1.1 PROJECT INFORMATION

A. Project Name: Hallmark-Meridian Window Replacement Project.
   Address: 714 Plymouth Ave. Dayton, Ohio 45406

B. Owner: Greater Dayton Premier Management.
   Address: 400 Wayne Ave. Dayton, Ohio 45410

C. Architect: Craig E. Dillon, AIA Architects.
   Address: 105 West High Street Springfield Ohio 45502

D. Date of Addendum: September 6th 2013.

1.2 NOTICE TO BIDDERS

A. This Addendum is issued to all registered plan holders pursuant to the Instructions to Bidders and Conditions of the Contract. This Addendum serves to clarify, revise, and supersede information in the Project Manual, Drawings, and previously issued Addenda. Portions of the Addendum affecting the Contract Documents will be incorporated into the Contract by enumeration of the Addendum in the Owner/Contractor Agreement.

B. The Bidder shall acknowledge receipt of this Addendum in the appropriate space on the Bid Form.

C. The date for receipt of bids is unchanged by this Addendum, at same time and location.

   1. Bid Date: September 16th 2013 @ 3:00 p.m.

1.3 CONTRACTOR’S QUESTION’S

A. Question #1

   1. Are both the blinds and curtains to be replaced in the base bid?
      a. The base bid shall include the replacement of the existing blinds so that all of the new windows have new blinds.
      b. Not all windows have curtains. Any curtains that exist have been installed by the tenant and are the tenant’s property. Any curtains shall be removed prior to the installation of the new window and shall be re-hung in the same location upon completion of the window installation. No curtains shall be replaced.

   2. Are both the cost of blinds and curtains to be included in the deduct of Alternate No. 3 and Alternate No. 4?
      a. This figure shall only include the deduct cost of new blinds.
      b. Not all windows have curtains. Any curtains that exist have been installed by the tenant and are the tenant’s property. Any curtains shall be removed prior to the installation of the new window and shall be re-hung in the same location upon completion of the window installation. No curtains shall be replaced
      c. Whether or not a deduct-alternate is chosen, any and all curtains shall be removed prior to the installation of the new window and shall be re-hung in the same location upon completion of the window installation.
B. Question #2
   1. Is the contractor to supply his own power for the project?
      a. Yes.

C. Question #3
   1. Is the contractor to supply his own restrooms for the project?
      a. Yes.

D. Question #4
   1. Is the contractor responsible for all fees and permits?
      a. Yes.

E. Question #5
   1. How much of the interior opening shall be repainted upon completion of the window installation?
      a. The entire interior wall that the window opening rests in shall be repainted, not just around the opening.

F. Question #6
   1. Should the new sills extend with “ears” beyond the edge of the opening, similar to the current sill condition in the Meridian Complex, or should they end flush with the opening?
      a. New sills shall extend with “ears” the same distance as those in the Meridian Complex to minimize drywall repair.

G. Question #7
   1. Which windows are a part of the “Community Building”?
      a. The Community Building elevation can be found on sheet A1 labeled “Corridor Elevations”. The windows for the Community Building are window “L” (6 windows in total) and the single sliding glass door.

1.4 ACCEPTABLE MANUFACTURERS WITH EQUIVALENT PRODUCTS
   A. In addition to the window manufacturers listed in Part 2.1.A.3 of the aluminum window specifications, Crystal Window and Door Systems, Ltd. (address is 31-10 Whitestone Expressway, Flushing, NY 11354; phone number is 718-961-7300) is an acceptable window manufacturer.

1.5 ATTACHMENTS
   A. This Addendum includes the following attached Documents and Specification Sections:
      1. Document(s)
         a. Hallmark South Elevation, dated 9-6-13, revised.
      2. Add Specification Section(s)
         a. Joint Protection, Section #079000 dated 09/13, New.
         b. Painting And Coating, Section #099000, dated 09/13, New.

END OF DOCUMENT 009113
HALLMARK SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

G.D.P.M.
SECTION 07 90 00 JOINT PROTECTION

PART 1 - GENERAL

1.1 SUMMARY
   A. Section includes sealants and joint backing.

1.2 SUBMITTALS
   A. Product Data: Submit data indicating sealant chemical characteristics, performance
criteria, substrate preparation, limitations, and color availability.

1.3 ENVIRONMENTAL REQUIREMENTS
   A. Maintain temperature and humidity recommended by sealant manufacturer during and after
installation.

1.4 QUALIFICATIONS
   A. Manufacturer: Company specializing in manufacturing products specified in this section
with minimum three years documented experience.
   B. Exterior Applicator: Caulking Contracting Company specializing in performing Work of this
section with minimum five years documented experience, and approved by manufacturer and
the architect.
   C. Interior Applicator: Company specializing in performing Work of this section with
minimum three years documented experience.

1.5 WARRANTY
   A. When warranties are required, verify with Owner's counsel that special warranties stated in
this Article are not less than remedies available to Owner under prevailing local laws.
Coordinate with Division 01 Section "Product Requirements."
   B. Special Installer's Warranty: Installer's standard form in which Installer agrees to repair or
replace elastomeric joint sealants that do not comply with performance and other
requirements specified in this Section within specified warranty period.
      1. Warranty Period: Two years from date of Substantial Completion.
   C. Special Manufacturer's Warranty: Manufacturer's standard form in which elastomeric
sealant manufacturer agrees to furnish elastomeric joint sealants to repair or replace those
that do not comply with performance and other requirements specified in this Section
within specified warranty period.
      1. Warranty Period: 50 years from date of Substantial Completion.
D. Special warranties specified in this Article exclude deterioration or failure of elastomeric joint sealants from the following:

1. Movement of the structure resulting in stresses on the sealant exceeding sealant manufacturer's written specifications for sealant elongation and compression caused by structural settlement or errors attributable to design or construction.
2. Disintegration of joint substrates from natural causes exceeding design specifications.
3. Mechanical damage caused by individuals, tools, or other outside agents.
4. Changes in sealant appearance caused by accumulation of dirt or other atmospheric contaminants.

PART 2 - PRODUCTS

2.1 JOINT SEALERS

A. Manufacturers:

1. White Lightening
2. Tremco
3. Pecora
4. Approved equal.

B. Product Description:

1. Polyurethane Sealant: ASTM C834, Grade NS, Class 25, Single component, paintable sealant.
   a. Applications: Joints between opening frames and other materials, other joints for which no other sealant is indicated.
   b. Trowelable application around floor registers and plumbing pipes, etc.
   c. Color: Standard colors matching finished surfaces
   d. Manufacturer to provide 50 year performance warranties of material.
      1. Tremco: Dymonic General Purpose Polyurethane Sealant
      2. Pecora: Dyna Troll I-XL General Purpose Polyurethane Sealant

2. Two part closed cell polyurethane expandable insulation
   a. Applications: Sealing open floor slab at bathroom drains
   b. CLR Handifoam or equal.

3. Multi Polymer Sealant: ASTM C920, Grade NS, Class 25, Single component, Type S, NS, NT, paintable sealant
   a. Applications: Joints in Fiber Cement Siding, Trim, and Fascias.
   b. Color: Painted to match adjacent finishes.
   c. Manufacturer to provide 50 year performance warranties of material.

4. General Purpose Interior Sealant: Elastomeric latex; ASTM C920, Type S, Grade NS, Class 25. Use NT, G, A and M, Single Component, Paintable
   a. Applications: Use for interior wall and ceiling control joints, joints between door and window frames and wall surfaces, and other interior
joints for which no other type of sealant is indicated.

c. Manufacturer to provide 50 year performance warranties of material.

5. Butyl Sealant: ASTM C920, Grade NS, Class 12-1/2, Use NT; single component, solvent release, non-skinning, non-sagging.
   a. Color: Black.
   b. Movement Capability: Plus and minus 12-1/2 percent.
   c. Service Temperature Range: -13 to 180 degrees F.
   1. Primer Sealer: Formulated to consolidate surface fibers and dust.
   2. Bathtub/Tile Sealant: silicone; ASTM C920, Uses M and A; single component, mildew resistant.
      a. Applications: Use for joints between plumbing fixtures and floor and wall surfaces, and joints between kitchen and bathroom counter tops and wall surfaces.

2.2 ACCESSORIES

A. Primer: Non-staining type, recommended by sealant manufacturer to suit application.

B. Joint Cleaner: Non-corrosive and non-staining type, recommended by sealant manufacturer; compatible with joint forming materials.

C. Joint Backing: Round foam rod compatible with sealant; ASTM D1667, closed cell PVC; oversized 30 to 50 percent larger than joint width.

D. Bond Breaker: Pressure sensitive tape recommended by sealant manufacturer to suit application.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify substrate surfaces and joint openings are ready to receive work.

B. Verify joint backing and release tapes are compatible with sealant.

3.2 PREPARATION

A. Remove loose materials and foreign matter impairing adhesion of sealant.

B. Clean and prime joints.

C. Perform preparation in accordance with ASTM C1193.

3.3 INSTALLATION

A. Perform installation in accordance with ASTM C1193.

B. Mockups: Build mockups incorporating sealant joints to verify selections made
under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution. Mockup to be reviewed by Architect and Owner’s representative.

C. Measure joint dimensions and size joint backers to achieve width-to-depth ratio, neck dimension, and surface bond area as recommended by manufacturer.

D. Install bond breaker where joint backing is not used.

E. Install sealant free of air pockets, foreign embedded matter, ridges, and sags.

F. Apply sealant within recommended application temperature ranges. Consult manufacturer when sealant cannot be applied within these temperature ranges.

G. Tool joints concave.

3.4 SCHEDULE

A. Exterior Joints for which No Other Sealant Type is Indicated: Type Polyurethane.

B. Interior Joints for which No Other Sealant Type is Indicated: Interior Elastomeric Sealant.

C. Door thresholds and roofing applications: Butyl.

END OF SECTION
SECTION 09 90 00

PAINTING AND COATING

PART 1 GENERAL

1.1 SUMMARY

A. Section includes surface preparation and field application of paints and other coatings.
   1. Interior Work
      a. Gypsum walls at areas indicated on the drawings.

B. Unless otherwise indicated do not paint concealed surfaces.

C. **Extra Materials:** Deliver to Owner one (1) 1-gallon Containers, properly labeled, factory sealed, of each color and type of finish coat paint used on project for each building in contract. Materials shall be signed for by GDPM Construction Inspector.

D. Minimum surface temperature of 50 degrees required for all coating systems.

E. Store all materials in tightly closed containers when not in use, away from heat, electrical equipment, sparks and open flames. Use approved bonding and grounding procedures. Keep out of the reach of children and residents.

F. Transfer materials to approved containers with complete and appropriate labeling.

G. Contractor shall police the site on a daily basis and remove all debris and empty cans etc. on a daily basis.

1.2 APPLICATORS QUALIFICATIONS

A. Engage an experienced applicator with a minimum of five years experience and who has completed painting systems application similar in materials and extend to those indicated for the Project and that have resulted in a construction record of successful in-service performance.

1.3 SUBMITTALS

A. Product Data and Color Samples.

1.4 REFERENCES AND REGULATIONS:

A. Standards: Comply with applicable provisions and recommendations of the following, except when otherwise shown or specified:
   1. OSHA Safety Standards for the Construction Industry, Title 29 - Labor, Subtitle B – Regulations Relating to Labor, Occupational Safety and Health Administration (OSHA) 1926, 07/01/93 editions.
2. OSHA Worker Safety and Health Act Regulation 29 CFR No. Parts 1900 through 1910.1400, 07/01/93 and later editions.

B. Requirements of Regulatory Agencies, conform with the following:
1. Clean Air Act (CAA) – hazardous Air Emissions by U.S. EPA or State Agency under Regulation 40 CFR 61 or state equivalent.

1.5 CLOSEOUT SUBMITTALS
A. Operation and Maintenance Data: Submit maintenance and cleaning instructions.

1.6 QUALITY ASSURANCE
A. Surface Burning Characteristics:
1. Fire Retardant Finishes: Maximum 25/450 flame spread/smoke developed index when tested in accordance with ASTM E84.

1.7 ENVIRONMENTAL REQUIREMENTS
A. Store and apply materials in environmental conditions required by manufacturer's instructions.
PART 2 PRODUCTS

2.1 COLORS AND FINISHES

A. Color Pigments: Pure, non-fading, applicable types to suit substrates and service indicated.
   1. Lead: Measurable lead content in either the pigment or binder will not be permitted.
   2. The finish coats shall match colors selected.

B. Finish Quality:
   1. Finishes shall exhibit a high quality, commercial grade appearance of uniform thickness.
   2. Finishes shall be free of runs, sags, drips, waves, orange peel, festoons, dry spray, cloudiness, spotting, ropiness, brush marks, roller marks, fish eyes or other surface imperfections, voids, discontinuities, pinholes, holidays and overspray.
   3. Final coat shall be uniform in texture, color and gloss, and shall provide an acceptable match with the approved drawdown sample sheet.

2.2 COATINGS

A. Manufacturer
   1. Sherwin-Williams

B. Colors: As selected from a full range of manufacturer’s offerings, including premium colors.

2.3 INTERIOR COATINGS

A. Latex Primer: Porter Paints Pro-Master 2000 Interior Latex Primer/Sealer 867, or equal.
   1. Latex primer
   2. VOC: 1.12 lb/gal
   3. Volume solids: 28 +/- 2%

   1. Acrylic based interior eggshell top finish coat
   2. VOC: .89 lb/gal
   3. Volume solids: 35% +/- 2%

C. Interior Latex: PPG Porter PRO-MASTER SEMI-GLOSS Interior Latex Wall and Trim Paint 6139, or equal. Match existing sheen.
   1. Interior Latex Semi-Gloss Enamel
   2. VOC: maximum 0.90 lb/gal
   3. Volume Solids: 37 +/- 2%
PART 3 EXECUTION

3.1 SURFACE PREPARATION

A. Comply with paint manufacturer's written instructions for surface preparation, environmental and substrate conditions, product mixing, and application.

B. Perform all surface preparation in accordance with SSPC specifications, guidelines and good painting practices.

C. Remove any residual peeling paint using hand tools.

D. Patch all holes and imperfections with a wood filler or putty and sand smooth.

E. Seal all stains from water, smoke, ink, pencil, grease, etc. with PRO-MASTER 2000 Interior Latex Primer or equal.

F. Remove all mildew before painting with a solution of 1 part liquid bleach to 3 parts water, X14 or equal. Apply solution and scrub mildew area. Allow solution to remain on for 10 minutes. Rinse thoroughly and allow surface to dry before painting.

G. Fill all cracks, voids and crevices with caulk after priming the surface.

H. Do not paint until surface is thoroughly dry and in sound condition.

3.2 APPLICATION

A. Examination and Verification of Condition: Contractor shall verify the areas and conditions under which the work is to be performed and notify the Owner in writing of conditions detrimental to the proper and timely completion of the Work. Do not proceed with the Work until satisfactory conditions have been corrected. Do not coat over chalk, dirt, scale, moisture, oil, surface contaminants, coatings that have exceeded the manufacturers re-coat guidelines, or conditions otherwise detrimental to the formation of a durable high quality coating system.

B. Painting at wall repairs and trim replacement shall be from floor to ceiling and corner to corner.

C. Comply with manufacturer’s instructions and SSPC Good Paint Practices Volumes 1 and 2.

D. Comply with OSHA regulations, City of Dayton, State of Ohio and Federal laws, ordinances, and guidelines.

E. Coating systems require a maximum surface temperature of 77 degrees F at 50% RH for proper drying and curing with a minimum temperature of 50 degrees and a maximum relative humidity of 85%. Follow label directions for each type of coating. Substrate temperatures to be coated shall be a minimum of 5 degree F above dew point and rising.
Ambient surface to be painted and coating materials shall be a minimum maintained temperature of 50 degree F for 24 hours.

F. Refer to MSDS sheets before using any product.

G. All surfaces must be thoroughly dry before coating applications.

H. Apply coatings using brush or roller only.

I. Labor and materials shall be guaranteed for five years against disbondment, fading that results in non-uniform finish color and chalking.

J. Contractor shall verify that their company and journeymen assigned to this project have five years experience in commercial coating operations.

K. Protect surfaces not to be coated including tenant’s personal property.

3.3 INTERIOR PAINT APPLICATION SCHEDULE

A. Gypsum Board: As follows:
   1. Interior Latex Primer: PRO-MASTER 2000 Interior Latex Primer/Sealer 867 at 1.6 MILS DFT per coat, one coat.
   3. Or approved equal.

3.4 CLEAN UP

A. Clean site and remove debris and empty cans daily. Remove all paint from adjacent surfaces. Clean spills and splatters immediately.

B. Clean hands and tools immediately after use with soap and water for water based products and with mineral spirits for oil based products.

C. Follow manufacturer’s safety recommendations when using mineral spirits.

3.5 CLOSEOUT SUBMITTALS

A. Operation and Maintenance Data: Submit maintenance and cleaning instructions.

END OF SECTION 09 90 00