Addendum #2

B15/9901

West Campus Men's Gym Locker Area Remodel

SPECIFICATIONS for West Campus Men's Gym Locker Area Remodel

Dated: April 30, 2015

This addendum supplements and amends the original Bid Document, dated April 30, 2015, and shall be taken into account in preparing bids, and shall become part of the Contract Documents. In case of conflicts between the Specifications, Drawings, and this Addendum, this Addendum shall govern. Careful note of this Addendum shall be taken and all trades affected shall be fully advised for performance of the work. Acknowledge receipt of this Addendum in the space provided on the proposal form. Failure to do so may subject bidder to disqualification.

Item # 1. See attached

End of Addendum # two
ADDENDUM NO. 2
CONSTRUCTION DOCUMENTS

Prepared by:
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261 N. Court Ave.
Tucson, Arizona 85701

Project:
Pima Community College
West Campus Gymnasium Renovation
Tucson, Arizona

ADDENDUM NO. 2
May 22, 2015

All requirements contained in the Construction Documents dated March 27, 2015 shall apply to this Addendum, and the general character of the Work called for in this Addendum shall be the same as originally set forth in the applicable portions of the Contract Documents for similar Work, unless otherwise specified under this Addendum, and all incidental Work necessitated by this Addendum as required to complete the Work shall be included in the bids, even though not particularly mentioned in this Addendum.

This Addendum is hereby made a part of the Contract Documents.

DRAWINGS ISSUED: Revised Sheets A2.3, and A3.1
Mechanical Access Panel Location Sketch

SPECIFICATION SECTIONS ISSUED:

Section 071416 – Cold-Applied Waterproofing

GENERAL ITEMS:

1. BID DATE REVISION: Revise the time for receipt of bids until Monday, June 1 at the same time and location.

2. Questions and Answers from General Contractors: Issued with this addendum.

NARRATIVE REVISIONS TO SPECIFICATIONS:

1. Section 071416 – Cold-Applied Waterproofing is issued with this addendum for application to below-grade retaining side of south wall at Room B-G26.
2. Section 087100 – Finish Hardware
   a. Paragraph 2.8: Owner has revised their district-wide standard lockset to the Schlage ND, Rhodes trim, with Vandlgard option. No other manufacturers’ locksets are acceptable.

NARRATIVE REVISIONS TO DRAWINGS:

1. Sheet D2.1 – Demolition Plan: Extend masonry removal south of Dr. B-G40 down to east-west wall to remain (approximately 5’ additional wall).

2. Sheet A2.1, Dr. B-G40: This door is noted as “Existing Door/Frame, Salvage and Reuse.” It is a 3070 hollow metal door and frame in excellent condition in a masonry wall. GC should try to save the frame, but that may not be possible and a new matching frame will have to be provided. Salvage the door and hardware immediately and save all for reuse.

PRIOR APPROVALS FOR BIDDING: The following manufacturer’s products are approved for bidding purposes only. This does not exempt them from meeting all provisions of the plans and specifications, and from providing all required submittals.

Section 087100 – Finish Hardware – Stanley – door closers QDC (100) Series

END OF ADDENDUM NO. 1
SECTION 071416 – COLD FLUID-APPLIED WATERPROOFING (FOUNDATION COATING)

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. This Section includes cold fluid-applied waterproofing system for the retaining (wet) side of interior retaining wall at south end of B-G26.

2. Waterproofing membrane.
3. Protection course.

B. Related Sections: The following Sections contain requirements that relate to this Section:

1. Section 033000 - Cast-in-Place Concrete.
2. Section 042000 – Unit Masonry.

1.3 PERFORMANCE REQUIREMENTS

A. General: Provide a waterproofing system that prevents the passage of liquid water under hydrostatic pressure and complies with physical requirements as demonstrated by testing performed by an independent testing agency of manufacturer’s current waterproofing formulations and system design.

1.4 SUBMITTALS

A. Submit Product Data for each type of waterproofing specified, including manufacturer’s printed instructions for evaluating, preparing, and treating the substrate, technical data, and tested physical and performance properties.
1.5 QUALITY ASSURANCE

A. Installer Qualifications: Engage an experienced Installer who is certified in writing and approved by waterproofing manufacturer for the installation of the waterproofing system.

B. Manufacturer Qualification: Obtain waterproofing materials and system components from a single manufacturer.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials to Project site as specified by manufacturer labeled with manufacturer’s name, product brand name and type, date of manufacture, shelf life, and directions for storing and mixing with other components.

B. Store materials as specified by the waterproofing manufacturer in a clean, dry, protected location and within the temperature range required by waterproofing manufacturer. Protect stored materials from direct sunlight.

C. Remove and replace material that cannot be applied within its stated shelf life.

1.7 PROJECT CONDITIONS

A. Protect all adjacent areas not to be waterproofed. Where necessary, apply masking to prevent staining of surfaces to remain exposed wherever membrane abuts to other finish surfaces.

B. Perform work only when existing and for-cast weather conditions are within manufacturer’s recommendations for the material and application method used.

C. Ambient temperature shall be within manufacturer’s specifications. (Greater than +45ºF and not falling.)

D. All plumbing, electrical, mechanical and structural items to be under or passing through the waterproof membrane shall be positively secured in their proper positions and appropriately protected prior to membrane application.

1.8 WARRANTY

A. General Warranty: The special warranty specified in this Article shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents, and shall be in addition to, and run
concurrent with, other warranties made by the Contractor under requirements of the Contract Documents.

Material Warranty: 5 years.

PART 2 – PRODUCTS

2.1 WATERPROOFING MATERIALS

A. Fluid applied waterproofing system—a single course, high build, polymer modified, water-based asphalt emulsion. Waterborne and spray applied at ambient temperatures. A nominal thickness of 60 mil minimum, unless specified otherwise. Trowel-grade has similar properties with greater viscosity and is roller or brush applied.

B. Fluid applied waterproofing physical properties.
   
   Total Solids: 62% +/- 2%
   Application Temp: +20 deg.
   Coverage: 25-35 sf/gal.
   Elongation: 500%

C. SureDry No. 4000 Waterproofing
   Henry Aqua Bloc SB
   Or equal

2.3 AUXILIARY MATERIALS

A. Sheet Flashing: 60-mil reinforced modified asphalt sheet good with double-sided adhesive.

B. Reinforcing Strip: Manufacturer’s recommended polypropylene and polyester fabric.

C. Joint Detailing Sealant Mastic: A high viscosity polymer modified water based asphalt material.

   1. Back Rod: Closed-cell polyethylene foam.

2.4 PROTECTION COURSE: Fan folded, with a core of extruded-polystyrene board insulation faced on both sides with plastic film, nominal thickness 1/4 inch with compressive strength of not less than 8 psi per ASTM D 1621, and maximum water absorption by volume of 0.6 percent per ASTM C 272.
PART 3 – EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions under which waterproofing systems will be applied, with Installer present, for compliance with requirements. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.2 SURFACE PREPARATION

A. Clean and prepare substrate according to manufacturer’s recommendations. Provide clean, dust-free, and dry substrate for waterproofing application.

B. Mask off adjoining surfaces not receiving waterproofing to prevent spillage or over spray affecting other construction.

C. Remove grease, oil, form release agents, paints, and other penetrating contaminants from concrete.

D. Remove fins, ridges, and other projections and fill honeycomb, aggregate pockets, grout joints, tie holes, and other voids with ECOLINE-T, hydraulic cement, or rapid-set grout.

3.3 PREPARATIONS AND TREATMENT AT TERMINATIONS AND PENETRATIONS

A. Prepare vertical and horizontal surfaces at terminations, at penetrations through waterproofing material, and at expansion joints, drains, and sleeves according to ASTM C 898 and manufacturer’s recommendations.

B. Apply two coats of waterproofing and embed a joint reinforcing strip in preparation coat and apply a second coat over embedded joint reinforcing strip ensuring its complete saturation and covering.

1. Terminations should be treated 6 inches up vertical and 6 inches on horizontal.
2. Penetrations should be treated in a 6-inch radius around penetration and 3 inches onto penetrating object.

3.4 PREPARATIONS AND TREATMENT OF JOINTS AND CRACKS

A. Prepare, treat, rout, and fill joints and cracks in substrate according to ASTM C 898 and waterproofing manufacturer’s recommendations. Remove dust
and dirt from joints and cracks complying with ASTM D 4258 prior to coating surfaces.

B. Vertical - Apply two coats of waterproofing, 6 inches on each side of joint and embed a joint reinforcing strip in preparation coat and apply a second coat over embedded joint reinforcing strip ensuring to complete saturation and covering.

3.5 WATERPROOFING APPLICATION

A. Set up spray equipment according to manufacturer’s instructions.

B. Mix materials according to manufacturer’s instructions.

C. Start installing waterproofing in presence of manufacturer’s technical representative.

D. Apply waterproofing, according to manufacturer’s recommendations, by spray or roller.

E. Apply one spray coat of waterproofing or four roller coats trowel-grade to obtain a seamless membrane free of entrapped gases, with an average dry film thickness of 80 mils and a minimum dry film thickness of 60 mils at any point.

F. Apply waterproofing to prepared wall terminations and vertical surfaces to heights indicated according to manufacturer’s recommendations and details.

G. Verify film thickness of waterproofing every 100 sq. ft. using an oiled depth needle. Patch test areas.

3.6 PROTECTION COURSE INSTALLATION

A. Install protection course with overlapped seams over nominally cured membrane no later than recommended by manufacturer and before starting subsequent construction operations.

B. Secure protection course seams with sealing tape and attach to adhesive strips (sheet flashing that does not penetrate waterproofing) as recommended by manufacturer.
3.8 FIELD QUALITY CONTROL

A. Membrane may be checked for coverage with a lightly oiled, needle nose depth gauge, taking four (4) readings over a one square inch area, every 500 square feet. Record the minimum reading. Mark the test area for repair.

B. Test areas are to be patched over to an 80 mil minimum dry thickness, extending a minimum of one inch (1") beyond the test perimeter.

3.9 CURING, PROTECTING, AND CLEANING

A. Cure waterproofing according to manufacturer’s recommendations, taking care to prevent contamination and damage during application stages and curing.

B. Clean spillage and soiling from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

END OF SECTION
Answers to Vendor Questions – Questions are in black, Answers are in red

1. Should existing columns be floated to match concrete wall notes to float?
   
   Answer: Yes

2. The telecom/CATV notes to pipe to accessible ceiling. Please indicate location of termination.
   
   Answer: Terminate at existing electrical room at the south. Provide 1 – 4” C. from this electrical room to IDF room at opposite side of entry lobby for IT.

3. Regarding ceiling speakers, please provide specs and location to terminate wiring.
   
   Answer: Provide 8” dia. backbox only and terminate ½” conduit to terminate at existing electrical room at the south. Provide 1 – ½” C. from this electrical room to IDF at opposite of entry lobby for sound.

4. Regarding the new concrete floor: Can a #3 rebar mat at 2’0” o.c. each way be substituted for the fiber mesh?
   
   Answer: Yes

5. Specifications require fire extinguishers per plans. There are no indications for these on the drawings. Please advise.
   
   Answer: See A2.1 – FEC; there are two noted – one each at south and north ends of corridor.

   
   Answer: Correct as shown on drawings – 2 each.

7. What is the thickness of the concrete floor that is to be removed and is it reinforced?
   
   Answer: As-builts indicate 4” with 6” x 6” /#10 x #10 WWF

8. Specification Section 221116 Parts 3.4 and 3.5 instruct to disinfect the domestic water system prior to starting work. Since the new piping will be installed after the start of work should this be done at the completion of the work?
   
   Answer: To clarify, the sentence “Prior to start of work” refers to starting the disinfection work, not the construction.

9. Specification Section 271500 Part 2.2 says to use an 18” wide cale tray above the ceiling. The plans do not show any locations. Please clarify.
   
   Answer: No cable tray is required. See Question 2.
10. Drawing A2.1 Floor Plan; notes “construction staging area – coordinate exact location with owner”. For pricing purposes, please clarify the linear feet of temporary fence, if fabric screen is required and distance from the jobsite.

Answer: Immediately adjacent building outside north pair of doors out of corridor; no fabric required; allow approximately 120 lf fence with a gate for trucks. College will also require a lined concrete waste pit as noted in Division 1.

11. Drawing A2.1 Floor Plan; general notes 5 reads “replace floor corner guard & wall bases at extent of demo at gymnasium floor removal”. Please clarify gymnasium floor scope and corner guard locations or quantities.

Answer: New rubber, tile, or resinous base as shown. There are no corner guards. There is no gym floor scope in this phase.

12. Drawing A2.1 Floor Plan; general notes 6 reads “fill all form tie holes in exposed portions of cast-in-place conc. walls and float walls at req. – paint to finish”. Drawing A2.3 Wall Floating Plan; similar intent with a note that includes texture to match drywall and is graphically indicated on existing masonry walls in the Office/Storage B-G26 and Staff Lockers B-G40.
   a. Please clarify the depth, size and frequency of the existing holes in the concrete walls.
   b. To achieve a level 4 finish per 092900, can a layer of gyp board be directly applied to the masonry walls?

Answer: Average 1” or less in size and depth; not very frequent and occur mainly on the concrete columns. Providing gyp overlay is GC option but seems unnecessary and may cause coordination issues. Match final effect in Phase 1 work.

13. Drawing A3.1 Reflected Ceiling Plan; ceiling heights are noted as 8’6” AFF in locker rooms, showers and toilet rooms. The Room Schedule on drawing A2.3 has these rooms scheduled as 9’0” AFF. Please clarify.

Answer: 8’-6” is correct. See revised Room Finish Schedule.

14. Drawing A3.1 Reflected Ceiling Plan; light fixtures do not match the Lighting Plan E2.2, specifically fixture type ‘E’. We anticipate drawing E2.2 is the expectation for bidding. Please clarify if this is correct.

Answer: Provide lighting as shown on revised RCP and E2.2.

15. Drawing A3.1 Reflected Ceiling Plan; detail 5 reads “note: coord. location of door w/mech and elec.” Please clarify quantities of access panels.

Answer: See KC mechanical sketch included for schematic location of access panels.

16. Drawing E3.0 Electrical One Line Diagram, please clarify where keynote 5 is intended?

Answer: Note 5 is not needed – delete.
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17. In the Contract and General Conditions, Section 14.2 , Required Coverage, we don’t see a mention of Builder’s Risk Insurance. Does PCC require this insurance?

   Answer: Not on this project

18. We did not see a bid form in the documents, is there a specific bid form for this project?

   Answer: It is there, see Section Three

19. Please verify that ceilings in the showers B-G33 and B-G36 are interior Ceiling Sag Resistant ½” drywall (5/8” at Contractor’s option) and not water resistant drywall or Durock.

   Answer: Revise to ½” glass-mat, water-resistant backing boards for ceilings in these areas.

20. Please verify that Tele/data, audio and CATV systems only require conduits and boxes by GC. All low voltage cabling to make operable is by PCC.

   Answer: Refer to 271500 for t/d/catv cabling and connector requirements.

21. Question:

   Answer:
ROOM FINISH SCHEDULE

GENERAL NOTES

1. SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATIONS AND EXTENT OF SOFFITS.

2. SEE PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS AND EXTENT OF VARIOUS FINISH MATERIALS IF MORE THAN ONE MATERIAL IS NOTED FOR AND INDIVIDUAL ROOM OR SPACE IN THE ROOM FINISH SCHEDULE.

3. FOR AREAS WITH CERAMIC TILE (CT) FINISH, REFER TO "TYPICAL WALL TILE LAYOUT" ON A6.1

LIST OF MATERIALS & FINISHES

CERAMIC TILE (CT)

CT-1    DalTile "Keystones" - Suede Gray Speckle D208 (2"x2")
CT-2    DalTile - Pepper White 0147 (6"x6")
CT-3    DalTile "Keystones" - Desert Gray Speckle D200 (2"x2")
CT-4    DalTile - Matte Black B711(6"x6")
CT-5    DalTile - Desert Gray X114 (6"x6")

QUARTZ COUNTER

QZ      MSI Quartz - Shadow Gray Quartz

PAINT (P)

P-1(FIELD)  DE-382 "Faded Gray"

P-2(ACCENT - DOORS AND FRAMES)  Pima College / Aztec Blue Dunn-Edwards Retain #13-1409-06

RESINOUS FLOORING- RES

DURAFLEX - COLOR  "CONCRETE GREY"

GROUT

FLOOR  Custom Building Products #165 Delorean Gray

WALL  Custom Building Products #115 Platinum

LEVEL 1 - WALL FLOATING PLAN

ROOM FINISH SCHEDULE - GENERAL NOTES

1. USE MATERIALS LISTED IN MATERIALS LIST & BE AS SHOWN IN THE PLAN.

2. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR LOCATION & EXTENT OF SOFFITS.

3. REFER TO ROOM FINISH SCHEDULE FOR LOCATION & EXTENT OF VARIOUS FINISH MATERIALS IF MORE THAN ONE MATERIAL IS NOTED FOR AND INDIVIDUAL ROOM OR SPACE IN THE ROOM FINISH SCHEDULE.

4. FOR AREAS WITH CERAMIC TILE (CT) FINISH, REFER TO "TYPICAL WALL TILE LAYOUT" ON A6.1

5. REFER TO GENERAL CONDITIONS FOR ADDITIONAL GUIDELINES & REQUIREMENTS.

LEVEL 1 - WALL FLOATING PLAN

ROOM FINISH SCHEDULE

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