

October 25, 2024

## ADDENDUM #1

To: Potential Bidders

RE: Rochester Housing Authority

## Jonathan Child Apartments Façade Repairs

There are 45 pages, plus Acknowledgement to this addendum.

Page no. 1 has questions and answers and references to those questions to follow in additional pages.

Pages 5-43 has the Conditions Glossary that takes the place of the one in the original bid package that was incorrect. This contains pictures with a description of the deficiencies so that contractors have an idea of some of the repairs that will need to be done. Please disregard the Conditions Glossary from Vertical Access that is in the original bid package.

Page 44 is blank.

Page 45 is an additional detail provided by the architects for more detail of the chimney.

# **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.

## TRAUTMAN ASSOCIATES ROCHESTER HOUSING AUTHORITY JONATHAN CHILD APARTMENTS MASONRY RECONSTRUCTION TA PROJECT No. 24042

#### BID ADDENDUM NO. 1

#### **Pre-Bid Questions:**

Question 1:	Is painting of the exterior facade in scope on this project?
Answer:	Portions of the exterior facade to be painted – refer to the bid documents for locations.
Question 2: Answer:	Are the concrete roof pavers at the outdoor patio adjacent the Dining Room to be cleaned / power washed? No, this is not included in the scope of the work.
Question 3:	Is there a spec section for the silicate paint coating as called out by note 9A and 13?
Answer:	Refer to Item 1 - Addendum No. 1
Question 4: Answer:	On-site working hours clarification: On-Site Work Hours: Working shall be performed outside the building during normal business working hours of 8:30am – 4:30pm. Contractors can arrive and leave later than the scheduled hours at the site for setup, but no noise before 8:30am and after 4:30pm (including machinery). Contractor to notify RHA if staying later than 4:30pm.

#### Addendum Items:

ITEM 1 -	REFERENCE PROJECT MANUAL SPECIFICATION Add the following attached specification section: 099739 – Mineral-Based Coatings
ITEM 2 -	REFERENCE Vertical Access Conditions Glossary REPLACE Vertical Access Conditions Glossary as originally published with bid documents with the attached and corrected Vertical Access Conditions Glossary.
ITEM 3 -	REFERENCE DRAWING A203:

 REPERENCE DRAWING A205.

 REPLACE Note 15 with the following: Provide aluminum coping cap flashing along all (3) edges of the concrete roof cap – finish to match existing. Refer to sketch D-01 "Detail at Chimney Concrete Roof Cap".

 ADD the attached addendum sketch D-01 "Detail at Chimney Concrete Roof Cap".

## END OF BID ADDENDUM NO. 1

JWS:jws 10/24/2024

ATTACHMENTS: 099739 – Mineral-Based Coatings Vertical Access Conditions Glossary D-01 – Detail at Chimney Concrete Roof Cap

PREVIOUS ADDENDA: none

#### SECTION 09 97 39 – MINERAL-BASED COATINGS

#### PART 1 GENERAL

## 1.1 ADMINISTRATIVE REQUIREMENTS

- A. Pre-Installation Conference:
  - 1. Attendance: Architect, Owner, Contractor, Construction Manager, installer, and related trades.
  - 2. Review: Project conditions, manufacturer requirements, delivery and storage, staging and sequencing, and protection of completed work.
  - 3. Provide color samples for final selection by Architect.

### 1.2 SUBMITTALS

- A. Action Submittals:
  - 1. Product Data: Manufacturer's descriptive data and product attributes.
  - 2. Samples: 12 x 12 inch coating samples illustrating each coating system, color, and finish. Step back successive coats so that all coats remain exposed.
- B. Closeout Submittals:
  - 1. Maintenance Data.

### 1.3 QUALITY ASSURANCE

A. Installer Qualifications: Minimum 2 years' experience in work of this Section if any.

#### PART 2 PRODUCTS

#### 2.1 MANUFACTURERS

- A. Contract Documents are based on products by Keim, <u>www.keim-usa.com</u>
- B. Basis of Design: Keim Soldalit-Grob base coat & Soldalit-smooth topcoat.

#### 2.2 MATERIALS

A. Mineral-Based Coatings and Accessories: As scheduled at end of Section.

#### PART 3 EXECUTION

#### 3.1 PREPARATION

- A. Prepare scheduled surfaces to receive mineral-based coatings:
  - 1. Clean surfaces using specified cleaner.
  - 2. Remove loose paints and coatings from surfaces using mechanical techniques.
  - 3. Ensure that well-bonded acrylic or emulsion paints are sound, clean, and dry. Remove loose and peeling paint and sand areas smooth.

## TRAUTMAN ASSOCIATES ROCHESTER HOUSING AUTHORITY JONATHAN CHILD APARTMENTS MASONRY RECONSTRUCTION TA PROJECT No. 24042

B. Apply materials in accordance with manufacturer's instructions.

#### 3.2 APPLICATION

- A. Apply mineral-based coatings to scheduled surfaces as indicated in "Mineral-Based Coatings Schedule" below.
- B. After completion of mineral-based coatings apply water repellent coating.
- C. Apply materials in accordance with manufacturer's instructions.

#### 3.3 MINERAL-BASED COATINGS SCHEDULE

- A. Existing Precast Concrete:
  - 1. Coating:
    - a. Base Coat: Keim Soldalit-Grob.
    - b. Topcoat: Keim Soldalit-smooth.
  - 2. Tint color selected by Architect.
- B. Existing Stone:
  - 1. Coating:
    - a. Base Coat: Keim Soldalit-Grob.
    - b. Topcoat: Keim Soldalit-smooth.
  - 2. Tint color selected by Architect.

#### END OF SECTION



Photo: 223-14 ArchMetal\_Corrosion Surface 2023-1.jpg Material: Architectural Metal Category: Corrosion Surface Condition: Surface TPAS Code: Srf Autocad Layer: ArchMetal\_Corrosion Severity Units: Not applicable Amount Units: Area affected in square feet

## Definition:

Rust on the surface of a metal element, which has not yet resulted in delamination or expansion of the element.



Photo: 432-18 ArchMetal\_Unsecured Loose 2023-1.jpg Material: Architectural Metal Category: Unsecured Loose Condition: Loose TPAS Code: L Autocad Layer: ArchMetal\_Unsecured Severity Units: Not applicable Amount Units: Area in square feet

## Definition:

Metal element or area that can be moved by hand or when sounded with a mallet due to its loss of construction integrity.



Photo: 16-34 Brick\_Crack Single unit 2023-1.jpg Material: Brick Category: Crack Single Unit Condition: Single Unit TPAS Code: C Autocad Layer: Brick\_Crack Severity Units: Width in 1/16 inch increments Amount Units: Length in lineal feet

Definition:

A crack through a single unit.



Photo: 13-33 Brick\_Crack System joints 2023-1.jpg Material: Brick Category: Crack System Joint Condition: System Joint TPAS Code: CJ Autocad Layer: Brick\_Crack Severity Units: Width in 1/16 inch increments Amount Units: Length in lineal feet

## Definition:

A crack following the path of two or more connecting joints without any fractured masonry units.



Photo: 244-36 Brick\_Crack System units and joints 2023-1.jpg Material: Brick Category: Crack System Unit Condition: System Unit TPAS Code: CU Autocad Layer: Brick\_Crack Severity Units: Width in 1/16 inch increments Amount Units: Length in lineal feet

## Definition:

A crack through more than one masonry unit, but not following, joints.



Photo: 255-35 Brick\_Displacement Horizontal 2023-1.jpg Material: Brick Category: Displacement Horizontal Condition: Horizontal TPAS Code: Hor Autocad Layer: Brick\_Displacement Severity Units: Displacement in 1/8 inch increments Amount Units: Area affected in square feet

Definition:

Units shifted out of their as-built position in a left/right or forward/back direction.



Photo: 54-37 Brick\_Displacement Horizontal and Vertical 2023-1.jpg Material: Brick Category: Displacement Horizontal and Vertical Condition: Horizontal and Vertical TPAS Code: HV Autocad Layer: Brick\_Displacement Severity Units: Displacement in 1/8 inch increments Amount Units: Area affected in square feet

## Definition:

Units shifted out of their as-built position in both a horizontal (left/right or forward/back) and vertical (up/down) directions.



Photo: 55-37 Brick\_Displacement Vertical 2023-1.jpg Material: Brick Category: Displacement Vertical Condition: Vertical TPAS Code: Vrt Autocad Layer: Brick\_Displacement Severity Units: Displacement in 1/8 inch increments Amount Units: Area affected in square feet

Definition:

Units shifted out of their as-built position in an up/down direction.



Photo: 1042-18 Brick\_Repair Replacement 2023-2.jpg Material: Brick Category: Repair Replacement Condition: Replacement TPAS Code: Rpl Autocad Layer: Brick\_Repair Severity Units: Not Applicable Amount Units: Size in square inches

## Definition:

A repair made to brick masonry in which new brick unit(s) have been installed to replace an area of deterioration.



Photo: 244-19 Brick\_SoilStain Atmospheric 2023-1.jpg Material: Brick Category: Soiled Atmospheric Condition: Atmospheric TPAS Code: Atm Autocad Layer: Brick\_SoilStain Severity Units: Not Applicable Amount Units: Area affected in square feet

Definition:

Soiling from airborne pollutants.



Photo: 51-21 Brick\_SoilStain Biological 2023-1.jpg Material: Brick Category: Soiled Biological Condition: Biological TPAS Code: Bio Autocad Layer: Brick\_SoilStain Severity Units: Not Applicable Amount Units: Area affected in square feet

Definition:

Microbiological plant growth on the surface of masonry, such as algae, moss or lichen, or vascular plant growth, typically in gutters, cracks or on roofs.



Photo: 431-20 Brick\_SoilStain Bituminous 2023-1.jpg Material: Brick Category: Soiled Bituminous Condition: Bituminous TPAS Code: Bit Autocad Layer: Brick\_SoilStain Severity Units: Not Applicable Amount Units: Area affected in square feet

Definition:

Surface soiling on masonry from bituminous (hydrocarbon derived from crude oil) roofing or flashing materials.



Photo: 60-22 Brick\_SoilStain Cementitious 2023-4.jpg Material: Brick Category: Soiled Cementitious Condition: Cementitious TPAS Code: Cem Autocad Layer: Brick\_SoilStain Severity Units: Not Applicable Amount Units: Area affected in square feet

## Definition:

Cementitious accretions and accumulations on the surface of masonry units resulting from repointing or patch repairs.



Photo: 36-33 Brick\_SoilStain Efflorescence 2023-1.jpg Material: Brick Category: Soiled Efflorescence Condition: Efflorescence TPAS Code: Eff Autocad Layer: Brick\_SoilStain Severity Units: Not Applicable Amount Units: Area affected in square feet

Definition:

White, soft deposition on the surface of masonry due to evaporative precipitation of salts. When this process occurs below the surface of the masonry unit (subflorescence), it is revealed at areas of exfoliation or spalling.



Photo: 674-32 Brick\_SoilStain Leached Salts 2023-1.jpg Material: Brick Category: Soiled Leached Salts Condition: Leached Salts TPAS Code: Lch Autocad Layer: Brick\_SoilStain Severity Units: Not Applicable Amount Units: Area affected in square feet

Definition:

Hard encrustations or deposits of salts on the surface of masonry, typically caused by salts being leached out of the mortar or back-up masonry through the effects of moisture.



Photo: 241-14 Brick\_SoilStain Rust 2023-1.jpg Material: Brick Category: Soiled Rust Condition: Rust TPAS Code: Rst Autocad Layer: Brick\_SoilStain Severity Units: Not Applicable Amount Units: Area Affected in square feet

Definition:

Orange brown iron-based stains, typically appearing as streaks below steel or cast iron fasteners or elements.



Photo: 206-34 Brick\_Spall Bonded 2023-2.jpg Material: Brick Category: Spall Bonded Condition: Bonded TPAS Code: B Autocad Layer: Brick\_Spall Severity Units: Not Applicable Amount Units: Size in square inches

Definition:

Piece of material dislodged from a masonry unit by excessive stress that appears, based on visual inspection and sounding with a mallet where possible, to be solidly attached to the substrate, typically by means of mortar or adhesive.



Photo: 216-34 Brick\_Spall Incipient 2023-1.jpg Material: Brick Category: Spall Incipient Condition: Incipient TPAS Code: I Autocad Layer: Brick\_Spall Severity Units: Not Applicable Amount Units: Size in square inches

Definition:

Partially formed spall that appears to be well attached.



Photo: 230-33 Brick\_Spall Missing 2023-1.jpg Material: Brick Category: Spall Missing Condition: Missing TPAS Code: M Autocad Layer: Brick\_Spall Severity Units: Not Applicable Amount Units: Size in square inches

## Definition:

The location of a spall that is no longer in situ at the time of the investigation, with no steel evident.



Photo: 52-33 Brick\_Spall Removed 2023-2.jpg Material: Brick Category: Spall Removed Condition: Removed TPAS Code: R Autocad Layer: Brick\_Spall Severity Units: Not Applicable Amount Units: Size in square inches

## Definition:

The location of a spall that was taken from the building at the time of the investigation, with no steel evident.



Photo: 67-30 Brick\_SurfLoss Chipped 2023-2.jpg Material: Brick Category: Surface Chipped Condition: Chipped TPAS Code: Chp Autocad Layer: Brick\_SurfLoss Severity Units: Depth of loss in 1/8 inch increments Amount Units: Area affecrted in square feet

Definition:

Shallow loss of material, typically at the edges of the masonry unit.



Photo: 223-17 Brick\_SurfLoss Eroded 2023-1.jpg Material: Brick Category: Surface Eroded Condition: Eroded TPAS Code: Erd Autocad Layer: Brick\_SurfLoss Severity Units: Depth of loss in 1/8 inch increments Amount Units: Area affected in square feet

Definition:

Loss of material at the surface of the masonry unit, typically due to scouring by wind or rain.



Photo: 249-29 Brick\_SurfLoss Face spalled 2023-1.jpg Material: Brick Category: Surface Face Spall Condition: Face Spall TPAS Code: Fce Autocad Layer: Brick\_SurfLoss Severity Units: Depth of loss in 1/8 inch increments Amount Units: Area affected in square feet

Definition:

Loss of outer surface of masonry unit in layers.



Photo: 244-36 Brick\_Unsecured Hollow 2023-1.jpg Material: Brick Category: Unsecured Hollow Condition: Hollow TPAS Code: H Autocad Layer: Brick\_Unsecured Severity Units: Not Applicable Amount Units: Area in square feet

## Definition:

Area of masonry that appears to have a void behind the intact surface or face brick, based on sounding with a mallet.



Photo: 28-36 Brick\_Unsecured Loose 2023-1.jpg Material: Brick Category: Unsecured Loose Condition: Loose TPAS Code: L Autocad Layer: Brick\_Unsecured Severity Units: Not Applicable Amount Units: Area in square feet

## Definition:

Area of masonry that can be moved by hand or when sounded with a mallet due to a loss of its construction integrity, but which is not removed during the investigation.



Photo: 447-28 Concrete\_Crack Crazing 2023-2.jpg Material: Concrete Category: Crazing Condition: Crazing TPAS Code: Crz Autocad Layer: Concrete\_Crack Severity Units: Width in 1/16 inch increments Amount Units: Area affected in square feet

Definition:

Small cracks, typically hairline in width and random in pattern, at the concrete surface.



Photo: 445-29 Concrete\_Crack Single unit 2023-1.jpg Material: Concrete Category: Crack Single Unit Condition: Single Unit TPAS Code: C Autocad Layer: Concrete\_Crack Severity Units: Crack Width in 1/16 inch increments Amount Units: Length in lineal feet

## Definition:

A crack visible at the surface of the concrete or through a single cast unit.



Photo: 254-13 Concrete\_Spall Missing 2023-1.jpg Material: Concrete Category: Spall Missing Condition: Missing TPAS Code: M Autocad Layer: Concrete\_Spall Severity Units: Not applicable Amount Units: Size in square inches

## Definition:

The location of a spall that is no longer in situ at the time of the investigation, with no steel evident.



Photo: 430-27 SheetMetal\_Corrosion Surface 2023-1.jpg Material: Sheet Metal Category: Corrosion Surface Condition: Surface TPAS Code: Srf Autocad Layer: SheetMetal\_Corrosion Severity Units: Not applicable Amount Units: Area affected in square feet

## Definition:

Rust on the surface of a metal element, which has not yet resulted in delamination or expansion of the element.



Photo: 628-13 SheetMetal\_Unsecured Loose 2023-1.jpg Material: Sheet Metal Category: Unsecured Loose Condition: Loose TPAS Code: L Autocad Layer: SheetMetal\_Unsecured Severity Units: Not applicable Amount Units: Area in square feet

## Definition:

Metal element or area that can be moved by hand or when sounded with a mallet due to its loss of construction integrity.



Photo: 255-15 Stone\_Crack Single unit 2023-1.jpg Material: Stone Category: Crack Single Unit Condition: Single Unit TPAS Code: C Autocad Layer: Stone\_Crack Severity Units: Width in 1/16 inch increments Amount Units: Length in lineal feet

Definition:

A crack through a single unit.



Photo: 270-14 Stone\_Crack System units and joints 2023-1.jpg Material: Stone Category: Crack System Unit Condition: System Unit TPAS Code: CU Autocad Layer: Stone\_Crack Severity Units: Width in 1/16 inch increments Amount Units: Length in lineal feet

Definition:

A crack through more than one masonry unit, crossing, but not following, joints.



Photo: 88-13 Stone\_SoilStain Biological 2023-1.jpg Material: Stone Category: Soiled Biological Condition: Biological TPAS Code: Bio Autocad Layer: Stone\_SoilStain Severity Units: Not applicable Amount Units: Area affected in square feet

Definition:

Microbiological plant growth on the surface of masonry, such as algae, moss or lichen, or vascular plant growth, typically in gutters, cracks or on roofs.



Photo: 51-20 Stone\_SoilStain Efflorescence 2023-1.jpg Material: Stone Category: Soiled Efflorescence Condition: Efflorescence TPAS Code: Eff Autocad Layer: Stone\_SoilStain Severity Units: Not applicable Amount Units: Area affected in square feet

## Definition:

White, soft deposition on the surface of masonry due to evaporative precipitation of salts. When this process occurs below the surface of the stone (subflorescence), it is revealed at areas of exfoliation or spalling.



Photo: 56-14 Stone\_Spall Missing 2023-1.jpg Material: Stone Category: Spall Missing Condition: Missing TPAS Code: M Autocad Layer: Stone\_Spall Severity Units: Not applicable Amount Units: Size in square inches

## Definition:

The location of a spall that is no longer in situ at the time of the investigation, with no steel evident.



Photo: 474-16 Stone\_SurfLoss Delaminated 2023-1.jpg Material: Stone Category: Surface Delaminated Condition: Delaminated TPAS Code: Dlm Autocad Layer: Stone\_SurfLoss Severity Units: Depth of loss in 1/8 inch increments Amount Units: Area affected in square feet

Definition:

Separation of layers along natural bedding planes, resulting in loss of material at the outer surface of the unit or voids within the unit.



Photo: 35-13 Stone\_SurfLoss Exfoliated 2023-1.jpg Material: Stone Category: Surface Exfoliated Condition: Exfoliated TPAS Code: Exf Autocad Layer: Stone\_SurfLoss Severity Units: Depth of loss in 1/8 inch increments Amount Units: Area affected in square feet

Definition:

Loss of outer surface of a masonry unit in layers.



Photo: 831-19 Stucco\_Crack Crack 2023-1.jpg Material: Stucco Category: Crack Condition: Crack TPAS Code: C Autocad Layer: Stucco\_Crack Severity Units: Crack Width in 1/16 inch increments Amount Units: Length in lineal feet

Definition:

A crack in stucco.



Photo: 428-27 Wood\_Deteriorated Weathered 2023-1.jpg Material: Wood Category: Weathered Condition: Weathered TPAS Code: Wthr Autocad Layer: Wood\_Deteriorated Severity Units: Not applicable Amount Units: Area affected in square feet

Definition:

Loss of softwood due to abrasion or erosion and resulting in uneven surface texture of wood.

