

**ADDENDUM # 3****Renovation of Commons A**

WBA 21-034.01

**TO: All Bidders****DATE: 27 January 2023**

This addendum forms a part of the Contract Documents and modifies the original Bid Documents dated December 16, 2022. Acknowledge receipt of this Addendum by inserting its number in the Bid Form. Failure to do so may subject Bidder to disqualification. This serves as an addendum to the construction documents and modifies and/or supplements them as follows:

**I. CLARIFICATIONS & SUBSTITUTION REQUESTS**

1. Question: Do we replace all supply grilles for HVAC in each apartment?
  - a. Response: HVAC scope is under separate contract (with the exception of brick vents and bathroom exhaust fan).
2. Question: Section 01 2100 1.05 Quantity Price Allowances Schedule: Requesting direction on B. Acoustical & Thermal Wall Insulation Replacement. It does not list the \$\_\_\_ /SF with the est. quantity as the rest of the items have.
  - a. Response: See attached revised Quantity Unit Allowances
3. Question: Please advise how the sprinkler system is to be installed without demolition to the ceiling.
  - a. Response: The buildings are already sprinklered. The majority of existing ceilings were removed under pre-demolition scope. Quantity Price Allowance No. 3 is intended to cover ceiling demolition.
4. Question: (Unit Masonry Assemblies – Spec 04 2000) Spec appears to be missing from the spec book; can this please be provided.
  - a. Response: See attached Section 04 2000 – Unit Masonry Assemblies
5. Question: (01 2100 – Allowances) Number 2 does not have a specified quantity. Can this be provided?
  - a. Response: See attached revised Quantity Unit Allowances
6. Question: (10 1400 – Signage) 2.02 B States to supply signage to “Every doorway.” Should this be interpreted as the main entry doors for the apartment units; or should each room in the building receive a sign?
  - a. Response: See attached signage drawings. Drawing A0.2 is for Building Signs (4) total, refer to building elevations on sheet A4.2. Drawing A0.3 is for Unit Signs (24) total, refer to 1/A5.1.
7. Question: Unit Prices and Allowances: Can unit prices please be added to the Proposal Document?
  - a. Response: DCM Form C-3 Proposal Form stipulates that Unit Prices be attached by Bidder on a separate sheet.
8. Question: Within the Pre-bid Conference AGENDA, it depicts a contract duration of 162 calendar days: reference - II Summary, A.3. Project Duration. However, the bid specifications, Specification Section 00 6000 – Construction Contract (Item 11 compared to Checklist), stipulates “One hundred eighty-two (182) calendar days. Please confirm Contract Duration of 182 calendar days.
  - a. Response: The project must be completed and ready for student move-in by August 1, 2023 – Tuskegee University

**Attachments:**

- |  |          |
|--|----------|
| 1. Revised Allowances Section with additional and revised unit quantity. | 8.5 x 11 |
| 2. Section 04 2000 – Unit Masonry Assemblies.                            | 8.5 x 11 |
| 3. Tuskegee Signage Drawings   | 11 x 17  |

**END OF ADDENDUM #3**

**ATTACHMENT (A) TO PROPOSAL FORM: (SEE ALSO SECTION 02100 – ALLOWANCES)**

**1.03 UNIT PRICE ALLOWANCES**

- A. Unit prices include all necessary material, cost of delivery, installation, insurance, overhead, profit and applicable taxes.
- B. Unless otherwise indicated, Contractor's overhead and profit, labor, handling, installation, demolition, preparation, access and other cost associated with the unit price shall be included in unit price allowances.

**1.05 QUANTITY PRICE ALLOWANCES SCHEDULE 'A':**

- A. Quantity Price Allowance No.1: Replacement of Firesealing / Firecaulking.
  - 1. \$ \_\_\_\_\_ / LF x estimated quantity of 2,500 LF = \$ \_\_\_\_\_
- B. Quantity Price Allowance No. 2: Acoustical & Thermal Wall Insulation Replacement.
  - 1. \$ \_\_\_\_\_ / SF x estimated quantity 6,000 SF = \$ \_\_\_\_\_
- C. Quantity Price Allowance No.3: Ceiling Texture Repair / Replace.
  - 1. \$ \_\_\_\_\_ / SF x estimated quantity 1,200 SF = \$ \_\_\_\_\_
- D. Quantity Price Allowance No.4: Exterior Sheathing Replacement:
  - 1. \$ \_\_\_\_\_ / SF x estimated quantity 5,000 SF = \$ \_\_\_\_\_
- E. Quantity Price Allowance No. 5: Plywood Subfloor Replacement:
  - 1. \$ \_\_\_\_\_ / SF x Estimated Quantity 750 SF = \$ \_\_\_\_\_
- F. Quantity Price Allowance No.5: Gypsum Concrete Floor Underlayment Repair:
  - 1. \$ \_\_\_\_\_ / SF x estimated quantity 5,000 SF = \$ \_\_\_\_\_
- G. Quantity Price Allowance No.6 Rotted Wood Trim Replacement:
  - 1. \$ \_\_\_\_\_ / BF x estimated quantity 250 BF = \$ \_\_\_\_\_
- H. Quantity Price Allowance No. 7: Damaged / deteriorated Fiber Cement Siding Replacement
  - 1. \$ \_\_\_\_\_ / BF x estimated quantity 200 BF = \$ \_\_\_\_\_

**END OF SCHEDULE**

**SECTION 04 2000****UNIT MASONRY ASSEMBLIES****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Clay facing brick.
- B. Mortar and grout.
- C. Reinforcement and anchorage.
- D. Accessories.

**1.02 RELATED REQUIREMENTS**

- A. Section 04 0100 - Masonry Cleaning and Restoration.
- B. Section 06 1000 - Rough Carpentry: Nailing strips built into masonry.
- C. Section 07 2510 - Weather Barriers (Mechanically fastened sheet): Water-resistive barriers applied to exterior face of backing sheathing or unit masonry substrate.
- D. Section 07 2700 - Air Barriers: Air barriers applied to exterior face of backing sheathing or unit masonry substrate.
  - 1. Section 07 6200 - Sheet Metal Flashing and Trim: Exposed masonry flashings.
- E. Section 07 8400 - Firestopping: Firestopping at penetrations of fire-rated masonry and at top of fire-rated walls.
- F. Section 07 9200 - Joint Sealants: Sealing material transitions, control and expansion joints.

**1.03 REFERENCE STANDARDS**

- A. ACI 530.1/ASCE 6/TMS 602 - Specification For Masonry Structures; American Concrete Institute International; 2008.
- B. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2016a.
- C. ASTM A615/A615M - Standard Specification for Deformed and Plain Carbon-Steel Bars for Concrete Reinforcement; 2020.
- D. ASTM A641/A641M - Standard Specification for Zinc-Coated (Galvanized) Carbon Steel Wire; 2019.
- E. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2020.
- F. ASTM A666 - Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar; 2015.
- G. ASTM C91/C91M - Standard Specification for Masonry Cement; 2018.
- H. ASTM C140/C140M - Standard Test Methods for Sampling and Testing Concrete Masonry Units and Related Units; 2020.
- I. ASTM C144 - Standard Specification for Aggregate for Masonry Mortar; 2018.
- J. ASTM C150/C150M - Standard Specification for Portland Cement; 2020.
- K. ASTM C207 - Standard Specification for Hydrated Lime for Masonry Purposes; 2018.
- L. ASTM C270 - Standard Specification for Mortar for Unit Masonry; 2019.
- M. ASTM C404 - Standard Specification for Aggregates for Masonry Grout; 2018.
- N. ASTM C1634 - Standard Specification for Concrete Facing Brick; 2017.
- O. ASTM D4637/D4637M - Standard Specification for EPDM Sheet Used in Single-Ply Roof Membrane; 2015.
- P. BIA - Brick Industry Association - Technical Notes on Brick Construction.

- Q. UL (FRD) - Fire Resistance Directory; Current Edition.

#### **1.04 ADMINISTRATIVE REQUIREMENTS**

- A. Preinstallation Meeting: Convene the preinstallation meeting one week before starting work of this section; require attendance by all relevant installers of work affected by masonry or which affects the installation of the masonry. Dependent upon sequencing of the Work the following may require attendance including:
1. General Contractor
  2. Masonry subcontractor.
  3. Waterproofing / Caulking and Sealant subcontractor
- B. Do not schedule a preinstallation meeting before all submittals, samples and mock-up have been completed and approved.

#### **1.05 SUBMITTALS**

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide data for masonry units, fabricated wire reinforcement, mortar, and masonry accessories.

#### **1.06 INFORMATIONAL SUBMITTALS**

- A. Material Certificates: For each type and size of the following:
1. Masonry units.
    - a. For exposed brick, include test report for efflorescence according to ASTM C 67.
      - 1) Test reports for face brick must be specific to the specified product. The testing must accurately represent the brick that will be used in the project.
  2. Cementitious materials. Include brand, type, and name of manufacturer.
  3. Preblended, dry mortar mixes. Include description of type and proportions of ingredients.
  4. Grout mixes. Include description of type and proportions of ingredients.

#### **1.07 QUALITY ASSURANCE**

- A. Comply with provisions of TMS 402/602, except where exceeded by requirements of Contract Documents.
1. Maintain one copy of each document on project site.
- B. Installer Qualifications: Company specializing in performing work of the type specified and employing skilled Trades people with at least 15 years of documented experience.
- C. Source Limitations for Masonry Units: Obtain exposed masonry units of a uniform texture and color, or a uniform blend within the ranges accepted for these characteristics, from single source from single manufacturer for each product required.
- D. Source Limitations for Mortar Materials: Obtain mortar ingredients of a uniform quality, including color for exposed masonry, from one manufacturer for each cementitious component and from one source or producer for each aggregate.
- E. Masonry Standard: Comply with ACI 530.1/ASCE 6/TMS 602 unless modified by requirements in the Contract Documents

#### **1.08 DELIVERY, STORAGE, AND HANDLING**

- A. Deliver, handle, and store masonry units by means that will prevent mechanical damage and contamination by other materials.
- B. Do not permit metal banding to contact brick.

### **PART 2 PRODUCTS**

#### **2.01 BRICK UNITS**

- A. Manufacturers: Any new, or replacement brick shall match the existing brick in size, color and texture.

- B. Facing Brick: ASTM C216, Type FBS Smooth, Grade SW.
  - 1. Actual size: To match the original brick exactly and as follows:
  - 2. Compressive strength: As indicated on drawings, measured in accordance with ASTM C67/C67M.
- C. Building (Common) Brick: ASTM C62, Grade SW; solid units.
  - 1. Compressive strength: As indicated on drawings, measured in accordance with ASTM C67/C67M.
- D. Salvaged Brick to be re-used.
  - 1. See General Notes on Drawings for Face Brick reclaimed and salvaged from demolition and adequate to be reused on this project.

## 2.02 MORTAR AND GROUT MATERIALS

- A. Mortar Cement : Type N for typical above grade, interior applications, Type S for load bearing and below grade applications
  - 1. All masonry mortar cement shall be obtained from one of the listed manufacturers
  - 2. Acceptable Manufacturers:
    - a. Cemex
    - b. Citadel
    - c. Holcim
    - d. La Farge
    - e. Substitutions: See Section 01 6000 - Product Requirements.
- B. Portland Cement: ASTM C150/C150M, Type I; color as required to produce approved color sample.
  - 1. Not more than 0.60 percent alkali.
  - 2. Hydrated Lime: ASTM C207, Type S.
  - 3. Mortar Aggregate: ASTM C144.
  - 4. Grout Aggregate: ASTM C404.
- C. Water: Clean and potable.
- D. Packaged Dry Material for Mortar for Unit Masonry is preferred: Premixed Portland cement, hydrated lime, and sand; complying with ASTM C387/C387M and capable of producing mortar of the specified strength in accordance with ASTM C270 with the addition of water only.
  - 1. Type: Type N.
  - 2. Color: Standard gray or white as required to produce correct color.

## 2.03 REINFORCEMENT AND ANCHORAGE

- A. Residential Wall Ties: Corrugated formed sheet metal, 7/8 inch wide by 0.05 inch thick, hot dip galvanized to ASTM A 153/A 153M, Class B, sized to extend at least 1-1/2 inches into the veneer with at least 5/8 inch of mortar coverage from masonry face.

## 2.04 FLASHINGS (CONCEALED)

- A. Provide .040 Elvoloy Kee, non-asphalt, self-adhesive membrane .
- B. Approved Manufactureres:
  - 1. Advanced Building Products, Inc: Strip-N-Flash® : [www.advancedbuildingproducts.com](http://www.advancedbuildingproducts.com)
  - 2. Hohmann & Barnard, Inc.; Flex-Flash® Flashing
  - 3. Tremco Roofing: TremPly® KEE Flashing :[www.tremco.com](http://www.tremco.com)
- C. Metal Flashing Materials: Prefinished, Galvanized Steel, as specified in Section 07 6200.
- D. Flashing Sealant/Adhesives: Silicone, or silyl-terminated polyether/polyurethane or other type required or recommended by flashing manufacturer; type capable of adhering to type of flashing used.
- E. Lap Sealants and Tapes: As recommended by flashing manufacturer; compatible with membrane and adhesives.

**2.05 ACCESSORIES**

- A. Sealant/Adhesives: Silicone, or silyl-terminated polyether/polyurethane providing control Joint and material transition closure.
- B. Joint Backer Rod: Closed cell polyurethane; oversized 50 percent to joint width; self expanding; + 1/2 inch of the joint space wide by maximum lengths available.
  - 1. Manufacturers:
    - a. Hohmann & Barnard, Inc: [www.h-b.com/sle](http://www.h-b.com/sle).
    - b. WIRE-BOND: [www.wirebond.com/#sle](http://www.wirebond.com/#sle).
- C. Cleaning Solution: Non-acidic, not harmful to masonry work or adjacent materials. See Section 04 0100.

**2.06 MORTAR AND GROUT MIXING**

- A. Mortar for Unit Masonry: ASTM C270, using the Proportion Specification.
  - 1. Exterior, non-loadbearing masonry: Type N.
- B. New Mortar for Old Brick: Proportion by volume only; no more than 20 percent of the total volume of Portland cement and lime combined to be Portland cement.
  - 1. Sand: Match original mortar as closely as possible in color, size, and texture, without use of other additives.
  - 2. Do not use modern additives unless permitted in writing by Architect.
  - 3. Repointing Mortar: Use proportions from 1 part lime to 2 parts sand with no Portland cement, up to 2 parts Portland cement to 3 parts lime to 6 parts sand.
  - 4. White Portland Cement: Use for repointing mortar where Portland cement is permitted.
  - 5. Use mortar within 30 minutes after final mixing; do not add more water after the initial mix is prepared.
- C. Grout: ASTM C476; consistency required to fill completely volumes indicated for grouting; fine grout for spaces with smallest horizontal dimension of 2 inches or less; coarse grout for spaces with smallest horizontal dimension greater than 2 inches.
- D. Admixtures: Add to mixture at manufacturer's recommended rate and in accordance with manufacturer's instructions; mix uniformly.
- E. Mixing: Use mechanical batch mixer and comply with referenced standards.

**PART 3 EXECUTION****3.01 EXAMINATION**

- A. Verify that field conditions are acceptable and are ready to receive masonry.
- B. Verify that related items provided under other sections are properly sized and located.
- C. Verify that built-in items are in proper location, and ready for roughing into masonry work.

**3.02 PREPARATION**

- A. Direct and coordinate placement of metal anchors supplied for installation under other sections.
- B. Provide temporary bracing during installation of masonry work. Maintain in place until building structure provides permanent bracing.

**3.03 COLD AND HOT WEATHER REQUIREMENTS**

- A. Comply with requirements of TMS 402/602 or applicable building code, whichever is more stringent.

**3.04 COURSING**

- A. Establish lines, levels, and coursing indicated. Protect from displacement.
- B. Maintain masonry courses to uniform dimension. Form vertical and horizontal joints of uniform thickness.
- C. Brick Units:
  - 1. Bond: Match Existing.

2. Mortar Joints: Concave / Vee shape tooled, or weathered as shown on drawings.

### **3.05 PLACING AND BONDING**

- A. Lay solid masonry units in full bed of mortar, with full head joints, uniformly jointed with other work.
- B. Lay hollow masonry units with face shell bedding on head and bed joints.
- C. Buttering corners of joints or excessive furrowing of mortar joints is not permitted.
- D. Remove excess mortar and mortar smears as work progresses.
- E. Remove excess mortar with water repellent admixture promptly. Do not use acids, sand, other blasting media or high pressure water methods.
- F. Do not shift or tap masonry units after mortar has achieved initial set. Where adjustment must be made, remove mortar and replace.
- G. Maintain consistent 3/8 inch minimum 7/16 inch maximum width open perimeter at window and door units for full sealant joint.
- H. Perform job site cutting of masonry units with powered cutting tools to provide straight, clean, unchipped edges. Prevent broken masonry unit corners or edges.
- I. Isolate top joint of masonry partitions from horizontal structural framing members and slabs or decks with compressible joint filler.

### **3.06 EFFLORESCENCE PREVENTION / CAVITY PROTECTION**

- A. All masonry unit cubes (pallets)s shall be stored out of the weather.
- B. Mortar shall be proportioned and mixed as specified, mortar shall not be retempered , and shall be discarded for freshly mixed material
- C. Top course of unfinished masonry walls shall be covered at the end of each working day to keep debris out of the wall.

### **3.07 WEEPS**

- A. Install weeps in veneer and cavity walls at 24 inches on center horizontally on top of through-wall flashing above shelf angles and lintels and at bottom of walls.

### **3.08 GROUTED COMPONENTS**

- A. Support and secure reinforcing bars from displacement. Maintain position within 1/2 inch of dimensioned position.
- B. Place and consolidate grout fill without displacing reinforcing.
- C. At bearing locations, fill masonry cores with grout for a minimum 12 inches either side of opening.

### **3.09 CUTTING AND FITTING**

- A. Obtain approval prior to cutting or fitting masonry work not indicated or where appearance or strength of masonry work may be impaired.
- B. Cutting with trowel, or brick hammer is prohibited. Cutting of masonry units to be performed with properly fitted, powered masonry saw.

### **3.10 CLEANING**

- A. Remove excess mortar and mortar droppingsa work progresses.
- B. Replace defective mortar. Match adjacent work.
- C. Clean soiled surfaces with cleaning solution.
- D. Use non-metallic tools in cleaning operations.

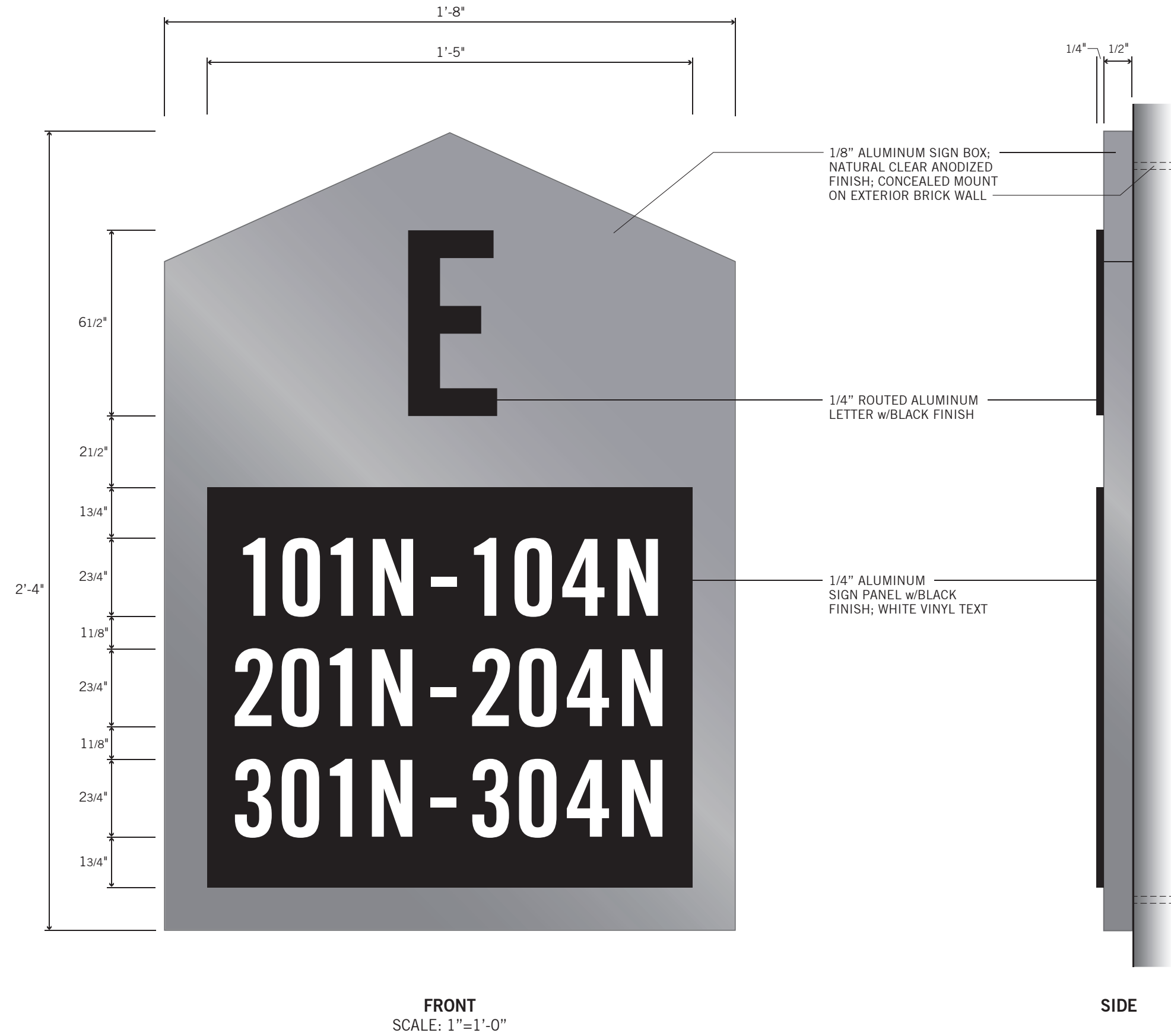
**3.11 PROTECTION**

- A. Without damaging completed work, provide protective boards at exposed external corners that are subject to damage by construction activities.

**END OF SECTION 04 2000**

**NOTES**

SIGN FABRICATOR TO SUBMIT  
DETAILED SHOP DRAWINGS  
TO OWNER AND ARCHITECT  
FOR APPROVAL



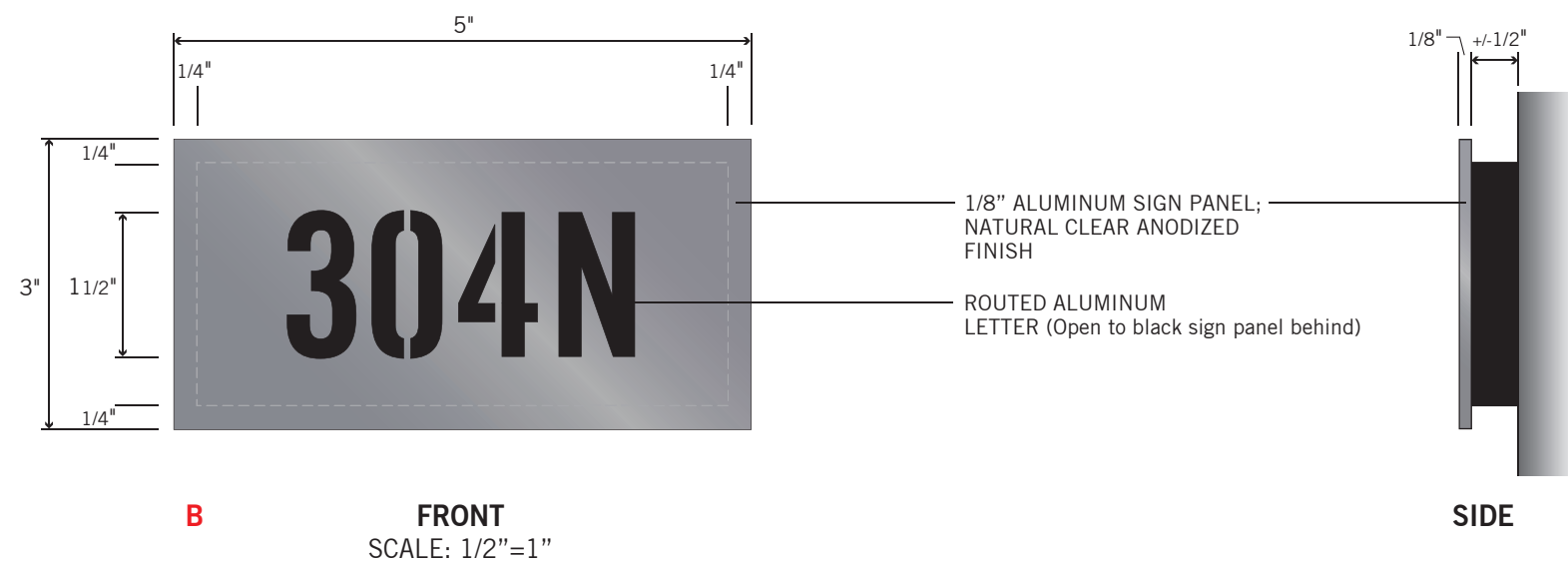
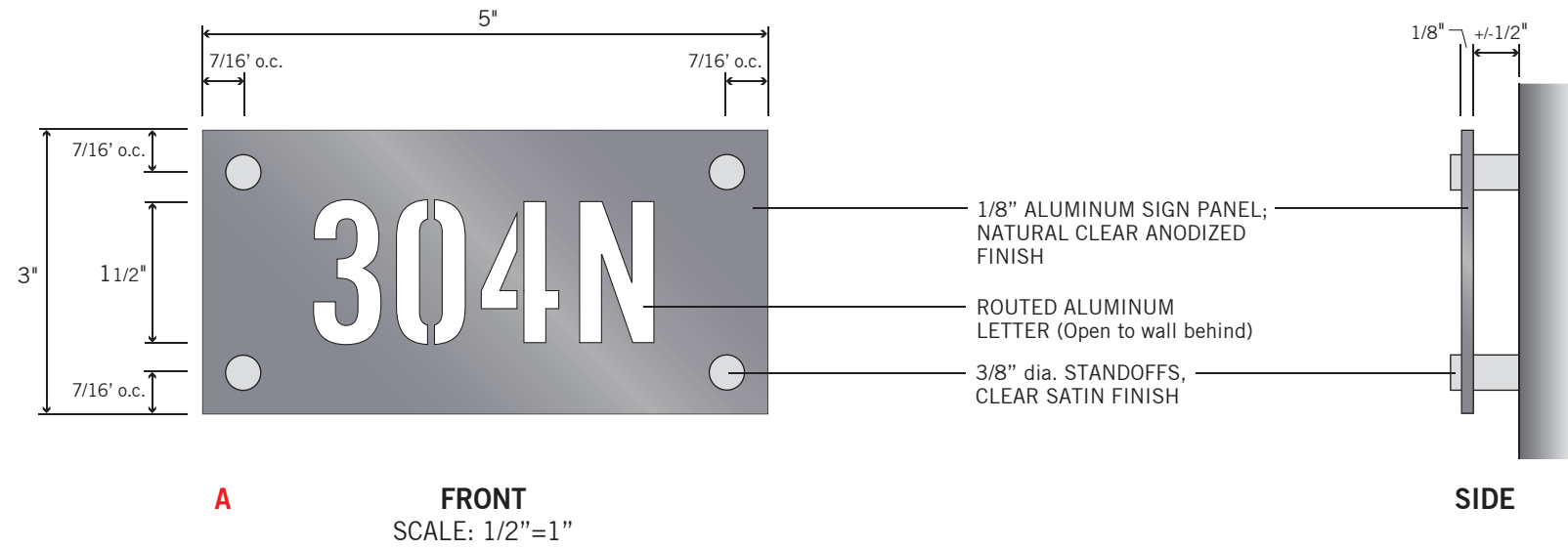
**Tuskegee**

project number: 21-034.01  
date: 1/27/2023  
revisions: \_\_\_\_\_  
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title:  
**Building Sign**

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**A.01**

**NOTES**



**Tuskegee**

project number: 21-034.01

date: 1/27/2023

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**A.02**