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Dublin, Ohio 43017

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ADDENDUM NO. 1
TO THE SPECIFICATIONS AND DRAWINGS FOR:

RE-BID
PARTIAL ROOF REPLACEMENT – PHASE 2
DUBLIN RECREATION CENTER
CITY OF DUBLIN
DUBLIN, OHIO

OCTOBER 29, 2015

THE ADDENDUM MUST BE ACKNOWLEDGED FOR ON THE BID FORM.

TO ALL BIDDERS:

This addendum supplements and amends the original drawings and specifications and shall be taken into account in preparing your proposal. It is a part of the Contract Documents.

ITEM 1
There was a Pre-Bid Meeting held on October 23, 2015. Attached is a copy of the sign-in sheet. There was a walkthrough of the roof after this meeting.

ITEM 2
It is strongly encourage that Bidders include a bidder qualification document along with their bid. AIA A305 Contractor's Qualifications document would be acceptable.

ITEM 3
BIDDER TO INCLUDE AN ALLOWANCE OF $3,000.00 AS PART OF ALTERNATE NO. 1, TO PROVIDE ELECTRICAL POWER TO THE NEW SNOW/ICE SYSTEM.

ITEM 4
CONTRACTOR IS RESPONSIBLE TO VERIFY APPROXIMATE DIMENSIONS SHOWN ON THE DRAWINGS DURING THE BIDDING PHASE. BIDS TO BE BASED ON ACTUAL DIMENSIONS NOT THE DEMENSIONS SHOWN.

ITEM 5
Project Manual;
Throughout the Project Manual, any reference to the "Director of Parks and Open Spaces" needs to be changed to "Director of Public Works".

ITEM 6
Project Manual Section 015000 Temporary Facilities and Controls, Paragraph 1.3, B, add; "If Contractor needs more electric capacity than currently exist, then Contractor to provide for the additional capacity."

ITEM 7
Project Manual, Section 01 77 00 Cleaning, Paragraph 3.1, B;

ITEM 8
Project Manual, Section 07 24 00 Exterior Insulation and Finishing Systems (EIFS) Repairs; Insert attached Section.

ITEM 9
PROJECT MANUAL, SECTION 07 31 13 ASPHALT SHINGLE, PARAGRAPH 1.8, A, DELETE LAST SENTENCE AND REPLACE WITH THE FOLLOWING;
"THE CONTRACTOR, WHO WILL BE EXECUTING THE AGREEMENT WITH THE OWNER, WILL NEED TO PROVIDE INFORMATION TO DOCUMENT THAT COMPANY HAS BEEN INVOLVED WITH AT LEAST TWO SHINGLE ROOF PROJECTS OF NO LESS THAN 20,000 SQUARE FEET.

ITEM 10
Project Manual, Section 07 53 23 EPDM Roofing, Paragraph 1.2, B, Delete and insert the following;
"B. All existing low slope roofs that are not indicated to be replaced are under manufacturer's warranty. The manufacturer is Versico. Contractor to provide tie-ins per Versico so as to not void any warranty. Contractor needs to protect these roof areas. If any damage occurs, then Contractor will need to repair per Versico so as to not void any warranty. Windsor Construction Services, LLC were the Contractor's for this work. They do not need to use them to perform tie-ins or repairs. They can be reached at 614/210-3002."

ITEM 11
Project Manual, Section 07 53 23 EPDM Roofing, Paragraph 2.3, A, 1;
Delete Paragraphs a, b and c. Versico is the only manufacturer that can be used for this project.

ITEM 12
Project Manual Section 07 71 00 Roof Specialties, Paragraph 2.1, add the following;
"E. Sheet Metal Standard for Flashing and Trim: Comply with NRCA's "The NRCA Roofing Manual" and SMACNA's "Architectural Sheet Metal Manual" requirements for dimensions and profiles shown unless more stringent requirements are indicated."

ITEM 13
Drawings, Sheet A1.0, Coded Note 4, Clarification;
There are only gutter straps and no hangers.

ITEM 14
Drawings, Sheet A1.0, Coded Note 8, Delete and insert the following;
"Fasten new ½" x 8'-0"± plywood, to metal studs, which are measured to be 16" c/c. Fasten 12" c/c vertically. Adhere new wall flashing membrane, Re: Detail 1/A4.0."

ITEM 15
Drawings, Sheet A2.0, Coded Note 3, Clarification;
There are only gutter straps and no hangers.

ITEM 16
Drawings, Sheet A2.0, Coded Note 5, Add;
"Provide pre-finished aluminum flashing at skylight curb and pre-finished aluminum saddle behind skylight."

ITEM 17
Drawings, Sheet A3.0, Coded Note 1, Delete last two sentences and insert the following;
"Provide self-adhered ice and water shield protection at all roof edges per manufacturer's requirements. Install 30# roofing felt underlayment over entire new roof. Install new roof asphalt shingles."

ITEM 18
Drawings, Sheet A3.0, Coded Note 16, Clarification;
There are only gutter straps and no hangers.

ITEM 19
Drawings, Partial Floor Plan 1/A3.0;
Remove the east most Coded Note 25.

ITEM 20
Drawings, Sheet A3.0, Coded Note 30, Delete and insert the following;
"Existing ladder, remove and reinstall with ladder rungs 7" (min.) from edge of gutter. Provide new wood blocking and metal bracket (to match) as required to reinstall ladder. Remove walkpad below ladder and reinstall at new ladder location."

ITEM 21
Drawings, Detail 1/A4.0, Clarification;
New 1/2" plywood shown but not labeled.

ITEM 22
Drawings, Details 4 and 12/A4.0, Clarification;
6" EPDM butyl tape is to be applied over each fastener and is not continuous.

ITEM 23
Drawings, Partial Roof Plan 1/A3.0, Clarification;
At the south skylight change dimension of the roof from 26'-0"± square to "34'-0"± square. The skylight is approximately 26'-0" square.

ITEM 24
Drawings, Addition EIFS repairs;
Add EIFS repairs per attached sketch SK-2.

ITEM 25
Drawings, Coded Note 22 and 24 on Sheet A1.0, Coded Note 11 on Sheet A2.0 and Coded Note 25 on Sheet A3.0, add the following;
"Cut EIFS as needed and provide new pre-finished aluminum flashing. Re: 2/A4.0."
Dumpsters will not be able to be located adjacent to the building.

ITEM 26
Drawings, 1/A1.0;
Change Coded Note 27 pointing to edge of new shingle roof to Coded Note 11.

ITEM 27
Drawings, Coded Note 20, add the following;
"The lens of this skylight and frame finish is to match the adjacent skylight and the West."

ITEM 28
Drawings, Sheet A2.0, Coded Note 17 on Sheet A1.0, Coded Note 10 on Sheet A2.0 and Coded Note 19 on Sheet A3.0, Clarifications;
Contactor to include replacement of 3,000 sq. ft. of wet and/or damaged plywood and insulation at the entire building, not 3,000 sq. ft. per area.

ITEM 29
Drawings, Sheet A3.0, Coded Note 9, delete and replace with the following;
"9. Provide new pre-finished aluminum fascia over the existing EIFS. Re: 7/A4.0 and 8/A4.0."

ITEM 30
Drawings, Sheet A3.0, Coded Note 8, add the following to the last sentence;
"and 7/A4.0."

ITEM 31
Drawings, 7/A4.0;
Delete and replace with SK-1 attached herein.

ITEM 32
Drawings, Sheet A3.0, Coded Note 3, delete and replace with the following;
"3. It is assumed this roof area has a metal deck with (2) layers of 2" polyisocyanurate rigid insulation, 1/8" per foot tapered polyisocyanurate rigid insulation, and a single-ply roof membrane. Remove roof membrane and all insulation down to deck. Notify Architect of any damage. Adhere with low-rise foam, (2) layers of 2" polyisocyanurate rigid insulation and a 1/8" per foot tapered polyisocyanurate rigid insulation system and adhere new 60mil reinforced single-ply roof membrane."

END OF ADDENDUM NO. 1

Attachments:

- Pre-Bid Meeting Sign-In Sheet
- Section 07 24 00
- Sketch SK-1
- Sketch SK-2

Pre-Bid Meeting **P# 1502**

Partial Roof Replacment - Phase 2 Re-Bid
Dublin Recreation Center
Location: Dublin Recreation Center
Talla 2, 5600 Post Road, Dublin, OH 43017

October 23, 2015 10:00 a.m.

NAME	COMPANY	PHONE / FAX	EMAIL
Ray Holtzclaw	Windsor	614-404-3119	Ray.holtzclaw@buildwindsor.com
Dan Long	Willoughby Supply	440-679-0096 / 330-479-1761	dlong@willoughbysupply.com
Justin Sturgill	AH Sturgill Roofing	937-254-2955	justins@sturgillroofing.com
Kenny Goodin	Frisby Construction	513-576-0679	kenny.goodin1@yahoo.com
Bob Bartels	Smith Roofing & Sheet Metal	614-447-8293	bob.bartels@thesmithroofing.com
Jay Van Meter	Rezod	614 774 9036	JVanmeter@rezod.com
COVIN J. KING	ASTAR	216-978-6004	CKING@ASTAR1.COM
Eric Lapohn	ASTAR	440-439-0008	elapohn@astar1.com
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Clint Miller	BK Contracting	937-371-2525/937-277-2727	clint_bkcontracting@yahoo.com
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SECTION 07 24 00 EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS) REPAIRS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Repair exterior insulation and finish systems (EIFS) cladding, where indicated on the drawings.

1.3 SUBMITTALS

A. EIFS, repair materials, and coating manufacturers' specifications, details, installation instructions and product data.

B. Color samples.

C. Manufacturer's standard material warranty for each product or system to be used.

1.4 REFERENCES

A. ASTSM Standards.

1.5 DELIVERY, STORAGE AND HANDLING

A. Deliver all materials in their original sealed containers bearing manufacturer's name and product identification.

B. Protect liquid products from freezing and temperatures greater than 90 degrees F (32 degrees C). Do not store in direct sunlight.

C. Protect portland cement based materials (bag products) from moisture and humidity. Store under cover and off of the ground in a dry location.

1.6 QUALITY ASSURANCE

A. Contractor requirements.

1. Contractor shall be licensed and shall have been engaged in EIFS and EIFS repair construction for minimum three years.
2. Contractor shall have completed minimum three projects of similar size, scope and complexity to the project being specified.
3. Contractor shall provide the proper equipment, manpower and supervision on the job site to perform the repair procedures in accordance with manufacturer's published repair specifications.

1.7 PROJECT/SITE CONDITIONS

A. Apply materials only when surface and ambient temperatures are above 40 degrees F (4 degrees C) and are expected to remain above 40 degrees F (4 degrees C) for 24 hours after application.

B. Provide protection of surrounding areas and adjacent surfaces from spillage, splatter, overspray or other unintended contact with the materials that are being applied.

1.8 WARRANTY

A. Provide manufacturer's standard one year warranty for products used.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Basis-of-Design Product: Subject to compliance with requirements, provide Sto Corp. or comparable products by one of the following:

1. Dryvit
2. Dow Chemical

2.2 WATER-RESISTIVE BARRIER

A. Provide water-resistive barrier coating and transition membrane system.

1. Products:

a. Sto Gold Coat – fluid-applied waterproof air-barrier coating for moisture protection of sheathing, masonry and concrete substrates behind EIFS.
b. Sto Gold Fill – knife-grade, trowel-applied transition material for use with Sto Gold Coat and StoGuard Mesh as transition at system terminations.
c. StoGuard RapidSeal – gun-grade waterproof air barrier sealant for use to seal between water-resistive barrier and flashing elements.
d. StoGuard Tape – fabric-faced, self-adhesive modified asphaltic flashing tape for use with Sto Gold Coat as transition at flashing and at system terminations. (may be alternate to or used with Sto Gold Fill).
e. StoGuard Fabric – non-woven fabric tape for use with Sto Gold Coat as a transition element by embedment of the StoGuard Fabric into wet Sto Gold Coat. Used as transition membrane from Sto Gold Coat onto top edge of StoGuard Tape.

2.3 ADHESIVE

A. Cementitious Adhesives (Contractor to select per manufacturer's recommendation).

1. BTS Plus – one component, polymer-modified, high build adhesive (for use over exterior glass mat faced gypsum sheathing (compliant with ASTM C 1177), exterior cementitious sheathing, concrete, masonry or cement plaster surfaces. Also used over Exposure 1 OSB and plywood sheathing when protected with StoGuard).

2. BTS Xtra – Lightweight, one component, polymer-modified, high build adhesive (for use over exterior glass mat faced gypsum sheathing (compliant with ASTM C 1177), exterior cementitious sheathing, concrete, masonry or cement plaster surfaces. Also used over Exposure 1 OSB and plywood sheathing when protected with StoGuard).
3. Primer/Adhesive-B – one component, polymer-modified, adhesive (for use over exterior glass mat faced gypsum sheathing (compliant with ASTM C 1177), exterior cementitious sheathing, concrete, masonry or cement plaster surfaces. Also used over Exposure 1 OSB and plywood sheathing when protected with StoGuard).
4. Primer/Adhesive – two component, polymer-modified, adhesive (for use over exterior glass mat faced gypsum sheathing (compliant with ASTM C 1177), exterior cementitious sheathing, concrete, masonry or cement plaster surfaces. Also used over Exposure 1 OSB and plywood sheathing when protected with StoGuard). Combined in the field with portland cement.
5. Sto TurboStick – Urethane spray foam adhesive for use adhering insulation board for localized repairs and filling gaps in insulation at the perimeter of localized repairs.

2.4 INSULATION BOARD

A. Nominal 1.0 pcf Expanded Polystyrene (EPS) insulation board in compliance with ASTM E 2430 and ASTM C 578, Type I requirements. Thickness is 2 inches.

2.5 BASE COAT (Contractor to verify and match existing).

A. Cementitious Base Coats (Reference 2.03 for product descriptions)

1. BTS Plus
2. BTS Xtra
3. Primer/Adhesive-B
4. Primer/Adhesive

B. Non-Cementitious Base Coat

1. Sto RFP – single component, ready-mixed, non-cementitious fiber reinforced acrylic base coat.

C. Waterproof Base Coat

1. Sto Flexyl – two component fiber-reinforced acrylic-based waterproof base coat mixed in the field with portland cement. Use with reinforcing mesh where waterproofing is required.
2. Sto Watertight Coat – two component, pre-proportioned acrylic based waterproof base coat. Combine two components in field. Use with reinforcing mesh where waterproofing is required.

2.6 GLASS FIBER MESH REINFORCEMENT

A. Provide alkali resistant, open weave glass fiber mesh reinforcing for surface leveling and waterproof base coat.

1. Products:

a. Sto Mesh – alkali-resistant, glass-fiber reinforcing mesh for use with Sto base coat products to provide crack resistance.
b. Sto Detail Mesh – alkali-resistant, glass-fiber reinforcing mesh for use with Sto base coats to provide crack resistance and at system terminations.

c. StoGuard Mesh – self-adhesive mesh for use with Sto Gold Fill water resistive barrier joint and transition treatment.
d. Sto Armor Mat – high impact resistant, 15 oz. per sq.yd. alkali resistant, glass-fiber reinforcing mesh.
e. Sto Armor Mat XX – ultra-high impact resistant, 20 oz. per sq.yd. alkali resistant glass-fiber reinforcing mesh.

2.7 PRIMER

A. Provide acrylic primer (Contractor to verify and match existing).

1. Sto Primer Sand
2. Sto Primer Smooth
3. Sto Hot Prime

2.8 POLYMERIC FINISH

A. Provide polymeric acrylic EIFS finish. Color and texture to match existing.

1. Acrylic Finish Products

a. Stolit – Acrylic textured finish (better than industry standard acrylic finish)
b. Sto Essence DPR – Acrylic textured finish (industry standard acrylic finish)
c. Stolit Lotusan – Acrylic textured finish with Lotus Effect (maximum water repellency, significantly reduced cleaning requirements over time)

2.9 ACRYLIC CRACK FILLER

A. Provide acrylic crack filler.

1. Products:

a. Sto Flexible Crack Filler – acrylic-based crack filler packaged in sealant tube for use (unreinforced) in repair of cracks not wider than 1/16-inch and up to 1/8-inch wide with mesh reinforcement

2.10 PORTLAND CEMENT

A. Provide ASTM C 150 Type I, Type II, or Type I-II cement for mixing with Sto Primer/Adhesive and/or Sto Flexyl.

2.11 ARCHITECTURAL COATING

A. Provide architectural coating to provide uniform appearance to repaired walls. (Choose one)

1. Acrylic Coating Products:

a. StoCoat Lotusan – smooth acrylic architectural coating with Lotus Effect and pronounced self-cleaning performance.
b. StoCoat Acryl – smooth acrylic architectural coating

c. StoCoat Acryl Plus – smooth acrylic premium horizontal or vertical grade architectural coating.

B. Provide horizontal-rated coating for additional weather resistance to top surfaces of projecting elements where Sto waterproof base coat has been applied.

1. StoCoat Acryl Plus – smooth acrylic premium horizontal or vertical grade architectural coating.

2.12 SEALANT

A. Sealant shall be low-modulus, comply with ASTM C 920, ASTM C 1382 and be recommended for use with EIFS by the sealant manufacturer.

2.13 MIXING

A. Mix in accordance with manufacturer's printed instructions.

B. Mix cementitious products with clean, potable water.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Inspect locations identified on the project drawings for repair.

B. Establish clear understanding of the repair scope and process with the mechanics that will perform the work for each individual location.

3.2 SELECTIVE DEMOLITION

A. Remove and replace EIFS in areas requiring localized repair as indicated on the project drawings.

B. Use hearing, eye, ear and respiratory personal protective equipment when performing demolition.

C. Provide adequate protection to persons and property from potential falling debris from demolition and repair construction.

D. Comply with local environmental regulations with regard to handling and disposal of construction waste produced by selective EIFS demolition.

E. Comply with manufacturer's repair and maintenance guide.

F. Limit the depth of cuts through the EIFS lamina into the insulation board to prevent damage of the substrate.

G. Remove damaged insulation board by hand or in a manner which minimizes damage to the substrate.

H. Remove and replace damaged substrate as required by conditions that may become evident as a result of the demolition process.

3.3 EIFS DAMAGE REPAIR

A. Perform repairs in accordance with manufacturer's repair and maintenance guide.

1. Repair impact damage to EIFS including damaged substrate, insulation, base coat reinforcing mesh and finish in locations indicated on the project drawings.

a. Determine the exact scope of individual repairs based on inspection at the time of selective demolition.

2. Repair cracks in EIFS finish and lamina where indicated on project drawings.

3.4 SEALANT JOINT REPAIR

A. Remove damaged and worn sealant at joints in EIFS in accordance with manufacturer's repair and maintenance guide.

1. Protect surrounding EIFS from damage during removal of existing sealant.
2. Replace sealant with approved low-modulus material recommended by the sealant manufacturer for use with EIFS.
3. Install sealant in accordance with sealant manufacturer's published installation instructions for use with EIFS materials. Use sealant primer recommended by the sealant manufacturer on base coat surface if specified by the sealant manufacturer.

3.5 SURFACE REPAIR AND RECOATING

A. Surface leveling for finish texture change:

1. Apply unreinforced skim coat to existing finish surfaces to level surface in preparation for new finish application. (Contractor to match existing.)

a. Sto RFP:

i. Apply Sto RFP to existing finish and pull tight to fill low areas in finish and provide flat surface to receive new textured finish.
ii. Allow Sto RFP to fully dry before applying finish.

b. Sto BTS Xtra

i. Apply Sto BTS Xtra over textured cementitious finish and pull tight to fill low areas in finish and provide flat surface to receive new textured finish.
ii. Allow Sto BTS Xtra to fully dry before applying finish.

B. Skim Coat with additional mesh to provide impact resistance:

1. Apply glass-fiber mesh reinforced base coat in accordance with the applicable Sto Insulated Wall Cladding Specification for the products and system being used.

C. Skim Coat Surface-Applied Waterproofing

1. Apply glass fiber mesh reinforced waterproof base coat to areas specified on the project drawings. (Choose one)

a. Sto Flexyl

i. Mix Sto Flexyl with portland cement in accordance with Sto written instructions.
ii. Apply Sto Flexyl to prepared base coat or finish to a nominal 1/16-inch (1.6 mm) thickness.
iii. Fully embed Sto Mesh into Sto Flexyl
iv. Allow Sto Flexyl to dry completely before finish application.

b. Sto Watertight Coat

i. Mix Sto Watertight Coat components A and B in accordance with Sto written instructions.
ii. Apply Sto Watertight Coat to prepared base coat or finish to a nominal 1/16-inch (1.6 mm) thickness.
iii. Fully embed Sto Mesh into Sto Watertight Coat.
iv. Allow Sto Watertight Coat to dry completely before finish application.

3.6 FINISH

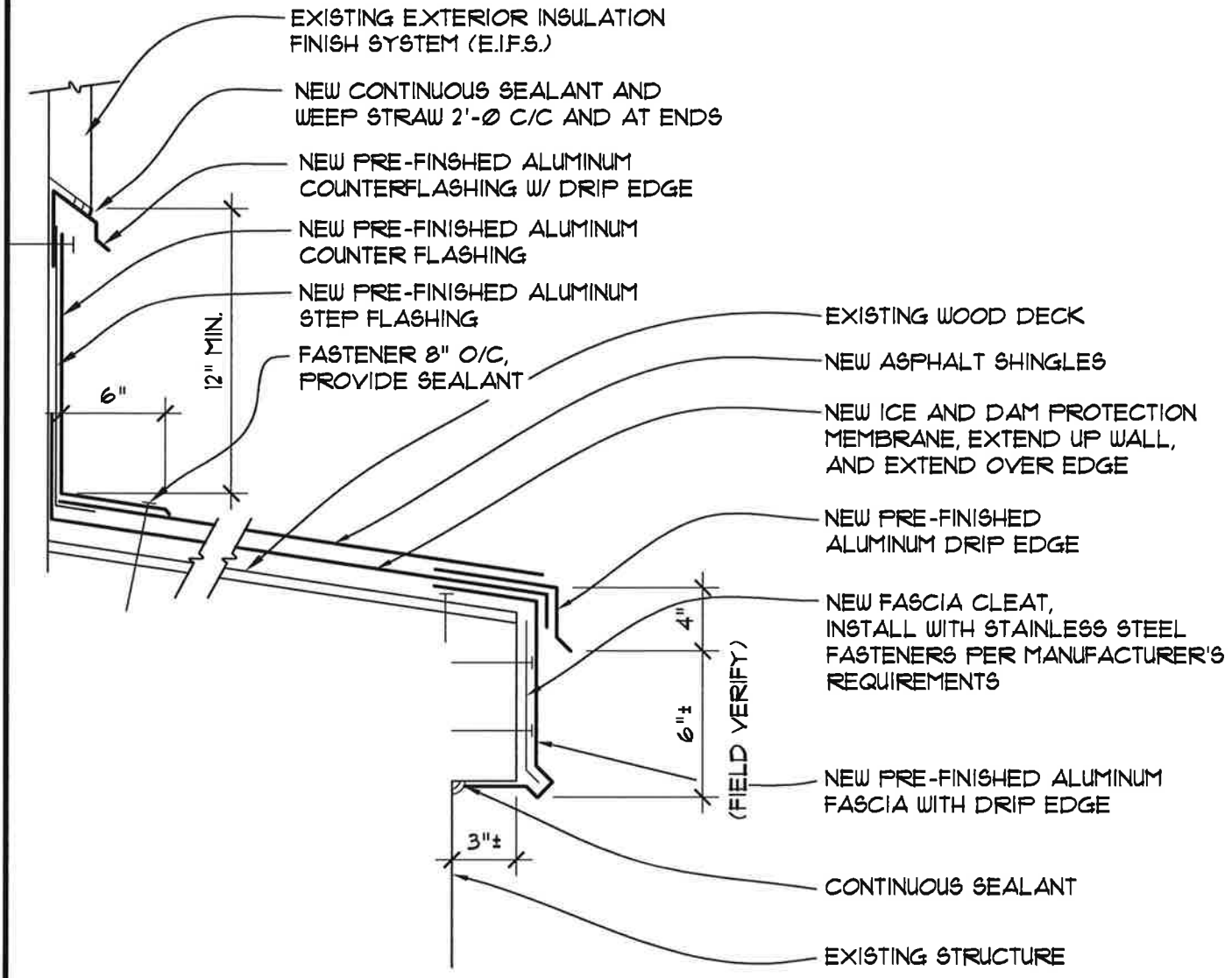
A. Apply finish in accordance with manufacturer's written instructions for the specified product.

3.7 COATING

A. Prepare surface to receive coating in accordance with manufacturer's specification.

B. Apply coating in accordance with manufacturer's written instructions for the specified product.

END OF SECTION 07 24 00



1 DETAIL

NOT TO SCALE

PARTIAL ROOF REPLACEMENT-PHASE 2 DUBLIN RECREATION CENTER

230 Bradenton Ave.
Dublin, OH 43017

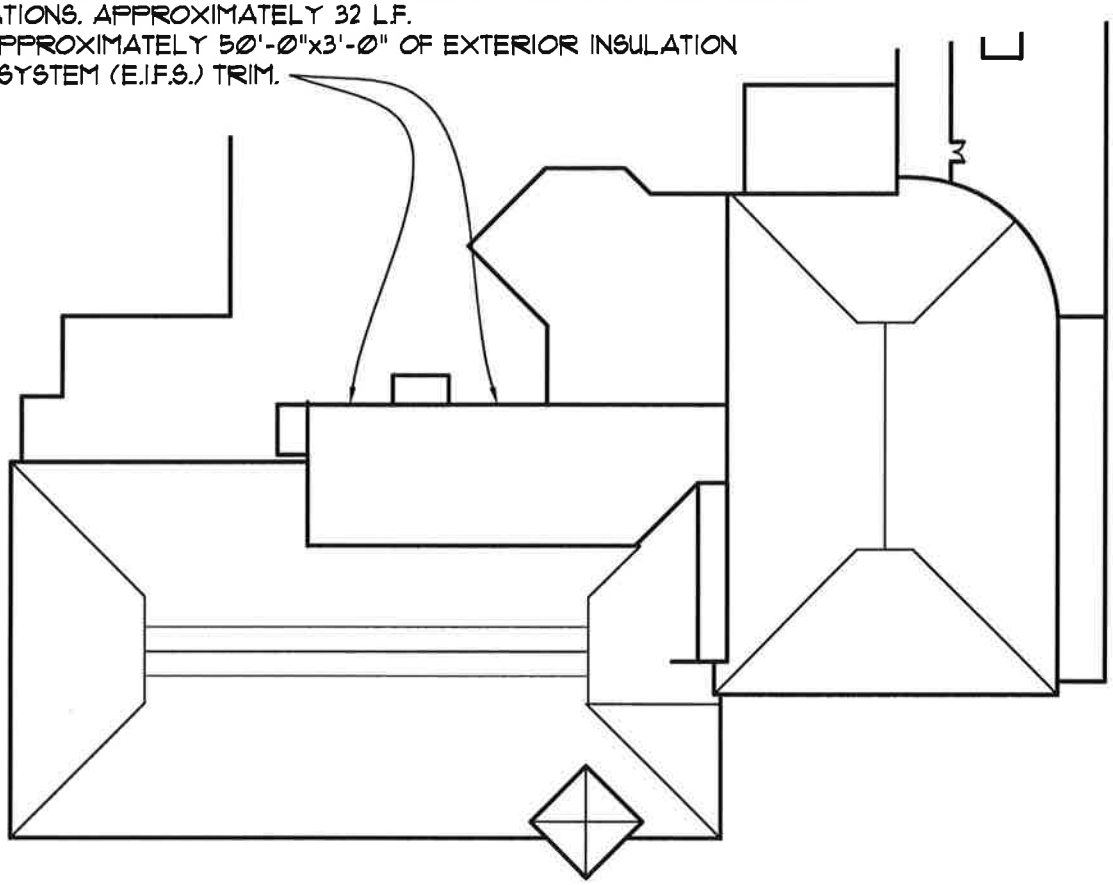
TEL 614-798-2096
FAX 614-798-2097

schorr architects inc.

SK-1

Job No.
1502

ALONG THIS WALL:
1. RAKE OUT EXISTING SEALANT IN EXPANSION JOINT OF EXISTING EXTERIOR INSULATION FINISHING SYSTEM (E.I.F.S.) AND PROVIDE NEW, AT TWO LOCATIONS. APPROXIMATELY 32 L.F.
2. COAT APPROXIMATELY 50'-0"x3'-0" OF EXTERIOR INSULATION FINISHING SYSTEM (E.I.F.S.) TRIM.



1 PARTIAL ROOF PLAN

1/8" = 1'-0"

N

PARTIAL ROOF REPLACEMENT-PHASE 2 DUBLIN RECREATION CENTER

230 Bradenton Ave.
Dublin, OH 43017

TEL 614-798-2096
FAX 614-798-2097

schorr architects inc.

SK-2

Job No.
1502