

**ROANE COUNTY FAMILY HEALTH CARE
ROANE COUNTY, WEST VIRGINIA**

ROANE COUNTY FAMILY HEALTH CARE RENOVATIONS

ADDENDUM #2

May 11, 2022

THRASHER PROJECT #060-10284

TO WHOM IT MAY CONCERN:

A Pre-Bid Conference was held Thursday, April 28, 2022, on the above-referenced project. The following are clarifications and responses to questions posed by contractors for the above reference project.

A. GENERAL

THE BID FORM HAS BEEN REVISED. YOU MUST USE THE REVISED BID FORM WHEN PREPARING YOUR BID PACKAGE FOR THIS PROJECT.

B. SPECIFICATIONS

1. Added Specification - 054000 Cold Formed Metal Framing
2. Added Specification - 079200 Joint Sealants
3. Added Specification - 099113 Exterior Painting

C. DRAWINGS

None on this Addendum

D. QUESTIONS AND RESPONSES

QUESTION

1. With the storefront system at the rear of the building. There is no hardware spec. Please clarify.

RESPONSE

Please provide new door hardware to match existing make and model. Reinstall existing ADA door opener.

QUESTION

2. Sheet A2.01-Elevation 2, key note 2 says cut opening in existing wall for a new storefront. Reinstall existing ADA door opener.

RESPONSE

Enlarged masonry opening in Key - Note 2 is for a new aluminum storefront door. Reference spec section 084113 for details.

QUESTION

3. Sheet A1.03- Enlarged floorplan, there is curved glass on aluminum sliders. Knowing that the lead time will be very long for that design, can there be an alternative to curved check in, check out desk? Possibly Chamfer The desk instead? Lead time and price would be substantially lower for the sliders and glass.

RESPONSE

After review of detail and discussion with Owner, provide the curved glass slider windows as shown.

QUESTION

4. Is there a budget for the entire renovation?

RESPONSE

Yes

QUESTION

5. For the installation of the exterior fiber cement panels or any exterior work for that matter, can the work hours extend past normal business hours?

RESPONSE

All interior demo work must be after 5:00pm and/or weekends. Coordinate with the Owner for all other work hours requirements.

QUESTION

6. For the installation of the exterior fiber cement panels or any exterior work for that Referring to the 6" C-Stud Framing:
 - a. Will a Cold-Formed Metal Framing specification be provided?
 - b. Will stamped engineered drawings be required?

RESPONSE

Cold-Formed Metal Framing specification is attached to this addendum.
Refer to specification section 05400-1.5-D.3. for engineered drawing requirements.

QUESTION

7. Referring to the Metal Flashing on Fiber Cement Panel Condition - 1 & Metal Flashing on Fiber Cement Panel Condition - 2 on Sheet A5.01:
Are we to route out the mortar and tuck the Metal Flashing into the brick veneer and then run a continuous bead of sealant that matches the Metal Flashing?

RESPONSE

Attach flashing to face of existing brick with masonry anchored termination bar.
Caulk at top of termination bar.

QUESTION

8. Referring to "Z" Flashing at Window Head Detail on Sheet A5.01 & Door Head Detail on Sheet A5.02:
The detail states 1/4" clearance from edge of panel to flashing, what dimension is required into the existing brick façade for the "Z" Flashing?

RESPONSE

Attach flashing to face of existing brick.

QUESTION

9. Referring to Section 084113 Aluminum-Framed Entrances & Storefront & Door Hardware Schedule: 2.5 ENTRANCE DOOR HARDWARE
A. Entrance Door Hardware: Hardware not specified in this section is specified in Section 087100
"Door Hardware."

RESPONSE

Provide new door hardware for new storefront. Hardware to match existing make and model. Reinstall existing ADA door opener.

QUESTION

10. Will the Addendum's from the previous bid attempt be included in a subsequent addendum for this bid attempt?

RESPONSE

No

QUESTION

11. Bids shall be accompanied by a certified check or bid bond payable to Roane County Family Health in an amount equal to five percent (5%) of the base bid. The projects appears to have a value well over the \$100,000.00 threshold for accompanying a bid with a certified check. Please clarify only a (5%) bid bond will be permitted as the guarantee and a 100% Performance & Payment Bond will be required.

RESPONSE

5% Bid Bond

QUESTION

12. A bidder may not withdraw his bid for a period of ninety (90) days after the date set for the opening of bids. Due to the volatility of the materials and shipping market, could the bid hold be reduced to thirty (30) days after the date set for the opening of bids?

RESPONSE

Revise bid hold period to thirty (30) days.

QUESTION

13. Referring to Sheet A1.03 - Aluminum Sliders: Will specifications be provided for the Aluminum Sliders or do they fall under Section 084113 - Aluminum-Framed Entrances & Storefront specifications? If the Aluminum Sliders fall Section 084113 - Aluminum-Framed Entrances & Storefront specifications, please identify within the specifications where the Aluminum Sliders are identified.

RESPONSE

Aluminum sliders are specified in 084113-2.3 Interior Storefront Systems

QUESTION

14. Work Hours: Will evening shift be required for the interior renovation work at rooms 100 & 101 and for the electrical rough-in requirements for the raceways needed to power the signage at the penthouse and the signage between the third and fourth floor?

RESPONSE

The Roane County Family Health Care main entrance lobby will be closed during demolition and construction of the Reception Desk. All demolition work and possibly construction will occur on an evening shift and weekends, this will need to be coordinated with the Facilities Director, David Phillips.

QUESTION

15. Referring to Specification 074646 Fiber Cement Siding 1.6 WARRANTY Special Warranty: Manufacturer agrees to repair or replace products that fail in materials or workmanship within specified warranty period. Warranty Period: 50 years from date of Substantial Completion. Review attachment.

RESPONSE

Provide manufacturer's standard 30-year limited warranty.

QUESTION

16. Referring to Sheet A1.01 4/A1.03, 5/A1.03, 6/A1.03 7/A1.03 & 8/A1.03 - 4" Rubber Base:

- a. Shall all new 4" rubber base be included in the bid?
- b. Sheet A1.03 Keyed Notes Note # 1 states provide new ceramic tile and cove base. Is the intent to install a tile base?
- c. If being provided by the General Contractor, will a Resilient Wall Base & Accessories specification be provided?

RESPONSE

Ceramic tile base shall be installed at ceramic floor tile locations. New rubber base will be installed under a separate contract.

QUESTION

17. Referring to Demolition Keyed Notes, Note # 1: Remove existing wall paper and strip adhesives:
- a. What is the intent of the wall and ceiling finishes within the areas where existing wall paper and stripping of adhesives?
 - b. If painting is the intent, will a Interior Painting specification be provided?

RESPONSE

New wallpaper will be installed under a separate contract.

QUESTION

18. Bid Form: BIDDER hereby agrees to commence WORK under this contract on or before a date to be specified in the NOTICE TO PROCEED and to fully complete the PROJECT by July 15, 2022. BIDDER further agrees to pay as liquidated damages, the sum of \$1,000 for each consecutive calendar day thereafter.

RESPONSE

An updated Advertisement for Bids and revised bid form are included in this Addendum.

QUESTION

19. New AFB: The Work will be substantially completed by July 31, 2023 and ready for final payment by August 15, 2023. Liquidated damages shall be \$750.00 per day. Which is correct?

RESPONSE

July 31, 2023 \$750/per day

QUESTION

20. Requesting Mitchell Metal as an approved Manufacture for Canopies.

RESPONSE

Denied

QUESTION

21. Do the Contractor's have the option to bid either Base Bid A, Base Bid B or bid Combined Base Bid only?

RESPONSE

Provide costs for Base Bid A, B & combined.

QUESTION

22. This project will require the need for a lot of sealants. I did not see any joint sealants language within the Fiber Cement Board specification, nor do I see a Joint Sealant specification: Will Joint Sealants specifications be provided?

RESPONSE

Joint Sealant specification is attached to this addendum.

QUESTION

23. Referring to Demolition Keyed Note # 2. Remove existing flooring and wall base down to concrete. Strip adhesive residue: Is there an asbestos report available?

RESPONSE

Yes, there is no asbestos. An asbestos report can be provided to the successful contractor.

QUESTION

24. Referring to Sheet A2.01, Note 8 Channel letter signage. Provide a separate power circuit for each sign from the panel shown on A1.02. Overload protection and wire size shall meet the manufacturers specification for each sign. Conduit and copper shall be installed per NEC for all circuits: Will a signage specification and any electrical specifications be provided? Shall each letter to be front lit or back lit individually with its own circuitry?

RESPONSE

Provide channel letter signage and power supply as indicated on drawings.

QUESTION

25. Referring to Sheet A2.01, Note # 9 Dimensional letter signage on pre-manufactured metal canopy: Will a dimensional letter signage specification be provided as to what Manufacturer is approved and what type of style and finish is to be provided?

RESPONSE

Provide dimensional letter signage as indicated on drawings.

QUESTION

26. Referring to Sheets A2.01, A5.02 & Specification 105020: 2.4 ACCESSORIES A. Downspouts 2" x 3" Finished to match canopy color. Are we to assume the discharging of storm water from the new canopy downspouts to existing exterior surfaces, concrete, asphalt, landscaping, etc.?

RESPONSE

Direct storm water away from entrance discharging to existing asphalt.

QUESTION

27. Referring to Sheet A2.01, Elevation Keyed Note 6 - Paint existing canopies & Keyed Note 7 - Paint existing concrete walls:

RESPONSE

Exterior Painting specification is attached to this addendum.

QUESTION

28. Referring to Specification 093013 Ceramic Tiling: B. Interior Wall Installations, Metal Studs or Furring:
1. Ceramic Tile Installation: TCNA W243; thinset mortar on gypsum board.
a. Ceramic Tile Type: Porcelain.
b. Thinset Mortar: Latex Modified dry-set mortar.
c. Grout: High-performance unsanded grout.
Are the walls schedule to received ceramic tiling?

RESPONSE

No. Floor tile only.

QUESTION

29. Please confirm Note 3 is correct.

RESPONSE

General Note 3 is correct

E. CLARIFICATIONS

1. The Roane County Family Health Care main entrance lobby will be closed during demolition and construction of the Reception Desk. All demolition work and possibly construction will occur on an evening shift and weekends, this will need to be coordinated with the Facilities Director, David Phillips.

As a reminder, bids will be received until 2:00 p.m. on Thursday, May 19, 2022, at The Roane County Family Health Care Building, third floor conference room, 146 Williams Dr. Spencer, WV. Good luck to everyone and thank you for your interest in the project.

Sincerely,

THE THRASHER GROUP, INC.

Matthew Breakey, AIA, NCARB
Project Manager



BID FORM FOR CONSTRUCTION CONTRACT

The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 1—OWNER AND BIDDER

1.01 This Bid is submitted to:

*Roane County Family Health
146 Williams Drive
Spencer, WV 25276*

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2—ATTACHMENTS TO THIS BID

2.01 The following documents are submitted with and made a condition of this Bid:

A. Bid Opening Requirements

ARTICLE 3—BASIS OF BID—LUMP SUM BID AND UNIT PRICES

GENERAL

The Bidder shall take notice of and shall be responsible for any local or state taxes levied and applicable, and the cost for the same shall be included as part of the submitted Bid.

The total Bid cost stated includes a complete operating installation including furnishing and installation of any and all changes or additions in plans, piping, mechanical work, additional electrical work, accessories, controls, etc. necessary to accommodate alternative equipment systems or materials used in construction.

BID PROPOSAL

The Bidder agrees to perform all required Work described in the detailed Specifications and as shown on the Plans for the complete construction and placing in satisfactory operation the Roan County Family Health Care Renovations. The Project "Sequence of Construction" has been detailed in the Drawings and Specification Division 1, Project Summary, Section 011000. The Bidder agrees to perform all the Work proposed for the total of the following Bid prices.

3.01 *Lump Sum Bids*

A. Bidder will complete the Work in accordance with the Contract Documents for the lump sum (stipulated) price(s), shown in the bid schedule.

BID SCHEDULE

**PROPOSED
 ROANE COUNTY FAMILY HEALTH CARE RENOVATIONS
 FOR THE
 ROANE COUNTY FAMILY HEALTH CARE
 ROANE COUNTY, WEST VIRGINIA**

3.02 Total Bid Price Lump Sum

NOTE: Bid PRICE amounts are to be shown in both words and figures. In case of discrepancy, the amount shown in words will govern. Bids shall include sales tax and all other applicable taxes and fees.

BASE BID A – INTERIOR RENOVATIONS

Item #	Qty.	UNIT	DESCRIPTION	TOTAL PRICE
1	1	LS	<i>Provide all labor, materials, equipment, fees, bonds, insurance and taxes to perform the work as detailed in the plans and specifications and addenda.</i>	

TOTAL BID: _____

(Written in Words)

(Amounts are to be shown in both words and figures. In case of discrepancy, the amount shown in words will govern.)

BASE BID B – EXTERIOR RENOVATIONS

Item #	Qty.	UNIT	DESCRIPTION	TOTAL PRICE
1	1	LS	<i>Provide all labor, materials, equipment, fees, bonds, insurance and taxes to perform the work as detailed in the plans and specifications and addenda.</i>	

TOTAL BID: _____
 (Written in Words)

(Amounts are to be shown in both words and figures. In case of discrepancy, the amount shown in words will govern.)

COMBINED TOTAL BASE BID (BASE BID A INTERIOR + BASE BID B EXTERIOR)

_____ Dollars (\$ _____)

(Amounts are to be shown in both words and figures. In case of discrepancy, the amount shown in words will govern.)

NOTE: Bids shall include all applicable taxes and fees.

If the lump sum bids exceed the amount allotted for the project then the Unit Costs will be evaluated to adjust the scope.

UNIT COSTS (For information purposes only)

Item #	UNIT	DESCRIPTION As indicated on the drawings	UNIT PRICE
1	LS	Pre-manufactured metal canopy	
2	LF	Exterior Signage	
3	SF	Fiber Cement Board – Condition 1	
4	SF	Fiber Cement Board – Condition 2	

3.02 *Method of Award*

If at the time this contract is to be awarded, the lowest combined base bid submitted by a qualified, responsible Bidder does not exceed the amount of funds then estimated by the Owner, as available to finance the contract; the construction contract will be awarded. If such bids exceed such amount, the owner may reject all bids. The Owner may award the contract on the base bid submitted by a qualified responsible bidders, less the amounts of the alternates subtracted in numerical order, as listed in contract to produce the lowest bid within the funds available for financing. If the lump sum bids exceed the amount allotted for the project then the Unit Costs will be evaluated to adjust the scope.

~~ARTICLE 4—BASIS OF BID—COST PLUS FEE~~

Deleted

~~ARTICLE 5—PRICE PLUS TIME BID~~

Deleted

~~ARTICLE 6—TIME OF COMPLETION~~

6.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Article 8 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

~~ARTICLE 7—BIDDER’S ACKNOWLEDGEMENTS: ACCEPTANCE PERIOD, INSTRUCTIONS, AND RECEIPT OF ADDENDA~~

7.01 *Bid Acceptance Period*

A. This Bid will remain subject to acceptance for 30 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

7.02 *Instructions to Bidders*

A. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security.

7.03 *Receipt of Addenda*

A. Bidder hereby acknowledges receipt of the following Addenda:

Addendum Number	Addendum Date

~~ARTICLE 8—BIDDER’S REPRESENTATIONS AND CERTIFICATIONS~~

8.01 *Bidder’s Representations*

A. In submitting this Bid, Bidder represents the following:

1. Bidder has examined and carefully studied the Bidding Documents, including Addenda.
2. Bidder has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
3. Bidder is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
4. Bidder has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.
5. Bidder has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.
6. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, if selected as Contractor; and (c) Bidder's (Contractor's) safety precautions and programs.
7. Based on the information and observations referred to in the preceding paragraph, Bidder agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
8. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
9. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
10. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
11. The submission of this Bid constitutes an incontrovertible representation by Bidder that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

8.02 *Bidder's Certifications*

A. The Bidder certifies the following:

1. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation.
2. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid.

3. Bidder has not solicited or induced any individual or entity to refrain from bidding.
4. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 8.02.A:
 - a. Corrupt practice means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process.
 - b. Fraudulent practice means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition.
 - c. Collusive practice means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels.
 - d. Coercive practice means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

BIDDER hereby submits this Bid as set forth above:

Bidder:

(typed or printed name of organization)

By: _____
(individual's signature)

Name: _____
(typed or printed)

Title: _____
(typed or printed)

Date: _____
(typed or printed)

If Bidder is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.

Attest: _____
(individual's signature)

Name: _____
(typed or printed)

Title: _____
(typed or printed)

Date: _____
(typed or printed)

Address for giving notices:

Bidder's Contact:

Name: _____
(typed or printed)

Title: _____
(typed or printed)

Phone: _____

Email: _____

Address: _____

Bidder's Contractor License No.: (if applicable) _____

SECTION 054000 - COLD-FORMED METAL FRAMING

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Formed steel stud exterior wall and interior wall framing.

1.2 RELATED REQUIREMENTS

- A. Section 053100 - Steel Decking.

1.3 REFERENCE STANDARDS

- A. AISI S100-12 - North American Specification for the Design of Cold-Formed Steel Structural Members; American Iron and Steel Institute; 2012.
- B. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2016a.
- C. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2015.
- D. ASTM C955 - Standard Specification for Load-Bearing (Transverse and Axial) Steel Studs, Runners (Tracks), and Bracing or Bridging for Screw Application of Gypsum Panel Products and Metal Plaster Bases; 2015.
- E. ASTM C1007 - Standard Specification for Installation of Load Bearing (Transverse and Axial) Steel Studs and Related Accessories; 2011a (Reapproved 2015).
- F. AWS D1.1/D1.1M - Structural Welding Code - Steel; 2015 (with March 2016 Errata).
- G. AWS D1.3/D1.3M - Structural Welding Code - Sheet Steel; 2008.
- H. SSPC-Paint 20 - Zinc-Rich Primers (Type I, "Inorganic," and Type II, "Organic"); 2002 (Ed. 2004).

1.4 ADMINISTRATIVE REQUIREMENTS

- A. Coordinate with work of other sections that is to be installed in or adjacent to the metal framing system, including but not limited to structural anchors, cladding anchors, utilities, insulation, and firestopping.

1.5 SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide data on standard framing members; describe materials and finish, product criteria, limitations.
- C. Product Data: Provide manufacturer's data on factory-made framing connectors, showing compliance with requirements.
- D. Shop Drawings: Indicate component details, framed openings, bearing, anchorage, loading, welds, and type and location of fasteners, and accessories or items required of related work.
 - 1. Indicate stud and parapet layout.
 - 2. Describe method for securing studs to tracks and for bolted framing connections.
 - 3. Provide design engineer's stamp on shop drawings.
 - 4. Submit sealed calculations for light gage delegated design.

- E. Manufacturer's Installation Instructions: Indicate special procedures, conditions requiring special attention.

1.6 QUALITY ASSURANCE

- A. Designer Qualifications: Cost of delegated design shall be borne by the Contractor. Design framing system under direct supervision of a Professional Structural Engineer experienced in design of this Work and licensed in West Virginia.
- B. Manufacturer Qualifications: Company specializing in manufacturing the types of products specified in this section, and with minimum three years of documented experience.
- C. Installer Qualifications: Company specializing in performing the work of this section with minimum three years documented experience and approved by manufacturer.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Metal Framing:
 - 1. ClarkDietrich Building Systems: www.clarkdietrich.com.
 - 2. Marino: www.marinoware.com.
 - 3. The Steel Network, Inc: www.SteelNetwork.com.
- B. Framing Connectors and Accessories:
 - 1. Same manufacturer as metal framing.

2.2 FRAMING SYSTEM

- A. Provide primary and secondary framing members, bridging, bracing, plates, gussets, clips, fittings, reinforcement, and fastenings as required to provide a complete framing system.
- B. Design Criteria: Provide completed framing system having the following characteristics:
 - 1. Design: Calculate structural characteristics of cold-formed steel framing members according to AISI S100-12.
 - 2. Structural Performance: Design, engineer, fabricate, and erect to withstand specified design loads for project conditions within required limits.
 - 3. Design Loads: In accordance with applicable codes.
 - 4. Live load deflection meeting the following, unless otherwise indicated:
 - a. Exterior Walls: Maximum horizontal deflection under wind load of 1/360 of span.
 - b. Design non-axial loadbearing framing to accommodate not less than 1/2 in vertical deflection.
 - 5. Able to tolerate movement of components without damage, failure of joint seals, undue stress on fasteners, or other detrimental effects when subject to seasonal or cyclic day/night temperature ranges.
 - 6. Able to accommodate construction tolerances, deflection of building structural members, and clearances of intended openings.
- C. Shop fabricate framing system to the greatest extent possible.
- D. Deliver to site in largest practical sections.

2.3 FRAMING MATERIALS

- A. Studs and Track: ASTM C955; studs formed to channel, "C", or "Sigma" shape with punched web; U-shaped track in matching nominal width and compatible height.

1. Gage as required and Depth as indicated on architectural drawings: As required to meet specified performance levels.
2. Galvanized in accordance with ASTM A653/A653M, G90/Z275 coating.
- B. Framing Connectors: Factory-made, formed steel sheet.
 1. Material: ASTM A653/A653M SS Grade 33 and 40 (minimum), with G90/Z275 hot dipped galvanized coating for base metal thickness less than 10 gage, 0.1345 inch, and factory punched holes and slots.
 2. Structural Performance: Maintain load and movement capacity required by applicable code, when evaluated in accordance with AISI S100-12.
 3. Movement Connections: Provide mechanical anchorage devices that accommodate movement using slotted holes, screws and stepped bushings, while maintaining structural performance of framing. Provide movement connections at all locations where studs attach to structure above..
 - a. Where continuous studs bypass elevated floor slab or roof, connect stud to structure in manner allowing vertical and horizontal movement of slab without affecting studs; allow for minimum movement of 1/2 inch.
 - b. Where top of stud wall terminates below structural floor or roof, connect studs to structure in manner allowing vertical and horizontal movement of slab without affecting studs; allow for minimum movement of 1/2 inch.
 4. Fixed Connections: Provide non-movement connections for tie-down to foundation, floor-to-floor tie-down, roof-to-wall tie-down, joist hangers, gusset plates, and stiffeners.
 5. Wall Stud Bridging Connections: Provide mechanical load-transferring devices that accommodate wind load torsion and weak axis buckling induced by axial compression loads. Provide bridging connections as required by vendors engineer..

2.4 ACCESSORIES

- A. Bracing, Furring, Bridging: Formed sheet steel, thickness determined for conditions encountered; finish to match framing components.
- B. Touch-Up Primer for Galvanized Surfaces: SSPC-Paint 20, Type I - Inorganic, complying with VOC limitations of authorities having jurisdiction.

2.5 FASTENERS

- A. Self-Drilling, Self-Tapping Screws, Bolts, Nuts and Washers: Hot dip galvanized per ASTM A153/A153M.
 1. Products:
 - a. ITW Commercial Construction North America; ITW CCNA-Buildex Teks Select Series: www.ITWBuildex.com.
- B. Anchorage Devices: Powder actuated.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Verify that substrate surfaces are ready to receive work.
- B. Verify field measurements and adjust installation as required.

3.2 INSTALLATION OF STUDS

- A. Install components in accordance with manufacturers' instructions and ASTM C1007 requirements.
- B. Align floor and ceiling tracks; locate to wall layout. Secure in place with fasteners at maximum 24 inches on center. Coordinate installation of sealant with floor and ceiling tracks.
- C. Place studs at 16 inches on center; not more than 2 inches from abutting walls and at each side of openings. Connect studs to tracks using clip and tie method.
- D. Construct corners using minimum of three studs. Install double studs at wall openings, door and window jambs.
- E. Install load bearing studs full length in one piece. Splicing of studs is not permitted.
- F. Install load bearing studs, brace, and reinforce to develop full strength and achieve design requirements.
- G. Coordinate placement of insulation in multiple stud spaces made inaccessible after erection.
- H. Install intermediate studs above and below openings to align with wall stud spacing.
- I. Provide deflection allowance in stud track, directly below horizontal building framing at non-load bearing framing.
- J. Attach cross studs to studs for attachment of fixtures anchored to walls.
- K. Install framing between studs for attachment of mechanical and electrical items, and to prevent stud rotation.
- L. Touch-up field welds and damaged galvanized surfaces with primer.

END OF SECTION

SECTION 079200 - JOINT SEALANTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Silicone joint sealants.
2. Urethane joint sealants.
3. Mildew resistant silicone.
4. Butyl rubber.

1.2 PREINSTALLATION MEETINGS

1.3 ACTION SUBMITTALS

- A. Product Data: For each joint-sealant product.
- B. Samples: For each kind and color of joint sealant required.

1.4 INFORMATIONAL SUBMITTALS

- A. Product test reports.
- B. Sample warranties.

1.5 WARRANTY

- A. Special Installer's Warranty: Installer agrees to repair or replace joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period.
 1. Warranty Period: Five years from date of Substantial Completion.
- B. Special Manufacturer's Warranty: Manufacturer agrees to furnish joint sealants to repair or replace those joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period.
 1. Warranty Period: Five years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 JOINT SEALANTS, GENERAL

- A. Colors of Exposed Joint Sealants: As selected by Architect from manufacturer's full range.

2.2 SILICONE JOINT SEALANTS (for all applications not otherwise noted or required by a specific product manufacturer)

- A. Silicone, S, NS, 50, NT: Single-component, nonsag, plus 50 percent and minus 50 percent movement capability, nontraffic-use, neutral-curing silicone joint sealant; ASTM C 920, Type S, Grade NS, Class 50, Use NT.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to the following:

- a. Dow Corning Corporation.
- b. GE Construction Sealants; Momentive Performance Materials Inc.
- c. Sika Corporation; Joint Sealants.

2.3 URETHANE JOINT SEALANTS (use only when designated on drawings)

- A. Urethane, S, NS, 25, T, NT: Single-component, nonsag, plus 25 percent and minus 25 percent movement capability, traffic- and nontraffic-use, urethane joint sealant; ASTM C 920, Type S, Grade NS, Class 25, Uses T and NT.

2.4 MILDEW-RESISTANT JOINT SEALANTS (for wet areas including shower rooms, locker rooms, restrooms, kitchens, janitor closets, utility rooms or any room exposed to heavier than normal water exposure)

- A. Mildew-Resistant Joint Sealants: Formulated for prolonged exposure to humidity with fungicide to prevent mold and mildew growth.

- B. Silicone, Mildew Resistant, Acid Curing, S, NS, 25, NT: Mildew-resistant, single-component, nonsag, plus 25 percent and minus 25 percent movement capability, nontraffic-use, acid-curing silicone joint sealant; ASTM C 920, Type S, Grade NS, Class 25, Use NT.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to the following:

- a. Dow Corning Corporation.
- b. GE Construction Sealants; Momentive Performance Materials Inc.
- c. Tremco Incorporated.

2.5 JOINT-SEALANT BACKING

- A. Cylindrical Sealant Backings: ASTM C 1330, Type C closed-cell material with a surface skin, and of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance.
 - 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to the following:
 - a. Alcot Plastics Ltd.
 - b. BASF Corp. - Construction Chemicals.
 - c. Construction Foam Products; a division of Nomaco, Inc.
- B. Bond-Breaker Tape: Polyethylene tape or other plastic tape recommended by sealant manufacturer.

2.6 MISCELLANEOUS MATERIALS

- A. Primer: Material recommended by joint-sealant manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint-sealant-substrate tests and field tests.
- B. Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to manufacturers of sealants and sealant backing materials.
- C. Masking Tape: Nonstaining, nonabsorbent material compatible with joint sealants and surfaces adjacent to joints.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with joint-sealant manufacturer's written instructions and the following requirements:
 - 1. Remove laitance and form-release agents from concrete.
 - 2. Clean nonporous joint substrate surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues capable of interfering with adhesion.
- B. Joint Priming: Prime joint substrates where recommended by joint-sealant manufacturer or as indicated by preconstruction joint-sealant-substrate tests or prior experience.
- C. Masking Tape: Use masking tape where required to prevent contact of sealant or primer with adjoining surfaces.

3.2 INSTALLATION OF JOINT SEALANTS

- A. General: Comply with ASTM C 1193 and joint-sealant manufacturer's written installation instructions for products and applications indicated, unless more stringent requirements apply.
- B. Install sealant backings of kind indicated to support sealants during application and at position required to produce cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.
- C. Install bond-breaker tape behind sealants where sealant backings are not used between sealants and backs of joints.
- D. Install sealants using proven techniques that comply with the following and at the same time backings are installed:
 - 1. Place sealants so they directly contact and fully wet joint substrates.
 - 2. Completely fill recesses in each joint configuration.
 - 3. Produce uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability.
- E. Tooling of Nonsag Sealants: Immediately after sealant application and before skinning or curing begins, tool sealants to form smooth, uniform beads of configuration indicated. Use tooling agents that are approved in writing by sealant manufacturer and that do not discolor sealants or adjacent surfaces.
 - 1. Provide concave joint profile per Figure 8A in ASTM C 1193 unless otherwise indicated.

3.3 JOINT-SEALANT SCHEDULE

- A. Joint-Sealant Application: Exterior joints in horizontal traffic surfaces JS-#1.
 - 1. Joint Locations:
 - a. Isolation and contraction joints in cast-in-place concrete slabs.
 - b. Control and expansion joints.
 - c. Other joints as indicated on Drawings.
 - 2. Joint Sealant: Urethane, M, P, 50, T.
 - 3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
- B. Joint-Sealant Application: Exterior joints in vertical surfaces and horizontal nontraffic surfaces JS-#2.
 - 1. Joint Locations:
 - a. Control and expansion joints in unit masonry.
 - b. Other joints as indicated on Drawings.
 - 2. Joint Sealant: Silicone, S, NS, 50, NT.
 - 3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.

- C. Joint-Sealant Application: Interior joints in horizontal traffic surfaces JS-#3.
1. Joint Locations:
 - a. Isolation joints in cast-in-place concrete slabs.
 - b. Other joints as indicated on Drawings.
 2. Joint Sealant: Urethane, S, P, 25, T, NT.
 3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
- D. Joint-Sealant Application: Interior joints in vertical surfaces and horizontal nontraffic surfaces JS-#4.
1. Joint Locations:
 - a. Control and expansion joints on exposed interior surfaces of exterior walls.
 - b. Tile control and expansion joints.
 - c. Vertical joints on exposed surfaces of unit masonry walls and partitions.
 - d. Other joints as indicated on Drawings.
 2. Joint Sealant: Urethane, S, NS, 25, NT.
 3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
- E. Joint-Sealant Application: Mildew-resistant interior joints in vertical surfaces and horizontal nontraffic surfaces JS-#5.
1. Joint Locations:
 - a. Joints between plumbing fixtures and adjoining walls, floors, and counters.
 - b. Other joints in Restrooms, Locker Rooms and Utility Rooms, and as indicated on Drawings.
 2. Joint Sealant: Silicone, mildew resistant, acid curing, S, NS, 25, NT.
 3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
- F. Joint-Sealant Application: Concealed mastics JS-#6.
1. Joint Locations:
 - a. Aluminum thresholds.
 - b. Sill plates.
 - c. Other joints as indicated on Drawings.
 2. Joint Sealant: Butyl-rubber based.
 3. Joint-Sealant Color: Black.

END OF SECTION 079200

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SECTION 099113 - EXTERIOR PAINTING

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes surface preparation and the application of paint systems on the following exterior substrates:
 - 1. Steel and iron.
 - 2. Galvanized metal.

1.2 DEFINITIONS

- A. MPI Gloss Level 1: Not more than five units at 60 degrees and 10 units at 85 degrees, according to ASTM D 523.
- B. MPI Gloss Level 3: 10 to 25 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D 523.
- C. MPI Gloss Level 4: 20 to 35 units at 60 degrees and not less than 35 units at 85 degrees, according to ASTM D 523.
- D. MPI Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D 523.
- E. MPI Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D 523.
- F. MPI Gloss Level 7: More than 85 units at 60 degrees, according to ASTM D 523.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product. Include preparation requirements and application instructions.
 - 1. Include printout of current "MPI Approved Products List" for each product category specified, with the proposed product highlighted.
- B. Samples: For each type of paint system and each color and gloss of topcoat.

1.4 QUALITY ASSURANCE

- A. Mockups: Apply mockups of each paint system indicated and each color and finish selected to verify preliminary selections made under Sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.

1. Architect will select one surface to represent surfaces and conditions for application of each paint system.
2. Final approval of color selections will be based on mockups.
 - a. If preliminary color selections are not approved, apply additional mockups of additional colors selected by Architect at no added cost to Owner.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 1. Coronado Paint; Benjamin Moore Company.
 2. PPG Paints.
 3. Pratt & Lambert.
 4. Sherwin-Williams Company (The).

2.2 PAINT, GENERAL

- A. MPI Standards: Products shall comply with MPI standards indicated and shall be listed in its "MPI Approved Products Lists."
- B. Material Compatibility:
 1. Materials for use within each paint system shall be compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
 2. For each coat in a paint system, products shall be recommended in writing by topcoat manufacturers for use in paint system and on substrate indicated.
- C. Colors: As selected by Architect from manufacturer's full range.
 1. Fifty percent of surface area will be painted with deep tones.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.

- B. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.
- C. Proceed with coating application only after unsatisfactory conditions have been corrected.
 - 1. Application of coating indicates acceptance of surfaces and conditions.

3.2 PREPARATION

- A. Comply with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to substrates and paint systems indicated.
- B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.
 - 1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection.

3.3 APPLICATION

- A. Apply paints according to manufacturer's written instructions and recommendations in "MPI Manual."
- B. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

3.4 CLEANING AND PROTECTION

- A. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.
- B. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.5 EXTERIOR PAINTING SCHEDULE

- A. Steel and Iron Substrates:
 - 1. Alkyd System MPI EXT 5.1Q:
 - a. Prime Coat: Shop primer specified in Section where substrate is specified.
 - b. Intermediate Coat: Exterior, alkyd enamel, matching topcoat.

- c. Topcoat: Alkyd, exterior, semi-gloss (MPI Gloss Level 5), MPI #94].

B. Galvanized-Metal Substrates:

1. Alkyd System MPI EXT 5.3B:

- a. Prime Coat: Primer, galvanized, cementitious, MPI #26.
- b. Intermediate Coat: Exterior, alkyd enamel, matching topcoat.
- c. Topcoat: Alkyd, exterior, semi-gloss (MPI Gloss Level 5), MPI #94.

END OF SECTION 099113