

SCOPE OF WORK
FRONT GATE REPAIR AND REPLACE AT
GUSTE HIGH-RISE and GUSTE III M-BUILDING

INTRODUCTION

The Housing Authority of New Orleans (HANO) is seeking to repair and replace the main parking lot gates at the Guste High-Rise and Guste III M-Building. The Scope of Work includes but is not necessarily limited to, all supervision, project management labor, materials, tools, equipment, temporary facilities, transportation, overtime pay, and direct and indirect costs as necessary to effect the repair and replacement work at the Guste Housing Community in strict accordance with all current City, State, and Federal codes, laws, ordinances etc. as required to complete the Scope of Work noted herein.

The scope of work entails replacing bent gate frames with approximately-sized gates, replacing guide rollers attached to the existing frame, extending the gate, installing a new gate operator, installing obstruction photobeams on both sides of the gate, installing interior and exterior vehicle detection loops, install a fire department pull box on the exterior side, replace 4" v-groove wheels attached to gate, remove and reinstall a new roller track, install new call box, install new AVI card reader.

GENERAL REQUIREMENTS

1. This section provides general information and is not necessarily a complete list of the work intended for this project. It is the Contractor's responsibility to complete all work under this project on time, within the Contract Sum, and in accordance with Federal, State, and Local laws, ordinances, and regulations. The Scope of Work is provided under Section 2, Scope of Work.
2. The Housing Authority of New Orleans (HANO) will secure a Contract with a General Contractor for the gate repairs at the Guste High-Rise and Guste III M-Building. By submitting a quote for this project, the Contractor acknowledges that he/she has visited the site and is thoroughly familiar with the Scope of Work.
3. Unless specifically noted otherwise, a Day is defined as one (1) calendar day.
4. "Provide" and its derivatives shall mean taking all actions as necessary to complete a given element of work including all costs associated with the completion of the work.
5. The Contractor is responsible for the removal and proper disposal of all trash and debris from the property in accordance with all applicable Federal, State, and Local laws and regulations.
6. Time is of the essence and the Contractor will be required to maintain a workforce consisting of enough crews of sufficient size to effectively prosecute the Work within the Contract Time.
7. A full-time superintendent, experienced in and skilled in this type of construction work, shall be on the project site at all times during all work. The superintendent shall represent the contractor in his absence, and all directions given to him shall be binding as if given directly to the Contractor.

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8. The Contractor shall be responsible for cleaning and removal of all dust and debris daily.
9. The Contractor shall protect all existing to remain and all new construction from damage during his work in progress. The housing authority must approve all repairs.
10. The Contractor is responsible for, replacement or repair, at his own expense, any construction that is damaged by his work. This new repair or replacement work shall be done to the owner's satisfaction, or the owner shall have the right to repair or replace damaged construction at the contractor's expense.
11. The Contractor shall guarantee all work and the work of their sub-contractors for one (1) full calendar year from the date of final acceptance unless otherwise specified in writing.
12. The Contractor shall repair all existing surfaces to match existing wherever new work or demolition makes this necessary.
13. The contractor is responsible for providing temporary lavatory facilities.
14. No hazardous or flammable materials are to be stored on the HANO property.
15. The burning of trash and debris is strictly prohibited.
16. HANO will provide utilities to the Contractor. If utilities are not available, the Contractor shall be responsible for providing temporary facilities such as water, and electricity as required to execute the Work.
17. The Contractor shall verify all dimensions and existing conditions before commencing work.
18. The Contractor will be required to file the contract with the Local Recorder of Mortgages and provide a folio number within 7 days of issuance of a Notice to Proceed.
19. The Contractor shall exercise reasonable care and safety while working in and around the existing unit. Any damage to the property is the sole responsibility of the Contractor to replace or repair.
20. All workers must be experienced in the job they are performing.
21. Application for and payment of the repair permit shall be the responsibility of the Contractor.

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1. Guste High-Rise Front Gate (Simon Bolivar Side) Scope of Repairs:
 - A. Replace bent and broken gate with Iron Gate that complies with UL 325 & ASTM 2200 Standards
 - B. Expand so there is a 30" opening and Remove the section of the front entrance gate and 2 bollards.
 - C. Replace guide rollers attached to the existing frame.
 - D. Install a new commercial-grade gate operator with Liftmaster battery backup and mounting pedestal above ground
 - E. Install obstruction photobeams on both sides of the gate.
 - F. Install interior and exterior vehicle detection loops.
 - G. Install a fire department pull box on the exterior side.
 - H. Replace 4" v-groove wheels attached to the gate.
 - I. Remove and reinstall a new roller track.
 - J. Install new controller box with key fob sensor
 - K. Install new gooseneck pedestal
 - L. Program 400 key fobs.
 - M. Install New gate video camera
 - N. Install Safety Bollards

2. Guste High-Rise Back Gates
 - A. Install all new commercial-grade gate operators with Liftmaster battery backup and mounting
 - B. Install obstruction photobeams on both sides of the gate.
 - C. Install goose neck key fob controller box
 - D. Install vehicle sensors

3. Guste High-Rise Back Maintenance Gate
 - A. Repair Gate
 - B. Install all new commercial-grade Liftmaster gate operator with battery backup and mounting
 - C. Install obstruction photobeams on both sides of the gate.
 - D. Install goose neck key fob controller box
 - E. Install gate camera
 - F. Program 50 key fobs
 - G. Install vehicle sensors for car exit

4. Guste III Gates at M-Building and Pedestrian Gate on S Liberty St.
 - O. Replace damaged aluminum gates with Iron Gate that complies with UL 325 & ASTM 2200 Standards
 - A. Install a new commercial-grade Liftmaster gate operator with battery backup and mounting pedestal above ground
 - B. Install obstruction photobeams on both sides of the gate.

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- C. Install new controller box with key fob sensor with gooseneck pedestal
- D. Install new key fob for the pedestrian gate
- E. Install a fire department pull box on the exterior side.
- F. Install New gate video camera
- G. Program 100 key fobs