ADDENDUM #2

Renovation to the Old Detention Center for the Transylvania County Board of Elections Offices, Brevard, North Carolina

Addendum #2 **April 17, 2015**

This addendum supersedes all other addenda and forms a part of the bid documents and modifies the original project manual and drawings dated March 23, 2015.

Item #1: Project Manual: Section "Unit Masonry - 042000"

A. Paragraph 2.2D.1a Replace the following wording "Wire Cut #242 Brick" with "2181 Red Wire Cut/Flashed Mod/Roseboro" .

Item #2: Drawing Sheet LS:

A. Remove the three "eye ball" emergency lighting fixture designations indicated in Multi-purpose Space #130 and #131. Emergency lighting is specified to be incorporated into specific fixtures in these spaces and not a separate wall mounted fixture shown on the Life Safety Plan. Refer to Electrical Lighting Plan – Sheet #E101 for the emergency lighting fixtures.

Item #3: Drawing Sheet #A1

A. A portion of the existing floor of Multi-Purpose 1 – Space #130 slopes as indicated on the attached Partial Floor Plan - Sheet ADD-2A. This slope is to have a new topping installed on the existing concrete slab. The existing sloping slab area is to be prepared using shot blasting to remove all finishes, curing compounds, etc. in order to provide a structural bond between remaining concrete slab and new topping material. Installation is to be in strict accordance with the topping manufacturer's recommendation and requirements (see attached ARDEX document dated April 9, 2015 and all materials and installations must be coordinated with and approved by the floor finish manufactures (see finish schedule and project manual for floor finish information).

Item #4: Project Manual: Section "Operable Panel Partitions – 102238"

A. Paragraph 2.2.A.1a: Replace FolDoor; Holcomb & Hoke Mfg. Co., Inc. with: **Kwik-Wall Company**.
B. Paragraph 2.2.B: Replace with: **Panel Operation: Manually operated, hinged "Paired Panels"**

Item #5: Drawing Sheet #D1

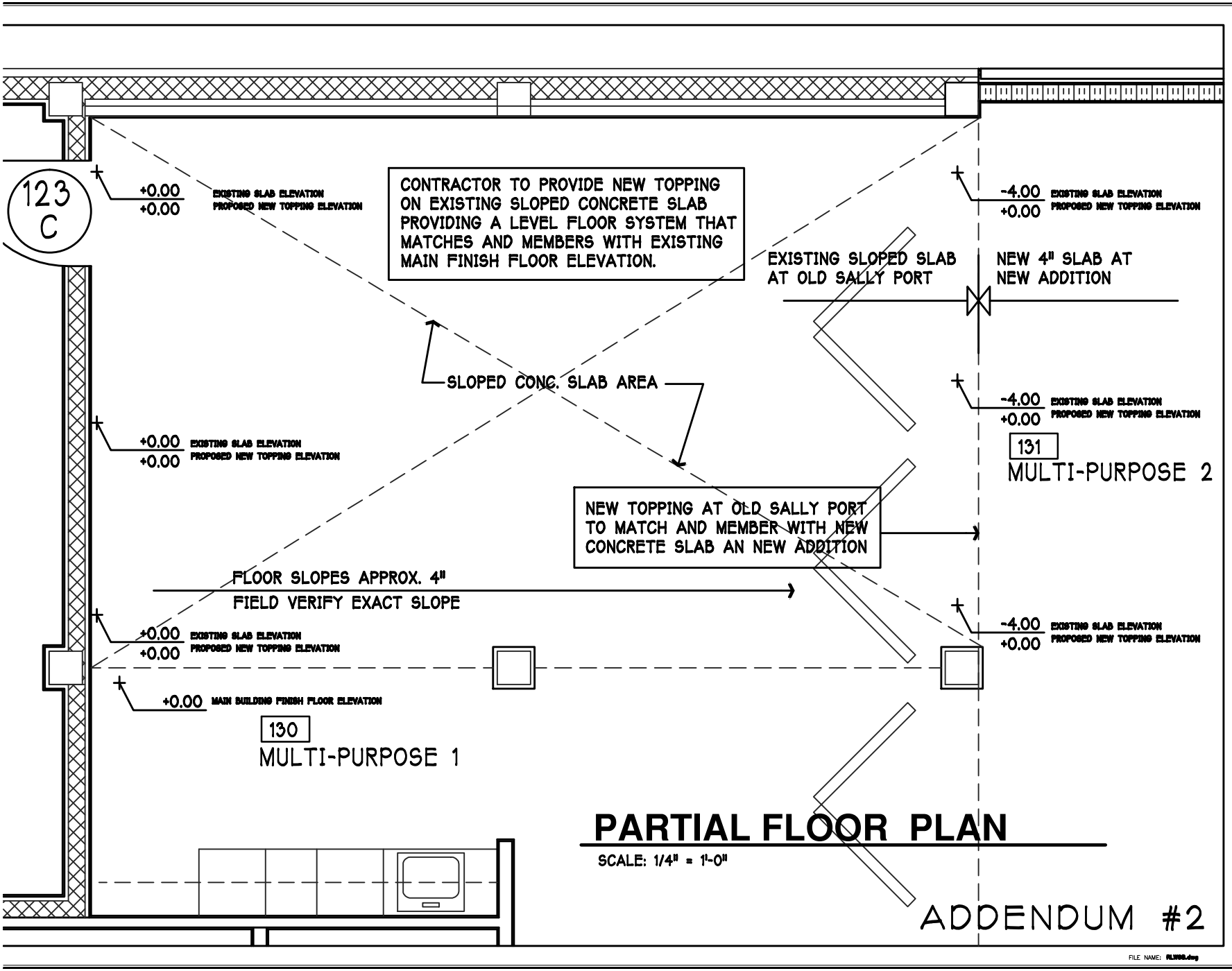
A. All areas that indicate ceramic setting bed to be removed will receive a new topping material in accordance with the attached ARDEX document dated April 9, 2015. Prepared substrate in accordance with this document using approved method to remove all finishes, curing compounds, etc. in order to provide a structural bond between remaining concrete slab and new topping material. Installation is to be in strict accordance with the topping manufacturer's recommendation and requirements (see attached ARDEX document dated April 9, 2015 and all materials and installations must be coordinated with and approved by the floor finish manufactures (see finish schedule and project manual for floor finish information).

Item #6:<u>Sloped floors at existing floor drains that area to be removed.</u>

All of the existing sloping slab area at floor drains to be leveled with K15 ARDEX. Prepared substrate in accordance with this document using shot blasting or other approved method to remove all finishes, curing compounds, etc. in order to provide a structural bond between remaining concrete slab and new topping material. Installation is to be in strict accordance with the topping manufacturer's recommendation and requirements (see attached ARDEX document dated April 9, 2015 and all materials and installations must be coordinated with and approved by the floor finish manufactures (see finish schedule and project manual for floor finish information).

Item #7:<u>Project Manual: Section "Invitation to Bid - 000010"</u>

A. Replace existing section with attached section dated April 17, 2015.



PARTIAL FLOOR PLAN

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

FILE NAME: RLW99.dwg

RICHARD L WORLEY
ARCHITECT A.I.A.
4078 HAYWOOD ROAD - MILLS RIVER, NORTH CAROLINA 28759

RENOVATION TO THE OLD LAW ENFORCEMENT CENTER
FOR
TRANSYLVANIA COUNTY BOARD OF ELECTIONS
TRANSYLVANIA COUNTY, NC

PRELIMINARY DRAWING
Not to be used for construction

DATE 15 APR 15

SHEET ADD-2A

AMERICAS

April 9, 2015

VIA EMAIL: rwor@van-wingerden.com

Mr. Richard Worley
Richard Worley Architects
37 Applecross Road
Weaverville, NC 28787

ARDEX TRM / ARDIFIX / MC RAPID / K 15: Transylvania County Board of Elections

Dear Mr. Worley:

Thank you for contacting us regarding the Transylvania County Board of Elections project located in Brevard, NC. We are writing as a follow up to a jobsite report submitted by our Sales Professional, Kim Hogan. Enclosed, please find your jobsite recommendation for this project. We look forward to working with you on a successful installation.

If you have questions or require further information, please contact Kim at 704-438-8010, or call the ARDEX Technical Service Department at 888-512-7339.

Sincerely,

ARDEX ENGINEERED CEMENTS

Lindsey A. Gebhart

Lindsey Gebhart
Technical Communications Representative

cc: S. Pevarnik; B. Buschman; D. Layne; A. Carter; K. Hogan; J. Smith - ARDEX

JSR#: 14721

ARDEX Americas, 400 Ardex Park Drive, Aliquippa, PA 15001
p: 724-203-5000 | f: 724-203-5001
www.ardexamericas.com

Jobsite: Transylvania County Board of Elections

CONTENTS

Jobsite Conditions 2
Recommendation 2
Product Link(s): 2
Application: 3
Substrate Preparation 3
Installation 4
Warranty 6
End of Report 6

JOBSITE CONDITIONS

Substrate(s): Concrete

Conditions:

- In one area, there are 6" x 6" tile installed over a mud bed that will be removed for renovation.
- In another area, fill is needed.
- The building is currently not enclosed, but will be enclosed prior to proceeding with the moisture remediation and self-leveling installation.
- Moisture remediation is required.
- Self-leveling is needed up to approximately 1".
- An epoxy coating and carpet tiles will be installed.

RECOMMENDATION

Product Link(s):

- ARDEX ARDIFIX™ Low Viscosity Rigid Polyurethane Crack & Joint Repair (as needed)
- ARDEX TRM™ Transportation Repair Mortar
  - ARDEX BACA™ Bonding & Anti-Corrosion Agent
  - ARDEX P 71™ Primer
- ARDEX MC™ RAPID Moisture Control System
- ARDEX K 15® Premium Self-Leveling Underlayment

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Application:

Considerations

1. ARDEX TRM is a structural repair mortar. Please note the following:
   a. A structural engineer should be consulted on any required structural repairs.
   b. Prior to proceeding with any repair, please refer to the International Concrete Repair Institute's ICRI 03730 Guide for Surface Preparation for the Repair of Deteriorated Concrete Resulting from Reinforcing Steel Corrosion; ICRI 03732 Guideline for Selecting and Specifying Concrete Surface Preparation for Sealers, Coatings, and Polymer Overlays; and the American Concrete Institute's ACI 546R-04 Concrete Repair Guide for general guidelines for concrete repair.
2. The use of ARDEX MC RAPID as a one-coat system is approved for this project, provided the ARDEX MC RAPID is installed at a minimum thickness of 14 mils and is sand broadcasted to refusal, as outlined below.

Substrate Preparation

1. Mechanically remove all tile and mudbed as well as all loose or weak concrete, dirt, debris and any contaminants that could act as a bond breaker. Over watered, frozen or otherwise weak concrete surfaces also must be cleaned down to sound, solid concrete. Use mechanical methods such as scarifying, needle scaling or similar. Do not use chemicals to prepare the substrate, including acid etching, solvents and adhesive removers.
2. Where ARDEX TRM will be installed, saw cut repair areas in basic rectangular shapes. Cuts should be made at approximately a 90° angle and should be slightly keyed. The saw cut should not overrun the area to be patched, nor should it be so deep as to cut the reinforcing steel. Chip out the concrete inside each cut to a minimum depth of ½" until the area is squared or boxed in shape. Chipping tools should be used such that they will not damage the surrounding areas of the concrete.
3. Minimum surface profiles are required as follows; any additional preparation required to receive these must likewise be mechanical.
   a. Where ARDEX TRM will be installed, the concrete must be prepared in accordance with ICRI 03732 to create an exposed aggregate surface with a minimum surface profile of approximately 1/16" (1.5 mm) / ICRI concrete surface profile of 5 (CSP #5).
   b. Where ARDEX MC RAPID will be installed, the prepared concrete must have a minimum ICRI concrete surface profile of 3 (CSP #3).

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4. Thoroughly sweep and vacuum to remove all loose material. The resulting concrete surface must be deemed clean, sound and solid prior to proceeding with the installation.

Crack and Joint Treatment: ARDEX ARDIFIX

1. Prior to installing ARDEX MC RAPID, all dormant control joints and dormant cracks greater than $^{1}/_{32}$" wide must be prefilled with ARDEX ARDIFIX. Please note that the repair material must be sand broadcast to refusal while still fresh and allowed to cure fully prior to removing all excess sand.
   a. Please note that all expansion joints, isolation joints and all other moving joints and moving cracks must be honored up through all ARDEX products by installing a fully flexible compound designed for this use.

Fill Installation: ARDEX TRM

1. Where a bonding agent is required:
   a. Dampen the concrete as necessary with water until the surface is thoroughly saturated. Do not leave any bare spots. Prior to installing ARDEX BACA, brush or vacuum off puddles and excess primer. The goal is to saturate the pores of the concrete while leaving the surface free of water (SSD, Saturated Surface Dry).
   b. Do not allow the concrete to dry prior to applying a single 20 mil application of ARDEX BACA as directed in the technical data sheet.
   c. The ARDEX repair mortar must be placed over the coating within 24 hours of application, and installation can proceed immediately over the fresh ARDEX BACA. If the mortar is not placed within 24 hours, apply an additional coat of ARDEX BACA before proceeding.
2. Where a bonding agent is not required:
   a. Dampen the concrete with either water or ARDEX P 71 until the pores are thoroughly saturated, and then brush or vacuum off puddles and excess liquid. Do not leave any bare spots. The goal is to saturate the pores of the concrete while leaving the surface free of liquid (SSD, Saturated Surface Dry).
   b. Do not allow the concrete to dry before proceeding with the ARDEX repair mortar installation, as this can result in cracking and bond failure.
3. Mix the selected ARDEX repair mortar in accordance with its technical data sheets. Once mixed, work a scrub coat of the ARDEX repair mortar into the primed or SSD concrete, applying enough pressure to ensure good mortar-to-concrete contact.
4. Apply the ARDEX repair mortar lift while the scrub coat is still wet. If the scrub coat is allowed to dry, it must be mechanically removed and reapplied before applying the lift. Please note the following thickness requirements for installation:

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a. ARDEX TRM can be installed from a minimum thickness of ½" up to maximum thicknesses of 4" neat and 8" with aggregate.

5. Once the ARDEX repair mortar is applied, consolidate to remove any air pockets. Steel trowel to the desired finish once the repair mortar takes an initial set.

   a. The surface of the ARDEX TRM must be prepared to a CSP #3 prior to installing ARDEX MC RAPID.

6. Allow the ARDEX TRM to cure a minimum of 6 hours, and ensure that any heat generated by the hydration process has dissipated, prior to proceeding.

Moisture Remediation and Self-Leveling Installation: ARDEX ARDIFIX / MC RAPID / K 15

1. Install the ARDEX MC RAPID at a minimum thickness of 14 mils in strict accordance with the technical brochure and immediately broadcast sand to refusal into the fresh epoxy. Allow the material to cure for a minimum of 4 hours prior to removing all excess sand and installing ARDEX K 15 in accordance with the technical data sheet.

   a. This will confirm that ARDEX K 15 can be installed up to 1½" neat, and up to 5" when extended with pea gravel.

      i. For thicknesses greater than 1 $^1/_2$", mix ARDEX K 15 with $^1/_8$" – $^3/_8$" pea gravel. Please note that the aggregate size must not exceed $^1/_3$ the depth of the pour.

      ii. Mix the ARDEX K 15 first, and then add up to 1 part by volume of aggregate, mixing until the aggregate is completely coated.

      iii. The addition of aggregate will diminish the workability of the product and may make it necessary to install a finish coat to obtain a smooth surface. If a finish coat is needed:

         1. Allow the initial application of ARDEX K 15 to dry for 12 to 16 hours.

         2. Prime this layer with ARDEX P 51 mixed 1:1 with water in accordance with the technical data sheet, and allow it to dry (min. 3 hours, max. 24 hours) prior to installing the neat coat of ARDEX K 15.

2. Allow the ARDEX K 15 to cure in accordance with the following schedule (70°F):

   a. Carpet tile: A minimum 16 hours

   b. Epoxy coating: A minimum of 7 days is suitable to receive an epoxy coating that will be installed at a thickness no less than 20 mils.

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Warranty

1. **ARDEX MC RAPID**: This will confirm that when installed in strict accordance with our written recommendations, and upon receipt and approval of a submitted Pre-Installation Checklist for the above project, the entire installation will qualify for the ARDEX MC RAPID 10-Year Warranty.
2. **ARDEX/HENRY SYSTEMONE™**: When installed in accordance with our written recommendations, the use of ARDEX K 15 to prepare the substrate, followed by the use of select HENRY adhesives to install carpet tile (approved floor coverings only), would qualify this project for an ARDEX/HENRY SystemOne™ 10-Year Limited Flooring Installation Warranty. Click the link for more information online.

END OF REPORT

R I C H A R D L. W O R L E Y, A I A A R C H I T E C T
4 0 7 8 Haywood Road – Mills River, North Carolina 28759 Phone (828) 891-7389 ext. 126 fax (828) 891-5882

SECTION 000010 - INVITATION TO BID

Transylvania County will be accepting sealed bids for the **Renovation to the Old Detention Center for the Transylvania County Board of Elections Office,** located at the corner of E Morgan Street and South Gaston Street, Brevard, North Carolina.

The project consists of General, HVAC, Plumbing and Electrical work. The Work includes renovation and new construction which incorporates demolition work, new non-load bearing stud partitions and metal furring and brick exterior partitions, structural steel framing, steel bar joist, metal decking, EFIS panels, gypsum board finishes, laying acoustical ceiling systems and gypsum board ceiling systems, modular flooring/carpet/sheet vinyl/ceramic floor finishes, hollow metal doors and frames, flush wood doors, aluminum storefront framing, building hardware, casework, HVAC systems, Electrical systems, Plumbing supply/waste piping, gas piping and various plumbing fixtures, new TPO roof system, etc. In addition, the project will include Site Work consisting of some asphalt paving, concrete walks/walkways, handrails, masonry retaining walls, etc.

The work will be let under one contract. **General Prime** bids only.

Plans and specifications are currently on file and available for public inspection at the following location.

Transylvania County Finance Office
101 South Broad Street
Brevard, NC 28712

Copies of plans and specifications can be obtained by qualified bidders by contacting Teresa Curto at the Transylvania County Finance Office, 101 South Broad Street, Brevard, NC 28712 at Teresa.Curto@transylvaniacounty.org, or fax to the attention of Teresa Curto at 828-884-3119.

A **MANDATORY** Pre-Bid Conference is scheduled for **Tuesday, May 7, 2015 at 3:00 PM EST** in the Multi-purpose Room of the County Administration Office, 101 South Broad Street, Brevard, NC 28712. The Conference will include a discussion of the scope and nature of the work, review of the Contract Documents and discussion of questions submitted by the bidders. Attendance is required by all contractors who plan to bid on this project.

Questions regarding the Invitation For Bids should be submitted in writing by **Tuesday, May 14, 2015 at 5:00 PM EST to** Teresa Curto at 101 South Broad Street, Brevard, NC 28712, emailed to Teresa.Curto@transylvaniacounty.org, or faxed to the attention of Teresa Curto at 828-884-3119.

Bid is to be submitted on Form of Proposal (Bid Form) provided in the Project Manual. Submit bids in sealed envelope that is clearly labeled with Project Name, Bidders Name and License Number on the outside of envelope.

The Owner/Architect will receive sealed bids on **Tuesday, May 21, 2015, at 3:00 pm EST, per the USNO Master Clock,** at the Transylvania County Administration Building located at101 South Broad Street, Brevard, NC 28712. **Bids received after the specified date and time will not be accepted**. All prime bidders are invited to attend. Bids will be opened and read aloud.

A copy of drawings and specifications are available for review at the Transylvania County Finance Office. Bona fide prime bidders may obtain 1 set of drawings and specifications by contacting Teresa Curto at the County Finance Office. A plan deposit of $200.00 for the first set is required. **Plan deposits may be in cash or certified check**. Those who submit prime bids may obtain refund of deposits by returning sets in good condition no more than 5 days after Proposals have been opened. **Those who do not submit prime bids will forfeit deposits unless**

sets are returned in good condition at least 3 days before proposals have been opened. **No partial sets will be issued; the Owner/Architect will issue no sets to sub bidders. Prime bidders may obtain ONE additional copy upon deposit of $200.00 per set.**

Subcontractors and building material suppliers may purchase plans and specifications as follows:

Drawings	$4.00 per sheet
Specifications	$6.00 per section
Specifications	$55.00 per full set

Handling and postage charges to be as follows: $5.00 handling plus postage.

A Bid Security is required in the amount of 5% of the bid. Bid security must be in the form of an AIA A310 document, certified check or cashier check made payable to Transylvania County.

A Performance Bond and Payment Bond will be required of the successful bidder. Bonds must be executed by a surety company licensed to do business in North Carolina. Bond form shall be AIA Document A312.

All bidders must have a NC General Contractors License in accordance with NC State Laws. The Owners reserve the right to waive irregularities and to reject bids.

RICHARD L. WORLEY, AIA ARCHITECT