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RG A No. 19054
30 July, 2020

ADDENDUM NO. 2

STATE OF DELAWARE OMB/DFM
OMB/DFM Contract No. MC3701000088
DSCYF – Cleveland White Building Roof Renovation
1825 Falkland Rd.
Wilmington, DE 19901

R G Architects
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BIDS DUE:

Monday, August 3, 2020 at 10:00 a.m.

LOCATION:

THOMAS COLLINS BUILDING
Division of Facilities Management Office
540 S. DuPont Highway, Suite 1 (Third Floor)
Dover, Delaware 19901
The public participated by online meeting at Webex.com,
meeting number 129 947 3263 and password
ZEcCWU8Un32. There was no in-person meeting.

NOTICE TO ALL BIDDERS

1.0 GENERAL NOTES:

- 1.1 Bidders are hereby notified that this Addendum shall be and hereby becomes part of their Contract Documents, and shall be attached to the Project Manual for this project.
- 1.2 The following items are intended to revise and clarify the Drawings and Project Manual, and shall be included by the Bidder in their proposal.
- 1.3 Bidders shall verify that their Sub-bidders are in full receipt of the information contained herein.
- 1.4 A copy of the current bid set register is available upon request indicating individuals that have purchased project documents from R G architects.
- 1.5 All addenda will be sent out to the registered plan holders via email (or fax). Contractors are encouraged to keep an eye on their email accounts during the bidding period for such updates.
- 1.6 The owner offered the contractors a tour of the facility, with the escort of the design team, on July 23rd, 2020; First group; 9am – 10am. Second group; 10 am – 11 am.
- 1.7 This document, Addendum #2, constitutes the second and last addendum.

2.0 Revisions to the SPECIFICATIONS

2.1.1 Addition of section; 090190 - Painting Restoration.

3.0 Revisions to the DRAWINGS

3.1.1 None at this time.

4.0 Questions

4.1 Drawing A21-01 detail 2 states to patch and replace existing wood deck and framing as required. Will the wood deck be covered in Allowance #2? and can you confirm that this work is demo note 2L as shown on drawing D10-1 detail 1.

4.1.1 Answer – No, it is not. Allowance #2 will cover the estimated 5,000 square feet of “wood board deck replacement”. Note 2L refers only to the wood cornice repairs to be included with the base bid. It is based on the estimated lineal feet described on the demolition plan.

4.2 Will just the replaced aluminum metal fascia be painted or will all the aluminum metal fascia be painted? Also, will a paint spec be provided?

4.2.1 Answer – All existing and new aluminum fascia shall be painted to match under the base bid.

4.2.2 Answer – See attached section 090190 - Painting Restoration.

4.3 Alternate # 3 states overlay RA-01 and RA-02 with 9/16" OSB. Can you confirm the 9/16" is a typo and it should be 7/16" OSB?

4.3.1 Answer – Yes, 7/16" is the intended thickness for OSB.

4.4 Is there any masonry work to be included in the base bid?

4.4.1 Answer – No other masonry work is required besides the repointing of the chimneys in alternate #1.

4.5 Will crickets need to be installed at the chimneys at the fire wall locations?

4.5.1 Answer – No, crickets are not required there.

4.6 Are the crickets shown on drawing A10-01 column line 14 existing or will they be new?

4.6.1 Answer – New.

4.7 Regarding the Allowance to include 5,000 square feet of 3/4" Deck Board Replacement, are we to use the similar deck material in kind, if available, or could we use 3/4" CDX Plywood as well.

4.7.1 Answer – We would prefer that you use the similar deck material in kind as specified, if available. If it is not, then we would consider the use of 3/4" CDX Plywood.

4.8 Can TPO membrane be used at the gutter pan in lieu of the EPDM?

4.8.1 Answer – No, please construct using the materials as specified.

4.9 The specs are calling for CertainTeed. Can GAF be considered an approved equal?

4.9.1 Answer – No, the substitution request time frame was expired at the time of this question - 7/29/2020.

6.0 ATTACHMENT LIST:

A. Section 090190 - Painting Restoration.

B. Addendum #1, as published on Bid solicitation web page 7/27/2020. Please see attached updated Bid Forms.

SECTION 09 01 90
PAINTING RESTORATION

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 the following:
 - 1. Cleaning and paint removal for exterior surfaces.
 - 2. Surface preparation for painting of exterior surfaces.
 - 3. Painting of exterior surfaces.
 - 4. Patching of minor damage to surfaces of items to be painted.
- B. Paint items and surfaces as indicated in the schedules at the end of Part 3.
 - 1. Comply with requirements in other Division 9 painting Sections for prefinished items, concealed surfaces, finished metal surfaces, operating parts, and labels.
- C. Related Sections include the following:
 - 1. Division 9 painting Sections for use of modern (conventional) paint materials and application methods.

1.3 DEFINITIONS

- A. General: Standard coating terms defined in ASTM D 16 apply to this Section.

1.4 SUBMITTALS

- A. Product Data: For each paint system indicated.
 - 1. Material List: An inclusive list of required coating materials. Identify each material by manufacturer's number and classification.
 - 2. Manufacturer's Information: Manufacturer's technical information, including label analysis and instructions for handling, storing, and applying each coating material.
- B. Samples for Verification: For each color and material to be applied, with texture to simulate actual conditions, on representative Samples of the actual substrate.

1. Provide stepped Samples, defining each separate coat, including block fillers and primers. Use representative colors when preparing Samples for review. Resubmit until required sheen, color, and texture are achieved.
 2. Provide a list of materials and applications for each coat of each Sample. Label each Sample for location and application.
- C. Color Matching Certification: Submit certification of computer color matching performed by paint manufacturer.
- D. Restoration program for each phase of restoration process including protection of surrounding materials on the building and Project site during operations. Describe in detail the materials, methods, equipment, and sequence of operations to be used for each phase of the Work.
1. If materials and methods alternative to those indicated are proposed for any phase of restoration work, provide a written description, including evidence of successful use on other comparable projects, and a testing program to demonstrate their effectiveness for this Project.

1.5 QUALITY ASSURANCE

- A. Painting Restoration Specialist Qualifications: A firm or individual experienced in painting restoration similar in material, design, and extent to that indicated for this Project, whose work has resulted in applications with a record of successful in-service performance.
1. Field Supervision: Require that an experienced full-time supervisor be at Project site during times that painting restoration is in progress.
- B. Benchmark Samples (Mockups): Provide a full-coat benchmark finish sample for each type of coating and substrate required. Comply with procedures specified in PDCA P5. Duplicate finish of approved sample submittals.
1. Architect will select one surface to represent surfaces and conditions for application of each type of coating and substrate.
 - a. Surface-Preparation Mockup: On existing surfaces using applicable specified methods of cleaning and surface preparation, provide mockup sample of at least 100 sq. ft. (9 sq. m).
 - b. Small Architectural Detail Areas and Items: Architect will designate items or areas required for mockups.
 - c. Decorative Painting: Architect will designate items or areas required for mockups.
 2. Final approval of colors will be from benchmark samples.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials to Project site in manufacturer's original, unopened packages and containers bearing manufacturer's name and the following information:
1. Product name or title of material.

2. Product description (generic classification or binder type).
3. Manufacturer's stock number and date of manufacture.
4. Contents by volume, for pigment and vehicle constituents.
5. Thinning instructions.
6. Application instructions.
7. Color name and number.
8. VOC content.

B. Store materials not in use in tightly covered containers in a well-ventilated area at a minimum ambient temperature of 45 deg F (7 deg C). Maintain storage containers in a clean condition, free of foreign materials and residue.

1. Keep storage area neat and orderly. Remove oily rags and waste daily.

1.7 PROJECT CONDITIONS

- A. Apply waterborne paints only when temperatures of surfaces to be painted and surrounding air are between 50 and 90 deg F (10 and 32 deg C).
- B. Apply solvent-thinned paints only when temperatures of surfaces to be painted and surrounding air are between 45 and 95 deg F (7 and 35 deg C).
- C. Do not apply paint in snow, rain, fog, or mist; or when relative humidity exceeds 85 percent; or at temperatures less than 5 deg F (3 deg C) above the dew point; or to damp or wet surfaces.
 1. Painting may continue during inclement weather if surfaces and areas to be painted are enclosed and heated within temperature limits specified by manufacturer during application and drying periods.

1.8 EXTRA MATERIALS

- A. Furnish extra paint materials from the same production run as the materials applied and, in the quantities described below. Package with protective covering for storage and identify with labels describing contents. Deliver extra materials to Owner.
 1. Quantity: Furnish Owner with an additional 3 percent, but not less than 1 gal. (3.8 L), as appropriate, of each material and color applied.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Products: Subject to compliance with requirements, provide products from one of the following manufacturers:
 1. Sherwin-Williams Paints
 2. Duron Paints.
 3. M.A.B. Paints

2.2 PAINT CLEANING AND REMOVAL MATERIALS

- A. Biodegradable Paint Remover: Manufacturer's standard biodegradable formulation for removing paint coatings from metal.

2.3 COLOR MATCHING

- A. Custom Color Matching: Colors shall be selected by computer match with paint colors found on site.
- B. Submit Drawdown Samples in specified products. Label with product, color number, and location.

2.4 MATERIALS

- A. See Paint Schedule at end of section.

2.5 MISCELLANEOUS MATERIALS

- A. Detergent Cleaning Solution: Mix 2 cups (0.5 L) of tetrasodium polyphosphate, 1/2 cup (125 mL) of laundry detergent, 5 quarts (5 L) of 5 percent sodium hypochlorite bleach, and 15 quarts (15 L) of warm water for each 5 gal. (20 L) of solution required.
- B. Job-Mixed Mold, Mildew, and Algae Remover: Mix 2 cups (0.5 L) of tetrasodium polyphosphate, 5 quarts (5 L) of 5 percent sodium hypochlorite bleach, and 15 quarts (15 L) of hot water for every 5 gal. (20 L) of solution required.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates and conditions under which painting will be performed for compliance with paint application requirements.
 - 1. Comply with manufacturer's requirements for inspection.
 - 2. Start of painting will be construed as Applicator's acceptance of surfaces and conditions within a particular area.
 - 3. Apply paint only after unsatisfactory conditions have been corrected.
- B. Notify Architect a minimum of one working day prior to painting about possible problems resulting from using the specified materials over previously finished substrates.
- C. Conduct alkali testing with litmus paper on exposed plaster, cementitious, and masonry surfaces, and do not begin painting if surfaces exceed alkalinity allowed by paint manufacturer.
- D. Coordination of Work: Review other sections in which primers are specified to ensure compatibility for the total system with various substrates.

3.2 SURFACE PREPARATION, GENERAL REQUIREMENTS

- A. Prepare existing surfaces as follows:
1. Clean existing surfaces to remove loose dirt and dust.
 2. Remove surface films that will prevent proper adhesion.
 3. Treat paint finishes with gloss sheen to dull the surface with de-glosser.
 4. Remove loose, blistered, or otherwise defective paint; smooth edges with sandpaper.
 5. Clean corroded iron or steel surfaces to bright metal.
 6. Prime bare surfaces.
- B. If existing surfaces cannot be prepared to an acceptable condition for proper finishing by using specified surface-preparation methods, notify Architect in writing.
- C. Clean and prepare surfaces to be painted according to surface-preparation schedule at the end of Part 3 and with manufacturer's written instructions for each substrate condition.
1. Provide barrier coats over incompatible previously painted surfaces or primers or remove coats and prime prepared surfaces. Notify Architect in writing about possible problems resulting from using the specified finish-coat material over substrates previously finished.
- D. Deteriorated Paint: The following classifications of deteriorated paint films shall be used to determine the degree of surface preparation required. Measure adhesion by ASTM D 3359 Method A, tape test (multiply results by 2 to correlate with the 0 to 10 rating system).
1. Sound Existing Paint, Including Tightly Adhered Paint Film: No evidence of cracking, checking, blistering, or lack of adhesion; slight chalking and mildew may be present.
 - a. Adhesion: Rating of 10.
 - b. Wash areas to be repainted; use mild detergent solution, and rinse with clean water until all detergent has been removed.
 - c. Remove dirt and chalking from the surface without damaging the substrates or adjacent areas.
 - d. Allow washed areas to dry before painting.
 2. Slightly to Moderately Deteriorated Paint Including Cracked or Loose Paint Film: Moderate cracking, checking, blistering, erosion, and loss of adhesion.
 - a. Adhesion: Rating of 6 to 8.
 - b. Treat areas as specified for sound existing paint above.
 - c. After washing, carefully examine surface for cracking, blistering, peeling, or flaking paint.
 - d. Remove cracked, blistered, and nonadherent paint.
 - e. Scrape and sand edges smooth so that edges will not telegraph through new paint finish.
 - f. Wipe surface clean to remove remaining dust.
 3. Severely Deteriorated Paint Including Extensive Cracked and Loose Paint Film: Considerable cracking, checking, blistering, erosion, loss of adhesion, and severe chalking or mildew.

- a. Adhesion: Rating of 0 to 4.
 - b. Remove old paint film down to bare substrate by using hand-tool removal, scraping and sanding, chemical removal, or a combination of all three methods.
- E. Selection of surface-preparation tools and methods shall be the responsibility of painting restoration specialist, provided surface preparation complies with requirements specified for type of existing surface condition. Comply with the following general requirements for equipment:
1. Do not use power tools including sanders, grinders, and power brushing tools.
 2. Heat gun (flameless) with temperature range of 700 to 1000 deg F (389 to 555 deg C) maximum temperature may be used.

3.3 SURFACE-PREPARATION METHODS

- A. General: Use the cleaning methods specified in this article, using the gentlest appropriate method necessary to clean the surface.
- B. Wash surfaces by hand cleaning using clean rags, sponges, water, and detergent.
- C. Hand-Tool Cleaning: Use wet sanding and wet scraping methods only. Lightly mist substrate before sanding or scraping. Acceptable hand-tools include scrapers, wire brushes, sandpaper, steel wool, nonmetallic pads, and dusters. Because of varying substrates, selection of tools shall be the responsibility of Contractor. After hand-cleaning is attempted, power tool cleaning may be required to complete cleaning and surface preparation.
- D. Solvent Cleaning: Solvent cleaning may be used to remove oil, grease, smoke, tar, and asphalt from painted or unpainted surfaces before preparation work begins. In addition, if necessary, spot-solvent cleaning may be employed just prior to the commencement of paint application, provided enough time is allowed for complete evaporation. Clean solvent and clean rags shall be used for the final wash to ensure that all foreign materials have been removed.

3.4 PAINT REMOVAL METHODS

- A. Removal Methods, General: Lead painted exterior building structures and components have been identified during historical assessments and paint testing for the project. The areas and surfaces scheduled for paint removal (abatement) and re-painted under this contract are identified in project documents. Where cleaning methods have been attempted and further removal of the paint is required because of incompatible or unsatisfactory surfaces for repainting, use paint removal methods specified in this Article. Completely remove paint film from those items indicated or specified to have existing paint completely removed.
- B. Chemical Removal: Chemical removal systems may be employed to remove parts or complete coatings of paint. Spread the remover over the surface from which coatings are to be removed. Remove the softened paint with a scraper (broad knife) or similar tool that painting restoration specialist may select. Repeat the procedure until all paint and residue are removed as directed by manufacturer's written instructions. Rinse and neutralize as required by remover manufacturer. Allow enough time to elapse to permit the surface to dry before proceeding with refinishing.

- C. Mechanical Removal: Use and selection of mechanical removal equipment shall be the responsibility of painting restoration specialist. Use of hand or power paint removal tools shall be the option of Contractor. Acceptable tools for manual paint removal include scrapers, wire brushes, sandpaper, and steel wool.

3.5 SURFACE PREPARATION FOR EXISTING BARE AND PAINTED METAL

- A. Bare Metal Solvent Cleaning: Clean with solvents to remove oil, grease, and other contaminants before other cleaning treatments are used. Do not use solvents, including primer thinner and turpentine, that leave residue.
- B. Ferrous Metals: Clean ungalvanized ferrous-metal surfaces; remove rust, oil, grease, dirt, and other foreign substances. Use removal or cleaning methods that comply with paint manufacturer's written recommendations.
 - 1. Touch up bare areas and prime coats that have been damaged. Wire-brush, clean with solvents recommended by paint manufacturer, and touch up with same primer as shop coat.
- C. Galvanized Surfaces: Clean galvanized surfaces with nonpetroleum-based solvents until surfaces are free of oil and surface contaminants.
- D. Metal Conditioner (Apply to Bare Metal): Apply phosphoric acid-based, etching-type surface treatments after solvent cleaning and according to manufacturers' written instructions. Rinse with clear water when reaction is complete. Allow at least 15 to 30 minutes but not less time than recommended by manufacturer for metal conditioner to condition the metal surface. Do not allow conditioner to dry before rinsing. If white rust (zinc oxide) appears after drying, wash clean with denatured alcohol immediately before priming.
- E. Surface-Preparation Methods: Remove loose rust and mill scale, spatter, slag, and flux deposits. Prepare surfaces as follows:
 - 1. SSPC-SP 2, "Hand Tool Cleaning."
 - 2. SSPC-SP 3, "Power Tool Cleaning."
 - 3. SSPC-SP 11, "Power Tool Cleaning to Bare Metal."
- F. Priming: Immediately after surface preparation, apply primer according to manufacturer's instructions and at rate to provide a dry film thickness of not less than 1.5 mils (0.03 mm). Use priming methods that result in full coverage of joints, corners, edges, and exposed surfaces.
 - 1. Stripe paint corners, crevices, bolts, welds, and sharp edges.
 - 2. Apply two coats of shop paint to inaccessible surfaces.

3.6 APPLICATION, GENERAL

- A. Comply with manufacturers' requirements for application methods and with other Division 9 painting Sections.
- B. In addition to the number of coats specified in schedules in other Division 9 painting Sections, provide additional coats as required to produce the finishes to match sample and mockup finishes.

- C. Blending: When painting new substrates patched into existing surfaces, furnish finishes specified for the specific substrate. Final finish coat shall be applied over entire surface from edge to edge and corner to corner.

3.7 CLEANING

- A. Cleanup: At the end of each workday, remove empty cans, rags, rubbish, and other discarded paint materials from Project site.
 - 1. After completing painting, clean glass and paint-spattered surfaces. Remove spattered paint by washing and scraping without scratching or damaging adjacent finished surfaces.

3.8 PROTECTION

- A. Protect work of other trades, whether being painted or not, against damage from painting. Correct damage by cleaning, repairing or replacing, and repainting, as approved by Architect.
- B. Provide "Wet Paint" signs to protect newly painted finishes. After completing painting operations, remove temporary protective wrappings provided by others to protect their work.
 - 1. After work of other trades is complete, touch up and restore damaged or defaced painted surfaces. Comply with procedures specified in PDCA P1.

3.9 PAINT REMOVAL SCHEDULE

- A. General: Prepare existing surfaces according to requirements for paint removal specified in this Schedule, which include descriptions of existing surface conditions before restoration painting begins.
- B. Paint Removal Class PR-1:
 - 1. Description: Painted surface indicated to have paint completely removed.
 - 2. Paint Removal: Completely remove paint film by hand-tool, heat, or chemical removal methods.
 - 3. Remove severely deteriorated paint film down to bare substrate.
 - 4. Remove paint from surfaces of fine architectural detail work that have been covered by layers of paint film to reveal architectural details.
- C. Paint Removal Class PR-2
 - 1. Description: Paint film loose, flaking, or peeling.
 - 2. Paint Removal: Remove loose, flaking, or peeling paint film by hand cleaning, power tool cleaning, or chemical removal methods.

3.10 SURFACE-PREPARATION SCHEDULE

- A. General: All surfaces must be clean, dry and sound with no loose or peeling paint. Remove existing sealants, patch and fill all joints. Prepare existing surfaces according to applicable

requirements specified in this Schedule, which include descriptions of existing surface conditions before restoration painting begins.

B. Surface-Preparation Class SP-1:

1. Description: Existing paint film in good condition and tightly adhered.
2. Surface Preparation: Detergent wash with specified cleaning methods. Roughen or de-gloss existing paint surfaces to ensure adhesion.

C. Surface-Preparation Class SP-2:

1. Description: Paint film cracked or broken but adhered.
2. Surface Preparation: Following removal methods, detergent wash. Sand surfaces to smooth remaining paint film edges. Prepare bare cleaned surfaces to be repainted according to specified surface-preparation methods for substrate construction materials.

D. Surface-Preparation Class SP-3:

1. Description: Paint film loose, flaking, or peeling.
2. Surface Preparation: Following removal methods, detergent wash. Sand surfaces to smooth remaining paint film edges. Prepare bare cleaned surfaces to be repainted according to specified surface-preparation methods for substrate construction materials.

E. Surface-Preparation Class SP-4:

1. Description: Painted surface indicated to have paint completely removed.
2. Surface Preparation: Following paint removal, prepare bare cleaned surfaces to be repainted according to specified surface-preparation methods for substrate construction materials.

F. Surface-Preparation Class SP-5:

1. Description: Missing material, including small holes, openings, and deteriorated or corroded substrate.
2. Surface Preparation: Replace missing material by patching with compounds or splicing new material with old material. After patching, refinish new surface complying with surface preparation and painting specified for new construction materials. Provide surface preparation of adjacent existing materials to comply with surface-preparation class required for description of existing surface.

3.11 EXTERIOR PAINT SCHEDULE

A. Exterior – Aluminum Cornice

1. Sherwin-Williams
 - a. 1st coat: S-W DTM Bonding Primer
 - b. 2nd coat: S-W Sher-Cryl HPA, semi-gloss
 - c. 3rd coat: S-W Sher-Cryl HPA, semi-gloss

ROOF RENOVATION
MC3701000088

CLEVELAND WHITE BUILDING
DELAWARE YOUTH & FAMILY CENTER

2. Equivalent manufacturer's Paint System Approved in Accordance with Section 01 25 00 -
SUBSTITUTION PROCEDURES.

END OF SECTION 09 01 90