

**GALENA WELCOME
CENTER RENOVATION**

May 6, 2024

TO ALL BIDDERS:

This addendum is issued to modify, clarify, or correct the Project Manual and drawings and is hereby made a part of the Contract Documents. Please attach this Addendum to the Project Manual in your possession. Bidders shall review changes to all portions of the work, as changes to one portion may affect the work of another.

Bid date has not been changed.

Future addenda anticipated: None

GENERAL CHANGES and CLARIFICATIONS

CHANGE NO.

1. The International Energy Conservation Code requirement for testing of ductwork in unconditional space (Duct Tightness Test) will not be required.
2. Ceiling joist R-value to be R30.
3. Exterior door to be custom historical all wood door and frame to reflect existing door design with the modification/addition of the full light door, sidelight, and extended transom length. Door to meet the following:
 - a. Bases of Design: Adams Architectural Millwork
 - i. Website: www.adamsarch.com
 - ii. Phone: 888-285-8120
 - b. Source Control: Supply all wood
 - c. SPECIFICATIONS (match all existing door trim, frame, molding, and so on):
 - i. 2 1/4" thick
 - ii. Door and Frame Heights as required per customer specifications
 - iii. Thick jambs up to 14"
 - iv. Door jambs made from same wood species as doors
 - v. 5-1/2" Standard Stile and Top Rail
 - vi. 8" Standard Bottom Rail
 - vii. 5-1/2" Standard Lock Rail
 - viii. 4-1/2" Standard Mutt Parts
 - ix. Custom Part Sizes Available for Top Rail, Stiles, Bottom Rail, Mutts, and Lock Rail
 - x. Raise Panels
 - xi. 1" Insulated Low-E glass
 - xii. Kiln-dried lumber premium grade lumber
 - xiii. Sapele Mahogany or 1/4 Sawn White Oak
 - xiv. Simulated divided light or Tru-divided light
 - xv. Factory Priming
 - d. STILE AND RAIL WOOD DOORS
 - i. Basis of Design: Adams Architectural Millwork
 - ii. Stiles and Rails: Veneer on structural composite lumber.
 - iii. Veneer: Species: Sapele Mahogany
 - iv. Cut: Plain sliced (flat cut)
 - v. Grade: AA
 - vi. Matching: Book.
 - vii. Assembly: Balance.
 - viii. Glazed Panels: 1" Insulated Low-E glass
 - ix. Glazing Moldings: Same species as face veneer in standard profile selected by Architect.
 - x. Mullions: Same species as face veneer in standard profile selected by Architect.

- xi. Wood Panels:
 - 1. Design: Raised panels in standard profile selected by Architect.
 - 2. Panel Moldings: Same species as face veneer in standard profile selected by Architect.
- 4. Windows to be custom historical all wood windows to reflect existing window design. Windows to have 1” Insulated Low-E glass Simulated divided light or Tru-divided light.
- 5. Maintenance warranty to be for 1 year.
- 6. Hot water is being supplied by point of use hot water units. See electrical plans for locations of units.

CHANGES and CLARIFICATIONS TO THE SPECIFICATION

CHANGE NO.

- 1. Refer to Section 01 23 00 – Alternates
 - a. Revise 2.03 ALTERNATES – Item A – 1. Alternate 1A to the following.
 - i. Provide a summary of all associated cost to furnish new energy efficient Historical Wood Windows to match the existing colonial style windows exterior and interior trim.
- 2. Add Section 07 21 29 – SPRAY POLYURETHANE FOAM INSULATION
 - a. Add this section to specifications
- 3. Strike Section 08 14 23 – Clad Wood Doors
 - a. This section no longer applies, remove from specifications.
 - b. Clad wood doors are now custom historical all wood door slab and frame.
- 4. Strike Section 08 52 13 – Aluminum Clad wood Windows (Alternate No. 1)
 - a. This section no longer applies, remove from specifications.
 - b. Aluminum clad wood windows are now custom historical all wood windows. This is still an alternate bid item.

APPROVED SUBSTITUTIONS:

Subject to meeting all the requirements of the specifications and drawings, the following manufacturers and products are approved substitutions.

CONSTRUCTION DRAWINGS

SHEET	ITEM	MANUFACTURER	MODEL
E1.1	Light fixture A	Cooper	Metalux FP
E1.1	Light fixture B	RP Lighting	4907 Series
E1.1	Light fixture C	Spectrum Lighting	Boylston Series / Subway Line
E1.1	Light fixture D	Cooper	Halo
E1.1	Light fixture XA	Cooper	Sure-Lites
E1.1	Light fixture XB	Cooper	Sure-Lites

CHANGES and CLARIFICATIONS TO THE ARCHITECTURAL DRAWINGS

CHANGE NO.

- 1. Refer to Sheet C1.1 – Site Plan
 - a. Additional information on the work for replacing the 1” copper waterline with a new 2” copper waterline. Work to include the following but not limited to.
 - i. Abandon existing 1” water service line at the corporation stop, including an abandonment cap saddle that encapsulates the corp. Cap saddle shall be installed per manufacturer’s instructions. Corporation cap saddle shall be Cascade Waterworks CCAP2, Total Piping Solutions Abandoned Corporation Fitting, or City Engineer approved equal.
 - ii. Connect proposed 2” water service line with a tap cap on the end of the existing 4” DIP fire service. Fire service pipe is stubbed 7’ from front face of the building, 3’ North of the entrance sidewalk.
 - iii. A curb stop is not needed on the water service line.
 - iv. Install backflow protection to comply with Illinois Plumbing Code, Section 890.1130 Protection of Potable Water.
- 2. Refer to Sheet A1.1 – Floor Plan
 - a. Replace the Make-up Air Unit (MAU) to be located in the attic space with an Energy Recover Ventilator (ERV) to be mounted to the ceiling in Mechanical Room 105. ERV to be controlled by a motion sensors and timer.

- b. Revise Door Schedule as follows for door 100. Door is now to be a custom wood door and frame to match existing door and fame style. Door assembly will be modified from existing to have full light door, sidelight and extended transom as elevated. See door requirements above in clarifications to the drawings.
 - i. Door Material: WD (wood)
 - ii. Frame Material: WD (wood)
 - iii. Notes: Strike note 2
 - c. For the full length of the vanity counters in Womens Restroom 103 and Mens 104 replace the batt insulation in the stud cavity with 2” of spray foam insulation.
 - d. Replace the batt insulation in the stud cavity with 2” of spray foam insulation at the exterior wall of the mop sink with the water supply line in Mechanical 105.
3. Refer to Sheet A2.1 – Elevations
- a. Additional information for the exterior 10”H. x 20”W. double sided blade sign. This sign is to be an exterior way finding sign similar to those found at large out door areas public restroom facilities.
 - i. Sign material: .080 gauge 5052-H38 aluminum sheet metal.
 - ii. Sheeting: Reflective 3M Engineer Grade with 3M Protective Overlay Film.
 - iii. Colors: Stand sign manufacture color blue with size appropriate white lettering and universal restroom symbols.
 - iv. Sign to have vandal proof overlay/coating.
 - v. Mounting: Sign to have equally spaced 3 holes at mounting edge of sign.
 - b. Blade Sign Mounting Bracket (by contractor): Mount sign to building with (2) 3/4" x 3/4" aluminum angle (same height as sign), paint black. Use masonry anchor bolts or screws, sized properly for sign, to mount angles to wall. Mount sign between angles with bolts/nuts with nylon washers (use thread locker).
 - c. North Elevation masonry wall penetrations at mechanical room (and any other locations that may require it).
 - i. Masonry contractor to coordinate with all trades for any exterior wall penetrations required by M.E.P. equipment in the mechanical room. All penetration should be through the north wall, no penetrations will be allowed on east wall. Work to in include but not limited to the following.
 - 1. Cutting new opening in existing CMU wall and brick veneer.
 - 2. Suppling and installing new lintels.
 - 3. Patching and repair brick veneer.
4. Refer to Sheet E1.1 – Electrical Power Plan
- a. Mechanical Room 105. Change the Make-up Air Unit (MAU) to an Energy Recover Ventilator (ERV) to be mounted to the ceiling in.
 - b. Add a point of use water heater for the mop sink in Mechanical Room 105.

ATTACHMENTS:

General Information

- 1. Revised bid sheet (page 14)
- 2. Specification Section 07 21 29 – SPRAY POLYURETHANE FOAM INSULATION

END OF ADDENDUM NO. 03

A. Base Bid:

1. The Bidder agrees to perform all work including Sitework, Architectural, Mechanical, Electrical, and Plumbing Construction for the Base Bid Sum of:

_____ Dollars \$ _____

B. Alternates:

1. The Bidder agrees to add to or deduct from the Base Bid Sum (circle the appropriate term, where required) the following amounts to perform the Alternate work described in Section 01 23 00, including all associated costs.

- a. Alternate No. 1A: **Replace existing windows with Historical All Wood Windows to match the existing windows.**

Add _____ Dollars \$ _____

- b. Alternate No. 1B: **Replace existing wood raised panel below all the windows with Fypon Raised Panel to match the existing panels**

Add _____ Dollars \$ _____

C. Unit Prices:

1. If the required quantities of materials listed below are increased or decreased by Change Order, the adjustment unit prices set forth below shall apply to such increased or decreased quantities (see Section 01 22 00):

- a. Unit Price No. 1: Overexcavation – Parking and Drives (per ton):

Add _____ / ton (Dollars \$ _____ / ton)

- b. Unit Price No. 2: PCC Paving (per square yard):

Add _____ / sq. yd (Dollars \$ _____ / sq. yd)

All specific cash allowances are included in the price (s) set forth above and have been computed in accordance with paragraph 11.0.3 of the General Conditions.

5. BIDDER agrees that the Work will be substantially completed and completed and ready for final payment in accordance with paragraphs 14.13 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

BIDDER accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work on time.

6. The following document is attached to and made a condition of this Bid:

SECTION 07 21 29

SPRAY POLYURETHANE FOAM INSULATION

PART 1 GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings, Details of Construction and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to work specified in this section.
- B. The Contract Documents, including all Drawings, Specifications, and Addenda are complementary, and what is required by one shall be as binding as if required by all. Contractors, Subcontractors, and Suppliers are required to review every page of the Contract Documents for work that may be shown in one location, but not another. No extra compensation will be given for work that is required by the Contract Documents, or reasonably inferable from them as being necessary to produce the indicated results.

1.02 SUMMARY

- A. Section includes:
 1. Furnish and install all labor, materials, tools and equipment necessary for the application of spray-polyurethane building-envelope insulation system noted as spray foam insulation.
 2. Provide insulation to a thickness that equals an aged value of R-15 and at least a .70 perm rating unless for wall/roof and wall/floor thermal barrier applications unless noted otherwise on the drawings.
 3. Furnish and install all labor, materials, tools, and equipment necessary for the application of an intumescent thermal barrier coating over full length of spray foam insulation. Contractor shall coordinate requirements with local AHJ and be responsible for compliance with all applicable Local and State codes.

1.03 REFERENCES

- A. The following specifications and standards are incorporated by reference. Where provisions of these Project Specifications are at variance with those reference specifications, the maximum criteria or requirements shall govern.
 1. ASTM C 1029 – Standard Specification for Spray-Applied Rigid Cellular Polyurethane Thermal Insulation.
 2. ASTM C 518 – Standard Test Method for Steady-State Heat Flux Measurements and Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus.
 3. ASTM D 1621 – Standard Test Method for Compressive Properties of Rigid Cellular Plastics.
 4. ASTM D 1622 – Standard Test Method for Apparent Density of Rigid Cellular Plastics.
 5. ASTM D 2856 – Standard Test Method for Open-Cell Content of Rigid Cellular Plastics by the Air Pycnometer.
 6. ASTM E 84 – Standard Test Method for Surface Burning Characteristics of Building Materials.
 7. ASTM E 96 – Standard Test Methods for Water Vapor Transmission of Materials.
 8. ASTM E 119 – Standard Test Methods for Fire Test of Building Construction Materials.
 9. API bulletin AX-119 – MDI-Based Polyurethane Foam Systems: Guidelines for Safe Handling and Disposal; Alliance for the Polyurethanes Industry (API), American Plastics Council.
 10. SSPC-SP 6 – Commercial Blast Cleaning (Part of Painting Manual, Volume 2); Steel Structures Painting Council.

1.04 QUALITY ASSURANCE

- A. Foam and Coating Manufacturer Qualifications: Firms which can show evidence of ability to manufacture the products specified and sufficient financial resources and manufacturing facilities to furnish materials on this project; evidence required includes references, past project descriptions, specimen warranty, product data, test data, and code approvals.
- B. Installer Qualifications: A firm with experience installing insulation systems of the type specified.
 1. Show contractor level accreditation by Spray Polyurethane Foam Alliance Accreditation Program.
 2. Approved or certified by the foam manufacturer as qualified to install the specified system.

3. Provide information concerning projects similar in nature to the 1 proposed including location and person to be contacted.

1.05 SUBMITTALS

- A. Submit under provisions of Section 01 33 00.
 1. Product Data: Manufacturer's data on products to be installed.
 - a. Application or installation instructions.
 - b. Listing, classification, and approval of certifications.
 - c. Safety and handling instructions for storage, handling and use of the materials.
 2. Certifications: If manufacturer's published data sheets do not indicate compliance with all specification requirements, provide letter of certification that all products comply with the specification requirements; include primers (if required), foam, and coatings.
 3. Qualification Statements:
 - a. Manufacturer qualifications.
 - b. Installer qualifications.
 4. Manufacturer Authorized Installer.
 - a. Within thirty (30) days of bid award, submit letter from manufacturer that contractor is manufacturer authorized.
 5. Applicator's Field Quality Control Procedures: Written description of procedures to be utilized to insure proper preparation and installation of foam, coatings, detail work and follow-up inspection.
 6. Maintenance Data: Manufacturer's recommended protection, cleaning, and repair procedures, including recommended frequency of inspection.
 - a. Include proposal for annual inspection program.
 - b. Submit per Section 01 78 23.

1.06 DELIVERY, STORAGE AND HANDLING

- A. Provide materials packaged in the manufacturer's original, tightly sealed containers or unopened packages, clearly labeled with the manufacturer's name, product identification, safety information, and batch or lot numbers where appropriate.
- B. Store materials out of the weather and out of direct sunlight in locations where the temperatures are within the limits specified by the manufacturer.
- C. All materials shall be stored in compliance with the local fire and safety requirements.

1.07 PROJECT CONDITIONS

- A. Comply with the manufacturer's instructions and recommendations as to handling and safety procedures.
- B. Do not install insulation if substrate or air temperature is below 40° F or temperature is within 5° of the dew point.
 1. Heating can be done to bring up surface temperatures recommended by manufacturer using indirect fire propane heaters, radiant (surface) heaters or #2 fuel oil heaters twenty-four (24) to seventy-two (72) continuous hours before applying foam.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Provide products furnished by BASF Polyurethane Foam Enterprises, LLC, Tel: 1-800-888-3342, www.basf-pfe.com. Equivalent products that meet these specifications are acceptable.

2.02 PRODUCTS

- A. Foam: Spraytite 178 for walls, floors, and ceilings sprayed-in-place 2-component closed-cell polyurethane made by combining an isocyanate (A) component with a polyol (B) component, with the following physical characteristics:
- B. CLOSED CELL TYPE POLYURETHANE FOAM (AS CURED)

<u>PROPERTIES</u>	<u>ASTM TEST</u>	<u>VALUE</u>
ISO: Resin Mix Ratio	-----	1:1 (vol:vol)
Density, Core	D-1622	Nominal 2.0 (pcf@2" lift)
Compressive Strength	D-1621	22 psi
Tensile Strength	D1623 Type C	28 psi
Closed Cell Content	D-6226	>90%
R-Value	C-518	6.1 per inch aged
Permeance	E96	1.82 perms
Permeability	E96	1.82 perms per inch @ 1" SPF
	E96	0.91 perms per inch @ 2" SPF
	E96	0.61 perms per inch @ 3" SPF
	E96	0.46 perms per inch @ 4" SPF
Air Permeance	E 2178-01	0.000025 L/s/m ² @ 75 Pa
Air Leakage	E 283-99	0.000025 L/s/m ² @ 75 Pa
Dimensional Stability		
Dry Age 28 Days (158°F)	D2126	+8 to +12% Volume Charge
Freeze Age 14 Days (-20°F)	D2126	+0.07 to -0.21% Volume Charge
Flame Spread Index	E-84	25
Smoke Development Index	E-84	350
C. Smoke Development Index E-84 350 Substrate Primers (if required). The primer to be applied must be specifically selected for the given substrate to be primed and must be compatible with the sprayed polyurethane foam.		
1. Wood: chlorinated rubber, modified alkyds, others.		
2. Steel: modified alkyds, epoxy, acrylics, others (typically including rust inhibitors).		
3. Galvanized: vinyl copolymer, "wash primer", modified alkyds, others.		
4. Concrete/masonry: chlorinated rubber, vinyl copolymer acrylic, asphaltic, other.		
D. THERMAL BARRIER:		
1. Products equal to "DC315 SPF" by International Fireproof Technology, Inc.		
2. At interior face of spray foam insulation, provide intumescent thermal barrier coating for full length of spray foam installation as required by application.		
3. Contractor shall coordinate requirements with local AHJ and be responsible for compliance with all applicable Local and State codes.		

PART 3 EXECUTION

3.01 GENERAL

- A. The products intended for use in the building-envelope insulation system must be applied within the manufacturer's guidelines for temperature, humidity and other atmospheric conditions. In addition, they must be sequenced so as to take into consideration substrate preparation.

3.02 SUBSTRATE PREPARATION

- A. Surface preparation for those substrates that are to be insulated and statements regarding the selection of materials related to the successful performance of the sprayed polyurethane foam insulation are outlined below.
1. Wood.
 - a. Plywood shall contain no more than 18% water, as measured in accordance with ASTM D-4449 and 444084.
 - b. Most untreated and unpainted wood surfaces need not be primed. The spray polyurethane foam can be applied directly to the dry wood. Priming may be required in certain instances. See the sprayed polyurethane foam manufacturer for specific details.
 2. Steel.
 - a. Primed: If the primed metal surface is free of loose scale, rust, weathered or chalking paint; it can be cleaned using vacuum equipment and hand or power tools to remove loose dirt. Grease, oil, or other contaminants shall be removed with proper cleaning solutions.

- b. Previously Painted: Clean the painted metal surface using hand or power tools to remove loose scale and dirt. Grease, oil, and other surface contaminants can be cleaned using a power wash technique.
 - c. Galvanized: When required, clean galvanized steel as recommended by the primer manufacturer.
 - d. Unpainted Steel: Clean as recommended by primer manufacturer in order to prepare the steel surface for the primer.
- 3. Concrete and Masonry.
 - a. Must cure for at least twenty-eight (28) days, and loose dirt and any other contaminants removed.
 - 4. Sheathing Board.
 - a. Prime sheathing boards if required, prior to the application of sprayed polyurethane foam.
- B. Remove loose dirt, dust and debris by using compressed air, vacuum equipment or brooming. Remove oil, grease, form release agents, laitance, and other contaminants using proper cleaning solutions. Do not wash wood or porous materials with water.

3.03 PRIMER APPLICATION

- A. When required, the primer shall be applied to the properly prepared substrate in accordance with the manufacturer's guidelines so as to achieve a minimum thickness of dry milk. The primer shall be allowed to cure as recommended by Manufacturer prior to application of sprayed polyurethane foam or other products.

3.04 FOAM APPLICATION

- A. Do not begin application of foam until all preparation requirements have been completed.
- B. Do not apply foam when the air temperature or surface temperature is below that specified by the manufacturer for ambient air and substrate. Do not apply foam when temperature is within 5°F of the dew point.
 - 1. If temperatures are near manufactures suggested limits for substrate types, apply flash coat to test area. Check test area for proper adhesion and visual properties including rise, cream time and tack-free time.
- C. Apply foam in accordance with the manufacturer's specifications and instructions and as follows.
 - 1. Apply foam with minimum pass thickness of ½" and maximum pass thickness of 2", unless greater pass thickness is acceptable to foam manufacturer.
 - 2. Apply foam uniformly over the entire surface with a tolerance of plus ¼" per inch of thickness minus 0", except where variations are required to conform to building structure or to insulate around projections, door jambs, and corners.
 - 3. Complete the full thickness of foam in any area prior to the end of each day. If the full thickness is not completed in 1 day, prepare the surface in accordance with the recommendations of the manufacturer.
 - 4. Allow the foam surface to cure sufficiently.
 - 5. If necessary apply flash coat to substrate as needed for proper product application and reactivity.
- D. Repair damage and defects to the surface prior to the thermal barrier application by others.

3.05 CLEAN UP

- A. Remove overspray from face of studs, finished surfaces and other surfaces that will inhibit the work of other trades.
- B. Properly dispose of waste materials and containers, in compliance with the manufacturer's guidelines and/or appropriate regulating agencies.

END OF SECTION 07 21 29