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June 2, 2020

ADDENDUM #1

To: Potential Bidders

RE: Rochester Housing Authority

**Lake Tower**  
**Facade Repairs**

**12 Pages including this cover sheet**

**SEE ATTACHED**

**Acknowledgement:**

**I have received the above referenced Addendum #1 and have used it in the calculation/preparation of this bid.**

\_\_\_\_\_  
Contractor

Without acknowledgement of this addendum your bid may be non-responsive.

## **Addendum No. 1**

**re Rochester Housing Authority  
Lake Tower - Exterior Repairs  
321 Lake Avenue  
Rochester, New York 14608**

**from Konopka Architecture, PC  
1501 East Avenue, Suite 1  
Rochester, New York 14610  
585.271.3480 | 585.271.3586 fax  
[konopka@frontiernet.net](mailto:konopka@frontiernet.net)**

**date June 2, 2020**

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This Addendum consists of eleven (11) pages and forms part of the Contract Documents, and modifies the original Bidding Documents dated April 24, 2020 as noted below.

### **GENERAL CLARIFICATIONS**

- A The location of the portable toilet, dumpster, staging and parking will be determined by RHA. It will be in the area of the northeast corner of the parking lot.
- B The RHA will have a Senior Property Rehab Specialist on site during contract work.
- C RHA requires 48 hour tenant notice prior to work in front of apartment windows.
- D Due to the virus, access to the roof will not be allowed. Pictures of the roof are attached.
- E Height of the roof parapet is shown on the Section 1 - Sheet A2.
- F A section of metal was removed from the ledge on the first floor on the west side, photos are attached. Contractors can view this on June 3, 2020.

### **CHANGES TO DRAWINGS**

- A Sheet A1 - Title and Elevations

- 1 Delete Building Code Data and replace with the following;  
"BUILDING CODE DATA

CODES

2020 EXISTING BUILDING CODE OF NEW YORK STATE (EBC)

OCCUPANCY: RESIDENTIAL, GROUP R-2

CONSTRUCTION: TYPE IB

CLASSIFICATIONS OF WORK

ALTERATION - LEVEL1 PER CHAPTER 6, SECTION 602 (EBC)

REMOVAL AND REPLACEMENT OF EXISTING BUILDING  
ELEMENTS THAT SERVE THE SAME PURPOSE.

COMPLIANCE WITH CHAPTER 7 - ALTERATIONS LEVEL 1"

- B Sheet A2 - Sections, Details and Notes
- 1 Details 2 and 3; Delete and replace with Details 2 and 3 in this Addendum.
  - 2 General Notes; Add to the end of Note 5, "The RHA will allow the contractor to use building elevators for workers only. Construction materials and equipment will not be allowed in elevators. Elevator use will be restricted and only allowed with permission from RHA Project Manager and scheduled in advance, if necessary. All work and access to the building and roof to be done from the exterior of the building. Any access into the building will require proper PPE as per CDC COVID-19 Safety Guidelines."
  - 3 Keynotes / Work Items; Add to the end of Keynote 4, "Apply coating behind downspouts. Unfasten straps to allow access to wall surface, apply coating and return downspout and re-fasten strap. This applies to downspouts at the main entry and roof penthouses. Leave conductor heads and wall flanges in place".
- C Sheet A3 - Details, Photos and Notes
- 1 Add the following to the Roof Access and Protection Notes, "3. It is the contractors responsibility to protect the existing coping and to maintain the existing lightning protection system in working order. Damages will be the responsibility of the contractor."

#### **CHANGES TO SPECIFICATIONS**

- A Section 01 5000 - Temporary Facilities and Controls
- 1 Paragraph 3.1, A.; Add the following to the end of sentence, "The RHA will provide access to a panel in the Boiler Room Penthouse on the roof. The contractor shall have connections coordinated and approved by the RHA and electrical work shall be performed by a licensed electrician".
- B Section 03 0100 - Maintenance of Concrete
- 1 Add this section to the Project Manual. This section applies to Detail 3, Sheet A2 for material used to slope the concrete ledges.

#### **ATTACHMENTS**

- A Roof photos, pages 3-4.
- B Ledge photos, page 5.
- C Details 2&3/A2, page 6.
- D Section 03 0100 - Maintenance of Concrete (5 pages)

**End of Addendum No. 1**

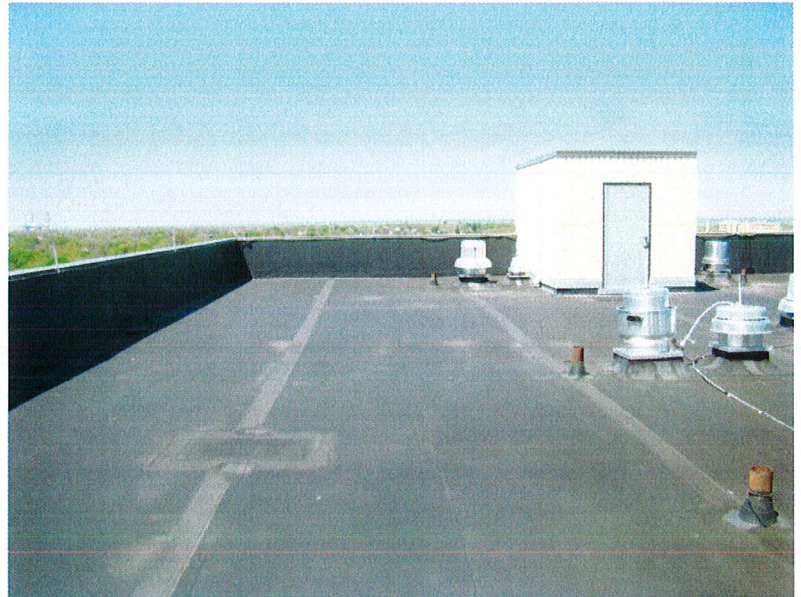
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## Roof Photos



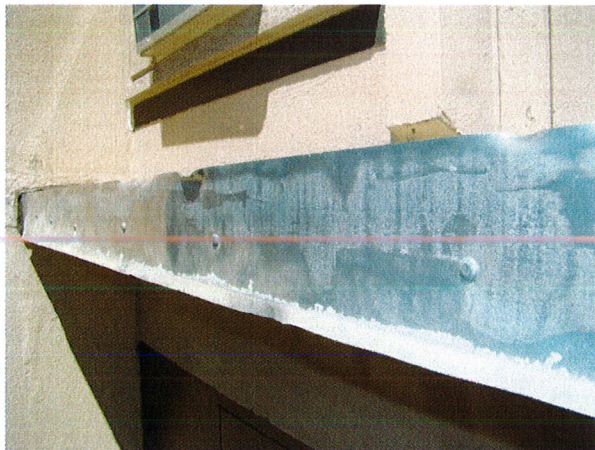
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**Roof Photos**



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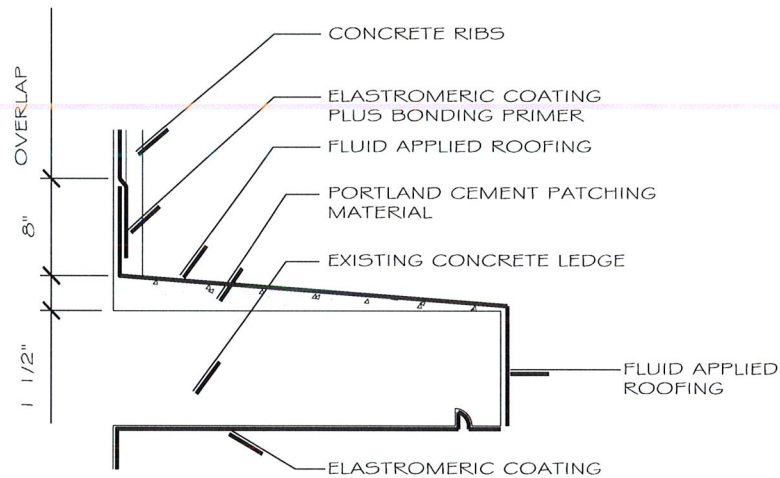
**Ledge Photos**





REMOVE ALUMINUM, CALK, PEEL AND STICK MEMBRANE TAPE, ALUMINUM CLEAT AND FASTENERS, ALL ADHESIVE / ADHESIVE RESIDUE AND COATINGS DOWN TO CONCRETE ON ALL LEDGES.

**2** DETAIL - REMOVALS  
NOT TO SCALE (TYPICAL LEDGE)



**3** DETAIL - MORTAR AND ROOFING  
1 - 1/2" = 1'-0" (TYPICAL LEDGE)

APPLIES TO ALL LEDGES

- 1 REMOVE ALUMINUM, CALK, PEEL AND STICK MEMBRANE TAPE, ALUMINUM CLEAT AND FASTENERS, ALL ADHESIVE / ADHESIVE RESIDUE AND COATINGS DOWN TO CONCRETE ON ALL LEDGES.
- 2 PREPARE EXISTING CONCRETE LEDGES PER SECTION 03 01 00 - MAINTENANCE OF CONCRETE, PARAGRAPH 3.1 SURFACE PREPARATION.
- 3 PROVIDE CEMENTITIOUS PATCHING MORTAR PER SECTION 03 01 00. APPLY FROM 1/4" TO 1-1/2" HIGH AT BUILDING.
- 4 PROVIDE FLUID-APPLIED ROOFING PER SECTION 07 5600 WITH REEMAT EMBEDDED IN BASE COAT, TURN UP AT BUILDING AND SIDES AS SHOWN. USE TAPE LINES FOR STRAIGHT EDGES.
- 5 PROVIDE ALL SYSTEM REQUIREMENTS AND 25-YEAR WARRANTY IN ACCORDANCE WITH SECTION 07 5600 -FLUID-APPLIED ROOFING.

**SECTION 03 0100 - MAINTENANCE OF CONCRETE****PART 1 GENERAL****1.1 SUMMARY**

- A. This Specification shall be read as a whole by all parties concerned. Each Section may contain more or less the complete Work of any trade. The Contractor is solely responsible to make clear to the Subcontractors the extent of their Work and coordinate overlapping Work.

**1.2 SYSTEM DESCRIPTION**

- A. This specification describes the patching or overlay of interior and exterior horizontal surfaces and formed vertical and overhead surfaces with Portland Cement Mortar/Concrete.

**1.3 RELATED SECTIONS**

- A. Section 07 5600 - Fluid-applied Roofing.

**1.4 REFERENCES**

- A. The following standards are applicable to this section:
  1. ASTM C-109 - Compressive Strength
  2. ASTM C-1583 - Direct Pull-Off Bond Strength
  3. ASTM C-469 - Modulus of Elasticity
  4. ASTM C-806 - Volume Change
  5. ASTM C-293 - Flexural Strength
  6. ASTM C-666 - Freeze-Thaw Resistance

**1.5 QUALITY ASSURANCE**

- A. Manufacturing qualifications: The manufacturer of the specified product shall be ISO 9001 certified and have in existence a recognized ongoing quality assurance program independently audited on a regular basis.
- B. Contractor qualifications: Contractor shall be qualified in the field of concrete repair and protection with a successful track record of 5 years or more. Contractor shall maintain qualified personnel who have received product training by a manufacturer's representative.
- C. Store and apply materials in accordance with all safety and weather conditions required by manufacturer or as modified by applicable rules and regulations of local, state and federal authorities having jurisdiction. Consult Safety Data Sheets (SDS) for complete handling recommendations.



## 1.6 DELIVERY, STORAGE AND HANDLING

- A. All materials must be delivered in original, unopened containers with the manufacturer's name, labels, product identification, and batch numbers. Damaged material must be removed from the site immediately.
- B. Store all materials off the ground and protect from rain, freezing or excessive heat until ready for use.
- C. Condition the specified product as recommended by the manufacturer.

## 1.7 JOB CONDITIONS

- A. Environmental Conditions: Do not apply material if it is raining or snowing or if such conditions appear to be imminent. Minimum application temperature 45oF (7oC) and rising.
- B. Protection: Precautions should be taken to avoid damage to any surface near the work zone due to mixing and handling of the specified material.

## 1.08 SUBMITTALS

- A. Submit two copies of manufacturer's literature, to include: Product Data Sheets (PDS), and appropriate Safety Data Sheets (SDS).
- B. Submit copy of Certificate of Approved Contractor status by manufacturer.

## 1.09 WARRANTY

- A. Provide a written warranty from the manufacturer against defects of materials for a period of one (1) year, beginning with date of substantial completion of the project.

## PART 2 PRODUCTS

### 2.1 MANUFACTURER

- A. SikaQuick®-1000, as manufactured by Sika® Corporation, is considered to conform to the requirements of this specification.
- B. Or approved equal (system and related products).

### 2.2 MATERIALS

- A. General

1. The repair concrete shall be a blend of selected Portland cements, specially graded aggregates, admixtures for controlling setting time, and water reducers for workability and an organic accelerator.
  2. The materials shall be non-combustible, both before and after cure.
  3. The material shall be supplied as a factory-blended unit.
  4. The Portland cement mortar must be placeable from 1/4" to 1" in depth per lift for horizontal applications.
- B. To prepare a rapid-setting portland cement concrete: aggregate shall conform to ASTM C-33. The material shall be extended with 30-lb. of a 3/8" ( No.8 distribution per ASTM C-33, Table II) clean, well-graded, saturated surface dry aggregate, having low absorption, high density and non-reactive (reference ASTM C-1260, C-227, C-289). Aggregate must be approved for use by the Engineer.

### 2.3 PERFORMANCE CRITERIA

- A. Typical Properties of the mixed polymer-modified, portland cement mortar:

1. Yield	0.42 ft <sup>3</sup> per bag
2. Color	Concrete gray
3. Mixing Ratio	5-5 pts per bag
4. Density	136 lbs/ft <sup>3</sup> (2.18 kg/l)
5. Application Thickness	Neat: Min 1/4" (7 mm); Max 2 " (50 mm) Extended: Min 1" (25 mm); Max 6 " (152 mm)
6. Application Temp	Min 50° F (10° C) ; Max 86° F (30oC)
7. Working Time	30 min.
8. Compressive Strength (ASTM C-109)	3 hours – 1,250 psi (8.6 MPa) 1 day – 4,000 psi (27.6 MPa) 7 day - 5,000 psi (34.5 MPa) 28 days - 7,000 psi (48.2 MPa)
9. Flexural Strength (ASTM C-293)	28 day – 1,000 psi (6.9 MPa)
10. Splitting Tensile Strength (ASTM C-496)	28 days - 500 psi (3.4 MPa)
11. Slant Shear (ASTM C-882 Modified)	28 days - 2,500 psi (17.2 MPa)
12. Permeability (ASTM C-1202)	28 days < 1,000 C
13. Shrinkage (157 Modified per ASTM C-928)	28 days - 0.06%
14. Modulus of Elasticity (ASTM C-469)	28 days - 4.6 x 10 <sup>6</sup> psi
15. Freeze-Thaw Resistance (ASTM C-666)	98%

Note: Tests above were performed with the material and curing conditions @ 71° F – 75oF and 45 - 55% relative humidity.

### PART 3 EXECUTION

#### 3.1 SURFACE PREPARATION

- A. Areas to be repaired must be clean, sound, and free of contaminants. All loose and deteriorated concrete shall be removed by mechanical means. Mechanically prepare concrete substrate to obtain a surface profile of  $\pm 1/8"$  (CSP 6 or greater as per ICRI Guidelines) with a new exposed aggregate surface. Area to be patched shall not be less than 1" in depth.
- B. Where reinforcing steel with active corrosion is encountered, sandblast the steel to a white metal finish to remove all contaminants and rust. Where corrosion has occurred due to the presence of chlorides, the steel shall be high pressure washed after mechanical cleaning. Prime steel with 2 coats of Sika® Armatec® 110 EpoCem as per the Product Data Sheet (PDS).

#### 3.2 MIXING AND APPLICATION

- A. Neat: Mechanically mix in appropriate sized mortar mixer or with a Sika jiffy paddle and low speed (400-600 rpm) drill. Pour approximately 4-1/2 pints of water into the mixing container. Add the powder while continuing to mix. Mix to a uniform consistency for a maximum of three minutes. Add up to another 1/2 pint of water to mix if a greater flow is desired. Should smaller quantities be needed, be sure the proper water/powder ratio is maintained and that the dry material is uniformly blended before mixing the components together. Mix only that amount of material that can be placed in 30 minutes. Do not retemper material.
- B. Extended: Pour 4-1/2 to 5 pints of water into the mixing container. Add the powder while continuing to mix. Add correct amount of the pre-approved coarse aggregate, and continue mixing to a uniform consistency. Mixing time should be 3 minutes maximum.
- C. Use of SikaLatex R: For latex modified polymer overlay, Sika® Latex R can be substituted for water. Consult Sika® Latex R Product Data Sheet for full product usage guidelines.
- D. Placement Procedure: At the time of application, the substrate should be Saturated Surface Dry (SSD) with no standing water. Mortar and/or concrete must be scrubbed into substrate filling all pores and voids. While the scrub coat is still plastic, force material against edge of repair, working toward center. After filling, consolidate, then screed. Allow mortar or concrete to set to desired stiffness, then finish with a trowel for a smooth surface. Broom or burlap drag for rough surface. Areas where the depth of the repair is less than 1" shall be repaired with the neat rapid setting Portland cement mortar. In areas where the depth of the repair is greater than 1", the repair shall be made with the extended rapid-setting Portland cement concrete.

- E. As per ACI recommendations for portland cement concrete, curing is required. Moist cure with wet burlap and polyethylene, a fine mist of water or a water-based\* compatible curing compound. Moist curing should commence immediately after finishing and continue for 48 hours. Protect newly applied material from rain, sun, and wind until compressive strength is 70% of the 28 day compressive strength. To prevent from freezing cover with insulating material. Setting time is dependent on temperature and humidity. \*Pretesting of curing compound is recommended.
- F. Adhere to all procedures, limitations and cautions for the polymer-modified portland cement mortar in the manufacturers current printed Product Data Sheet (PDS) and literature.

### 3.2 CLEANING

- A. The uncured portland cement mortar can be cleaned from tools with water. The cured polymer modified portland cement mortar can only be removed mechanically.
- B. Leave finished work and work area in a neat, clean condition without evidence of spillovers onto adjacent areas.

END OF SECTION