

Owner - Revised Set

Set No. 24

SPECIFICATIONS

For

THE CONSTRUCTION OF A NEW CHURCH BUILDING

(Including the Demolition of The Existing Church Building)

At

935 SOUTH EAST AVENUE (near DILLON STREET)

(Church Property - 923 to 945 South East Avenue)

BALTIMORE 24, MARYLAND

For

UNITED EVANGELICAL CHURCH

THE REV. TITUS LEBMANN, PASTOR

MR. FRED CROSS, PRESIDENT

FREDERICK L. W. MOHLE AND ASSOCIATES
ARCHITECTS . . . ENGINEERS
2514 North Charles Street
Baltimore 18, Maryland
BElmont 5-4877

Job No. C-1465

December 31, 1955

214,100 cuft.

F. L. W. MOEHLE AND ASSOCIATES
ENGINEERS AND ARCHITECTS
BALTIMORE, MARYLAND

C-1465

February 10, 1955

PRELIMINARY OUTLINE SPECIFICATION FOR NEW CHURCH BUILDING
FOR UNITED EVANGELICAL CHURCH, BALTIMORE, MARYLAND

Foundations and Footings: -- Reinforced concrete. Footings for 12" walls - 24" wide; for 16" walls - 30" wide. Thickness - 12".

Exterior Walls Below Grade: -- Reinforced concrete. Interior face of Basement walls shall remain exposed.

Exterior Walls Above Grade: -- 4" face brick (allow \$60/M); slag block back-up.

Interior Walls: -- Slag block.

Exterior Stone: -- Limestone.

First Floor Construction (also floors in tower): -- Steel girders, beams, and columns; steel joists, 3" thick R.C. Steeltex slab. Underside of floor construction to be covered with acoustical plaster on metal lath (to meet Building Code).

Gallery Floor Construction: -- Same as "First Floor Construction".

Roof Construction: -- Steel beams, heavy wood purlins (fir), 2" T & G fir roof sheathing (a good grade, as it is to remain exposed).

Roofing: -- Slate roofing, laid over 1" rigid roof insulation. 16 oz. copper flashing. Tower roof - copper.

Waterproofing and Dampproofing: -- All walls below grade to be given two (2) coats of coal tar pitch waterproofer. Exterior walls above grade which are to be plastered shall be given two (2) coats of a sprayed-on dampproofer. Furring to be 1 x 3 wood furring, 16" o.c., to take 3/8" rock lath.

Stairs: -- Steel pan type, with concrete fills. Cover treads with 1/8" linotile.

Lathing and Plastering: -- Lath for walls and partitions shall generally be 3/8" rock lath; use metal lath where required. Do all metal furring required, with metal lath (examples - around columns, the Chancel arch partition, etc.). Plaster-- sand finish.

Interior Finish: -- All interior trim and woodwork to be red oak, stained and varnished. Exterior doors & frames - red oak.

Preliminary Outline Specifications-United Evangelical Church (Cont'd):

Sash: -- Steel, The large nave windows are to have outside steel frames, with the existing stained glass reinstalled by others. Other steel sash to be glazed with leaded glass (seedy marine antique), diamond shape, about 5" x 7".

Narthex Screen: -- To be built of wood - red oak. Windows to be glazed with diamond shaped leaded glass (seedy marine antique). Windows to operate (drop to bottom half of screen). Finish - stained and varnished.

Furniture (Altar, Reredos, Pulpit, Lectern, Communion Rail, Pews, etc.): -- Not included in the general contract.

Finishing Hardware: -- Exterior to be of black iron; interior to be bronze or black. Suggest preliminary allowance of \$1,800.00.

Painting: -- See previous notations as to interior wood finish. Plaster walls and ceilings shall not be painted at this time. Concrete basement walls and exposed slag block walls and partitions shall be given three (3) coats of paint. Exterior bricks shall not be painted.

Spire (and top of tower): -- Steel frame, wood sheathing covered with lead coated copper. Louvers at top of tower are to have lead coated copper louvers, and a steel frame. Install the two existing bells in the tower; use steel beams.

Electric Wiring: -- Allow for normal Church wiring. No wires smaller than #12. Install conduits (only) for P/A system, signal system, telephone to office, hearing aids, and pipe organ.

Electric Fixtures: -- Not included in the general contract.

Toilet Rooms: -- Ceramic tile floor, walls of (structural) glazed tile (scaps), ceiling plastered. Electric vent fan to be installed in each toilet room.

Plumbing: -- Allow for the usual type of fixtures. Water pipe to be "K" copper; to meet plumbing code.

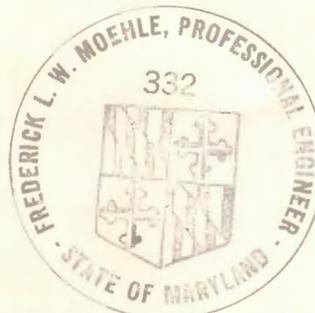
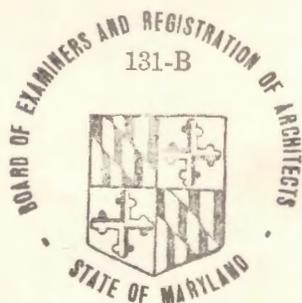
Heating: -- Present boiler to be removed, and a new larger boiler installed to heat both new Church and existing 4-story educational building. In new building, use convectors, fin tube radiation, etc.

Resilient Floor Covering: -- Basement floor - 1/8" asphalt tile, grade "C". First Floor: Nave - 1/8" asphalt tile, class "B" under pews; aisles and chancel - carpet by others; Narthex - 1/8" linotile.

Fire Door: -- For Boiler Room.

Acoustical Tile Ceilings: -- There will be some acoustical tile ceilings, particularly in the Dillon Street wing.

Kitchen Equipment: -- Not included in the general contract.

SPECIFICATIONSForTHE CONSTRUCTION OF A NEW CHURCH BUILDING(Including the Demolition of The Existing Church Building)At935 SOUTH EAST AVENUE (near DILLON STREET)(Church Property - 923 to 945 South East Avenue)BALTIMORE 24, MARYLANDForUNITED EVANGELICAL CHURCHTHE REV. TITUS LEHMANN, PASTORMR. FRED GROSS, PRESIDENT**FREDERICK L. W. MOEHLE AND ASSOCIATES****ARCHITECTS ... ENGINEERS
2514 North Charles Street
Baltimore 18, Maryland
BELmont 5-4877**

NEW CHURCH BUILDING
at 935 South East Avenue (near Dillon St.), Baltimore 24, Md.
For UNITED EVANGELICAL CHURCH, Owner

GENERAL SCOPE AND DESCRIPTION OF PROJECT

Specifications of materials and equipment to be furnished, labor to be performed, and services to be rendered in the satisfactory construction and completion of a New Church Building at 935 South East Avenue, near Dillon Street, Baltimore 24, Maryland, in strict conformity with the drawings and these specifications prepared therefor by and under the supervision of Frederick L. W. Moehle and Associates, Architects and Engineers, 2514 North Charles Street, Baltimore 18, Maryland.

Sec. G2-1 PROJECT SITE:

- (a) The project site is located on the east side of South East Avenue, at Dillon Street, with the Church property being known as No. 923-45 South East Avenue, Baltimore 24, Maryland. The improvements now on the site are as follows:
- (1) A four-story Educational Building, designated as No. 923 South East Avenue, which building is to remain in place.
 - (2) A Church Building (the present Sanctuary), known as No. 935 South East Avenue, which building is to be razed in its entirety and replaced by the new structure called for in these specifications and the accompanying drawings.
 - (3) A private one-car garage (facing on Dillon Street), which is to be razed in its entirety. This includes the rear yard brick wall.
 - (4) A Parsonage, known as No. 945 South East Avenue, which building is to remain in place.
- (b) Both the front street (East Avenue) and side street (Dillon Street), and the rear 10-foot alley are paved, with curbs and sidewalks in place.
- (c) The site is served by the following utilities: City water, sanitary and storm sewers, electric service, gas service, and telephone service.

Sec. G2-1 PROJECT SITE (Cont'd):

- (d) Since the buildings cover a large percentage of church property, there is relatively little available on-site space for the storage of materials.

Sec. G2-2 GENERAL SCOPE:

- (a) The Contractor shall take the site as is and shall do all work necessary to complete the project in accordance with the drawings and specifications.
- (b) The Contractor shall furnish all materials, labor, tools, plant and equipment necessary or required for the construction of the New Church Building and supplementary work, all as described in these specifications and shown on the accompanying drawings.
- (c) The Contractor shall erect barriers, walks, lights, and other protective devices necessary to protect builder's personnel, church members, and other persons from injury and danger due to work done on this project, particular note being made of the fact that the Educational Building and the Parsonage are to remain in use for normal church activities during the period of construction and the life of the contract. The building operations, therefore, shall be so planned and executed as not to interfere with normal activities in the Educational Building and the Parsonage.
- (d) Upon the completion of the work called for in this Contract, the Contractor shall clean up the building and the building site, as well as any other areas in which he worked or stored materials or equipment, and shall repair any damage done in such areas, leaving the premises (at completion) in a clean and neat condition, satisfactory to the Owner and the Architect. Any damage done to the exterior of the Educational Building and the Parsonage shall also be repaired. All such repairs shall be done at the expense of the Contractor. Also, the Contractor shall protect these two buildings from water damage during the construction period, and, should any such damage occur, shall repair same at his own expense.
- (e) Attention is called to the schedule of operations at the start of the construction period. No work of demolition may start before Monday, April 2, 1956, as services are to be held in the existing Church Building on Easter Sunday (April 1, 1956). The heating plant serving the Educational Building is located in the basement

Sec. G2-2 GENERAL SCOPE (Cont'd):

of the existing Church building, and it is hoped that this plant can be kept in operation for several weeks after April 1 to provide heat for the Educational Building; however, no special protective costs shall be incurred to make such operation practicable. The construction schedule shall be so arranged and executed as to have the new heating plant serving the Educational Building in operation by not later than October 15, 1956.

- (f) Demolition is a sizable part of this project. Attention is called to the following items: The existing organ will be removed by the Owner, at his own expense, work starting on April 2, 1956. The Owner will also have removed, at his own expense, the existing tower clock mechanism, including the dials, hands, etc. The Contractor shall unfasten all furnishings and furniture (such as pews, benches, pulpit, altar, lectern, etc.) and shall make same available to the Owner, who will retain title to all such furnishings and furniture and will dispose of them as he sees fit (in accordance with a time schedule agreed upon between the Owner and the Contractor). The Contractor shall carefully remove all stained glass and memorial windows, transporting them to a storage space provided by the Owner (at the Owner's expense), same to be within a three (3) block radius of the Church site. All salvage materials not otherwise specifically noted are the property of the Contractor, and shall be removed from the site at the Contractor's expense.
- (g) The two existing bells (in the present Church tower) shall be carefully taken down, stored, repaired as required, and re-erected in the new tower, complete with ropes, etc., ready for operation.
- (h) Attention is called to the item of underpinning the existing four-story Educational Building. This is a very important part of this project, particularly in view of the loads involved and the type of construction of the building (full width clear span reinforced concrete girders, reinforced concrete slabs, brick walls). Note also that this building is to remain in use for Church activities during the construction period.
- (i) Attention is called to the fact that a Bond is required of the Contractor in the full amount of the contract (see also Sec. G1, ART. 5, page G1-2).

Sec. G2-2 GENERAL SCOPE (Cont'd):

- (j) The Owner will furnish and install, at his own expense, a partial (or a complete) air conditioning system to serve the Sanctuary (first floor and gallery). The air conditioning Contractor, who will operate under a separate contract, must coordinate his work with that of the Contractor (the general contractor) and must schedule and do his work subject to the orders of the Contractor (the general contractor). Also, the Contractor (the general contractor) shall make every effort to cooperate with the Air Conditioning Contractor. Generally speaking, the air conditioning contract will include the furnishing and installing of all duct work, duct insulation, blowers and fans of the air conditioning units, diffusing and other type outlets, compressors, unit piping, and the like. Attention is called to certain specific items of work called for on the drawings and/or in the specifications which are to be done by the Contractor (the general contractor) as a part of his contract work.
- (k) The Owner will let a separate contract, at his own expense, for cleaning the exterior brickwork of the Educational Building (and possibly the Parsonage). The Contractor shall cooperate with this specialty contractor.
- (l) Attention is called to the "List of Work and Items Not Included in the General Contract" (see Section G2-3).
- (m) The bid proposal shall give all of the information and prices called for on the Form of Proposal, Section G3.

Sec. G2-4 LIST OF CONTRACT DRAWINGS ACCOMPANYING THESE SPECIFICATIONS:

<u>DRAWING NO.</u>	<u>TITLE</u>
C1465-1-T	Plot Plan, Schedules, Finishes
C1465-2-T	Basement Floor Plan and Details
C1465-3-T	First Floor Plan and Details
C1465-4-T	Gallery & Second Floor Plan; Tower Plans
C1465-5-T	Elevations, Tower Section
C1465-6-T	Transverse and Longitudinal Sections
C1465-7-T	Wall Sections, Details, Truss Boxing
C1465-8-T	Front Entrance Limestone Details
C1465-20-T	Structural Framing and Foundation Plans
C1465-21-T	Structural Details, Trusses
C1465-22-T	Structural Details, Tower Framing & Details
C1465-30-T	Electrical Plans, Wiring
C1465-34-T	Plumbing Plan, Roof Plan
C1465-35-T	Heating Plans, Boiler Details

NEW CHURCH BUILDING
935 South East Avenue, Baltimore 24, Md.
for UNITED EVANGELICAL CHURCH

I N D E X

Notes:-- Divisions are listed in the same order as bound.

<u>DIV. NO.</u>	<u>DESCRIPTION</u>	<u>PAGE NO.</u>
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GC	General Conditions.	GC-1
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2	Preparation of Site, Excavation, Filling & Grading.	2-1
5	Underpinning.	5-1
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4	Masonry Construction.	4-1
6	Limestone	6-1
7	Structural Steel; Open Web Steel Joists	7-1
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9	Waterproofing and Dampproofing; Caulking.	9-1
10	Roofing and Sheet Metal Work.	10-1
60	Carpentry Work, Lumber and Millwork	60-1
69	Finishing Hardware.	69-1
13	Furring, Lathing, and Plastering.	13-1
16	Tin Clad Doors.	16-1
18	Resilient Floor Tile.	18-1
79	Acoustical Tile Ceilings.	79-1
80	Glass and Glazing; Mirrors.	80-1
90	Metal Toilet Partitions	90-1
95	Ceramic Tile Work	95-1
110	Modernfold Doors.	110-1
20	Painting and Decorating	20-1
25	Electric Wiring	25-1
30	Plumbing and Drainage	30-1
151	Heating Installation.	151-1
155	Air Conditioning -- Cooling (SEPARATE CONTRACT- Not in General Contract).	155-1
157	Ventilating	157-1
500	Tower Bells	500-1
510	Tower Clock (SEPARATE CONTRACT - Not in General Contract)	510-1

SECTION 01 - INFORMATION FOR AND INSTRUCTIONS TO BIDDERS

ART. 1. BIDDING DOCUMENTS:

- (a) The Bidding Documents consist of the Drawings and Specifications (available at the office of the Architect). They are the property of the Architect and are loaned for the purpose of preparing bid proposals. All Bidders shall return such Bidding Documents in good condition with their bids. Failure to return the Bidding Documents will be sufficient grounds for disqualifying the respective bids.
- (b) A deposit of Thirty-five Dollars (\$35.00) is required for each set of the Bidding Documents taken out of the Architect's office. This deposit will be returned in full if the Bidding Documents are returned to the Architect's office in a good condition.

ART. 2. RECEIPT AND OPENING OF BIDS:

- (a) Bids will be received in the office of the Architect, Frederick L. W. Moehle and Associates, 2514 North Charles Street, Baltimore 18, Maryland, until _____ p.m., on _____.
- (b) Bid proposals shall be in duplicate on the forms furnished by the architect, properly signed by the Bidder, and shall be delivered to the office of the Architect in sealed envelopes. Each copy shall be in a separate envelope, and the one containing the original shall be so designated on the envelope. Envelopes shall have marked thereon the name of the Bidder and the name of the Project.
- (c) No proposal shall be received if offered by telephone, telegraph, or orally; nor shall any proposal be considered which has been delivered to any address other than that of the Architect's office.
- (d) The completed form of proposal shall contain all information regarding alternates and questions requested on the "Form of Proposal"; it shall show no erasures, interlineations, postscripts, etc.; it shall contain no restatement of work to be done or not to be done.
- (e) The owner reserves the right to reject any and all proposals, to award the contract to any of the Bidders, irrespective of the amount of his proposal, to waive all liabilities in connection therewith, nor will any bid be

ART. 2. RECEIPT AND OPENING OF BIDS (Cont'd):

- (f) Any bulletins, addenda, or other modifications issued in writing by the Architect before the bids are delivered, shall be covered by and included in the Proposal, and, in closing the Contract, these shall become part and parcel thereof.

ART. 3. ORAL INSTRUCTIONS OR EXPLANATIONS:

- (a) Neither the Owner nor the Architect shall be responsible in any way for any oral explanations, instructions, or other information issued during the time of bidding, no matter by whom given. In the event the Bidder discovers discrepancies, omissions, duplications, or other errors, or matters which are not clear, he shall immediately notify the Architect, who shall issue in writing such bulletins or addenda as the situation may require.
- (b) No interpretation, other than that of the Architect, will be considered during the period of actual building operation.

ART. 4. BIDDERS TO VISIT PREMISES:

All Bidders shall visit the premises with their sub-contractors to become familiar with the site and the existing conditions, (see General Conditions).

ART. 5. BOND:

The successful Bidder will be required to give bond of a corporate surety company, acceptable to the Owner, in the amount of the contract sum. Bidders shall include in their proposals any and all costs thereof.

ART. 6. MISCELLANEOUS:

- (a) The Form of Agreement (general contract) contemplated for this project is the standard form of the American Institute of Architects, stipulated sum basis.
- (b) Bidders are also advised that no liquidated damages are called for. The time for completion will be as agreed upon later and as will be set forth in the Form of Agreement.

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- (d) Since the buildings cover a large percentage of church property, there is relatively little available on-site space for the storage of materials.

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Sec. G2-2 GENERAL SCOPE (Cont'd):

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Sec. G2-2 GENERAL SCOPE (Cont'd):

- (j) The Owner will furnish and install, at his own expense, a partial (or a complete) air conditioning system to serve the Sanctuary (first floor and gallery). The air conditioning Contractor, who will operate under a separate contract, must coordinate his work with that of the Contractor (the general contractor) and must schedule and do his work subject to the orders of the Contractor (the general contractor). Also, the Contractor (the general contractor) shall make every effort to cooperate with the Air Conditioning Contractor. Generally speaking, the air conditioning contract will include the furnishing and installing of all duct work, duct insulation, blowers and fans of the air conditioning units, diffusing and other type outlets, compressors, unit piping, and the like. Attention is called to certain specific items of work called for on the drawings and/or in the specifications which are to be done by the Contractor (the general contractor) as a part of his contract work.
- (k) The Owner will let a separate contract, at his own expense, for cleaning the exterior brickwork of the Educational Building (and possibly the Parsonage). The Contractor shall cooperate with this specialty contractor.
- (l) Attention is called to the "List of Work and Items Not Included in the General Contract" (see Section G2-3).
- (m) The bid proposal shall give all of the information and prices called for on the Form of Proposal, Section G3.

Sec. G2-3 LIST OF WORK AND ITEMS NOT INCLUDED IN THE GENERAL CONTRACT:

The following work and/or items are not included in the General Contract:

1. Furnishing and Installing - both not included:

- (a) Ecclesiastical Furniture and Equipment - Chancel Furniture and Nave Seating - includes Altar, Reredos, Communion Rail, Pulpit, Lectern, Credence Brackets, Screens, Pews, and the like.
- (b) Regular furniture - includes Chairs, Tables, and similar items.
- (c) Figured or Memorial Windows (Stained Glass). Note that the reuse of existing stained glass and figured windows is included in the general contract, as called for in the specifications and on the drawings.
- (d) Organ.
- (e) Carpet, Rubber Mats, Rugs.
- (f) Food Service Equipment, Electric Water Cooler.
- (g) Kitchen Cabinets.
- (h) Wiring and Equipment for Sound System, Hearing Aids, and outside Telephone. Note:- The furnishing and installation of the conduit for these systems is included under the General Contract, except telephone conduits, which are not included (see Architect).
- (i) Tower Clock
- (j) The cleaning of the exterior of the Educational Building and the Parsonage.
- (k) Air Conditioning Equipment.

2. Furnishing only not included. Installation is included in General Contract:

- (a) Lighting Fixtures (except any specifically called for on the Electrical Drawing to be furnished under the General Contract).

SECTION G3 -- FORM OF PROPOSAL

Note: Do not tear out this form. Use the separate proposal forms supplied by the Architect, and give all answers.

1st Copy -- put in separate envelope, mark "Owner", and deliver to Architect's office.

2nd Copy -- put in separate envelope, mark "Architect", and deliver to Architect's office.

3rd Copy -- keep this copy for your files.

Name of Bidder _____

February _____, 1956

United Evangelical Church
c/o F. L. W. Moehle and Associates, Architects
2514 North Charles Street
Baltimore 18, Maryland

Gentlemen:

Having carefully and thoroughly examined the Instructions to Bidders, the Drawings and Specifications, the Addenda Nos. ___ to ___, inclusive, the site, and the conditions there existing insofar as they may affect the efficient erection of the New Church Building proposed, we propose to erect and complete the New Church Building for you, including the demolition of the existing Church Building, the underpinning of the adjacent existing Educational Building, the furnishing of a Bond, and do all the miscellaneous work called for and required, furnishing all labor, materials, equipment, and services necessary or required, as shown on the Drawings and Specifications prepared therefor by and under the supervision of Frederick L. W. Moehle and Associates, Architects and Engineers, for the sum of

_____ Dollars (\$_____). (1)

If awarded the contract for this work, we propose to have same completed and ready for your use

within _____ calendar days. (2)

Respectfully submitted,

_____(Firm Name)

By: _____