922-8800 www.siplast.com

Ref: Wall Flashing Ppro PA-750 concrete

Rev: 06.15.13

RD2
RD2

SIPLAST WATERPROOFING WITH WALL FLASHING DETAIL

NOT TO SCALE

T·D·L

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CHEVY CHASE, MD 20815

Project Name and Address

PLAZA WATERPROOFING

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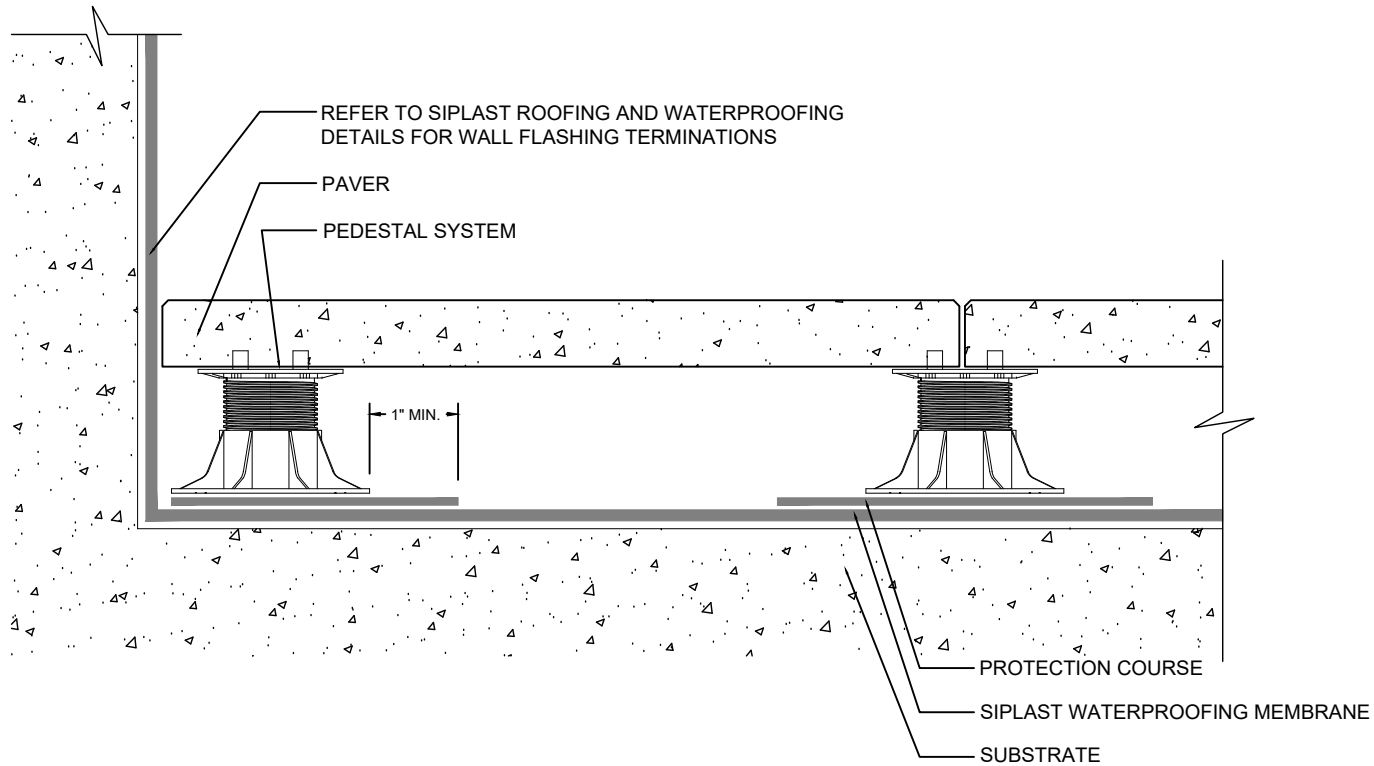
Project 25-131

Date JAN. 2026

Scale N.T.S.

Sheet RD2

PEDESTAL/PAVER AT PARAPET
CONCRETE PAVERS - UNINSULATED



NOTES:

1. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SIPLAST SPECIFICATIONS AND SYSTEM SPECIFIC DETAILS SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.
2. DESIGNER OF RECORD TO VERIFY CAPACITY OF DECK/SUBSTRATE TO ACCOMMODATE LOAD OF THE OVERBURDEN COMPONENTS.

CAUTION: SIPLAST RECOMMENDS THAT ALL PRACTICES PERTAINING TO INDUSTRY STANDARD TORCH SAFETY REQUIREMENTS AND GUIDELINES BE FOLLOWED. THIS INCLUDES PERFORMING A FIRE WATCH FOLLOWING ANY TORCH APPLICATIONS. ALWAYS HAVE APPROVED FIRE EXTINGUISHING EQUIPMENT NEARBY WHEN USING A TORCH.

Scale: NTS

REF: PEDESTAL/PAVER AT PARAPET – CONCRETE PAVERS – UNINSULATED

Detail Number:

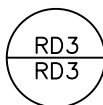
DE-7406L1

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Rev: 05.09.2024

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SIPLAST WATERPROOFING AT PARAPET WITH PAVERS DETAIL

NOT TO SCALE

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Project Name and Address

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Project 25-131

Date JAN. 2026

Scale N.T.S.

Sheet **RD3**

