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September 23, 2016

Exterior Repairs and Maintenance at the Fairhope Public Library

Fairhope, Alabama

ADDENDUM NUMBER Three

The original Bid Documents dated September 6, 2016, Addendum One dated September 14, 2016, and Addendum Two dated September 21, 2016 are hereby amended as noted by this Addendum Number Three.

PROJECT MANUAL

1. Refer to **Item I Advertisement, City of Fairhope and Addendum Two:**
In the first paragraph, DELETE: “until 10:00 A.M., Tuesday, September 27, 2016,” and INSERT “until 10:00 A.M., Thursday, September 29, 2016,”

2. Refer to **Item I, Advertisement, City of Fairhope:**
“DELETE the following sentence: “No bids shall be withdrawn for the period of thirty (30) days subsequent to the opening of bids without the consent of the City of Fairhope, Baldwin County, Alabama.”

and INSERT: “No bids shall be withdrawn for the period of sixty (60) days subsequent to the opening of bids without the consent of the City of Fairhope, Baldwin County, Alabama.”

3. Refer to **Item III Bid Response Form, City of Fairhope and Addendum Two:**
DELETE Item III Bid Response Form, City of Fairhope in its entirety and INSERT the revised Item III Bid Response Form, City of Fairhope, attached herewith.

DELETE Item III Sales Tax Proposal Form, City of Fairhope in its entirety and INSERT the revised Item III Sales Tax Proposal Form, City of Fairhope, attached herewith.

4. Refer to **Item IV, Insurance Requirements, City of Fairhope:**
Clarification: Contractor shall provide an installation and renovation property insurance policy, for the amount of the construction contract, for the duration of the contract. Policy shall have a \$5,000.00 deductible, payable by the Contractor.

5. Refer to **Section 01230, Alternates:**
At Section 3.1, Schedule of Alternates, at the end of the section, INSERT:
“C. Alternate 2: Interior Related Work.

1. Base Bid: No interior work.
2. Alternate: Provide work as described on Sheet A4.3, Addendum Three and the memorandum regarding interior related work.

6. Refer to **Section 01731, Cutting and Patching:**

At Section 2.1, Materials, at the end of the section, INSERT:

“C. Interior Gypsum Board: Subject to compliance with requirements, provide product by one of the following:

1. American Gypsum
2. Georgia-Pacific Gypsum
3. National Gypsum Company
4. USG Corporation

2.2 Joint Treatment Materials

- a. General: Comply with ASTM C 475/C 475M.
- b. Joint Tape:
 1. Interior Gypsum Board: Paper.
- c. Joint Compound for Interior Gypsum Board: For each coat use formulation that is compatible with other compounds applied on previous or for successive coats.
 1. Prefilling: At damaged surface areas, use setting-type taping compound.
 2. Embedding and First Coat: For embedding tape and first coat on joints, fasteners, and trim flanges, use setting-type taping compound.
 3. Fill Coat: For second coat, use setting-type compound.
 4. Finish Coat: For third coat, use setting-type compound.”

At Section 3.2, Preparation, at the end of the section, INSERT:

- “E. Existing Interior Gypsum Board
1. Surface must be clean and dry. Remove loose paint, dust or dirt prior to repairs.
 2. Prepare setting-type joint compound per written manufacturers instructions.”

At Section 3.3, Performance, at the end of the section, INSERT:

“E. Existing Interior Gypsum Board:

1. Comply with ASTM C840
2. Follow written manufacturers instructions for cutting water damaged gypsum panels.
 1. Cut out damaged panel section using a utility knife along the studs and a keyhole saw between the studs. Remove section with a hammer and remove old screws or nails.
 2. Install gypsum board repair clips onto the damaged wall or ceiling assembly. Position screws about 3/4” in from the edge and centered between the tabs. This will line up the screws with perforations in the clips. Screw through wall into each gypsum board repair clip.
 3. Field measure and cut new gypsum board panel section. Screw through new gypsum board into each gypsum board repair clip. Screw into gypsum board, positioning screw opposite screw holding clip and about 3/4” from edge.
 4. Remove tabs from each gypsum board repair clip
3. Follow written manufacturers instructions for patching water damaged gypsum panels
 1. Apply setting-type compound and tape to all four section sides. Do not overlap tape.
 2. Apply second and third coats of joint compound, allowing each coat to harden before applying next coat and feathering out from previous coat.
 3. Sand and prime when dry.

4. If delamination exists, peel and remove loose paper. Apply a skim coat of setting-type compound with combination tool to damaged area and feather to get a smooth finish. Let harden and apply second coat if necessary. Sand and prime when dry.”

7. Refer to **Section 07552, Styrene-Butadiene-Styrene (SBS) Modified Bituminous Membrane Roofing and Addendum Two, Item 8:**
At Section 07552.1.9, Warranty, at Section 1.9.A.1, DELETE this section in its entirety and INSERT:
“1. Warranty Period: Against leaks due to faulty workmanship for a period of five (5) years and against leaks due to faulty or defective materials for ten (10) years, starting on the date of acceptance of the project by the City.”

At Section 07552.1.9, Warranty, at Section 1.9.B.2, DELETE this section in its entirety and INSERT:
“2. Warranty Period: 10 years from date of acceptance of the project by the City.”

8. Refer to **09912, Interior Painting:**
INSERT Section 09912, Interior Painting, attached herewith.

9. Refer to **16600, Lightning Protection:**
INSERT Section 16600, Lightning Protection, attached herewith.

DRAWINGS

10. Refer to **Sheet A4.3, Reflected Ceiling Plan:**
DELETE Sheet A4.3 and INSERT revised sheet A4.3 and memorandum regarding interior related work, attached herewith. See Item 5 above regarding alternate.

11. Refer to **Supplemental Drawing ADD2.5:**
At General Notes 1, DELETE “Coordinate all work with Steven James with Lightning Protection Bonded Systems, LTD prior to removal”. Refer to Section 16600, Lightning Protection for installer qualifications.

Attachments:

Bid Response Form
Sales Tax Proposal Form
Section 09912, Interior Painting
Section 16600, Lightning Protection
Sheet A4.3
Memorandum regarding interior related work

END OF ADDENDUM NUMBER THREE

ITEM III
BID RESPONSE FORM

Date: _____

BID NO.: 029-16
BID NAME: Exterior Repairs and Maintenance at the Fairhope Public Library

PROJECT NO.: PW011-16
PROJECT NAME: Exterior Repairs and Maintenance at the Fairhope Public Library

3.0 BIDDER'S DECLARATION AND UNDERSTANDING

- 3.0.1 The undersigned, hereinafter called the Bidder, declares that the only persons or parties interested in this Proposal are those named herein, that this Proposal is, in all respects, fair and without fraud, that it is made without collusion with any official of the CITY, and that the Proposal is made without any connection or collusion with any person submitting another Proposal on this Contract.
- 3.0.2 The Bidder further agrees that he has checked and verified the completeness of the Contract Documents and that he has exercised his own judgment regarding the interpretation of subsurface information utilizing all pertinent data in arriving at his conclusions. The Bidder shall be fully responsible for any damages or liability arising out of his or his subcontractors prebid investigations.
- 3.0.3 The Bidder understands and agrees that if a Contract is awarded, the CITY may elect to award all schedules under one Contract, lump sum, separately, or in any combination that best serves the interests of the CITY.
- 3.0.4 The Bidder further declares that he has carefully examined the Contract documents for the construction of the Project, and has checked and verified the completeness of the Contract Documents; that he has personally inspected the site, that he has satisfied himself as to the quantities involved, including materials and equipment, and conditions of work involved. Bidder further declares that he is fully aware of the fact that the description of the work, quantities of work and materials, as included herein, is brief and is intended only to indicate the general nature of the work and to identify the said quantities with the detailed requirements of the Contract Documents. Bidder also declares that this Proposal is made according to the provisions and under the terms of the Contract Documents, which Documents are hereby made a part of this Proposal.

3.1 START OF CONSTRUCTION AND CONTRACT COMPLETION TIME

The Bidder further agrees to **begin work on the date stated in the Notice to Proceed** and to fully complete the work, in all respects, within the time specified in the contract documents for completion, that being SIXTY (60) calendar days.

3.2 ADDENDA:

The Bidder hereby acknowledges that he has received Addenda No's. _____, _____, _____, _____, _____, _____,

Bidder shall Insert No. of each Addendum received, and agrees that all addenda issued are hereby made part of the Contract Documents, and the Bidder further agrees that his Bid(s) include(s) all impacts resulting from said addenda.

3.3 BID AMOUNTS

3.3.1 TURNKEY LUMP SUM BASE BID:

The OWNER agrees to provide the following materials: NONE

Bid will include **all** labor, materials, equipment, shipping, overhead, profit, bonds, insurance and all other costs necessary to provide the complete services outlined within this contract and scope of work:

Exterior Repairs and Maintenance at the Fairhope Public Library

The Bidder agrees to accept as full payment of the work proposed under this Project, as services are rendered, as herein specified and as shown on the Contract Documents, upon the undersigned's own estimate of quantities and costs, the following turnkey lump sum base bid of:

_____ Dollars (\$ _____)
(Amount written in words has precedence)

Base Bid Breakdown: Provide breakdown (in words and numbers) of lump sum base bid above to show the lump sum cost of the work for each phase. Determination of the lowest responsive bidder will be made using the base bid lump sum amount.

Phase 1 _____ Dollars (\$ _____)

Phase 1 completion (in calendar days) _____ Days (_____)

Phase 2 _____ Dollars (\$ _____)

Phase 2 completion (in calendar days) _____ Days (_____)

3.3.2 BID Alternates

Bid will include all labor, materials, equipment, shipping, overhead, profit, bonds, insurance and all other costs necessary to provide the complete services outlined within this contract and scope of work, **with the exception of the OWNER provided materials listed above.**

The Bidder agrees to accept as full payment of the work proposed under this Project, as services are rendered, as herein specified and as shown on the Contract Documents as Bid Alternates, upon the undersigned's own estimate of quantities and costs, the following alternate base bid sum of:

3.3.2.1 Alternate One - Roof Manufacturers

Alternate 1a _____
_____ Dollars (\$ _____)
(Amount written in words has precedence)

Alternate 1b _____
_____ Dollars (\$ _____)
(Amount written in words has precedence)

3.3.2.2 Alternate Two – Interior Related Work

Alternate 2

Dollars (\$ _____)

(Amount written in words has precedence)

3.3.3 UNIT PRICES

Unit Price 1: Test cuts of membrane roof

_____ Dollars (\$ _____)

Unit Price 2: Test cuts of stucco system

_____ Dollars (\$ _____)

Unit Price 3: Removal and replacement of stucco system

_____ Dollars (\$ _____)

Each bid must give the full business address of the Bidder and must be signed by him with his usual signature. Bids by partnerships must furnish the full names of all partners and must be signed with the partnership name by one of the members of the partnership, or by an authorized representative, followed by the signature and designation of the person signing. Bids by Corporations must be signed with the legal name of the corporation followed by the name of the State of Incorporation and by the signature and designation of the President, secretary, or other person authorized to bind it in the matter. The name of each person shall also be typed or printed below the signature. A bid by a person who affixes to this signature the word "president", "secretary", "agent" or other designation without disclosing his principal, may be held to be the bid of the individual signing. When requested by the City of Fairhope, Baldwin County, Alabama, satisfactory evidence of the authority of the officer signing in behalf of the corporation shall be furnished.

The undersigned agrees to furnish the goods/services as requested by you for the City of Fairhope, Baldwin County, Alabama in your Invitation to Bid, and certifies that they will meet or exceed the Specifications called for. The undersigned has read all information pertaining to this bid and has resolved all questions. It is also understood and agreed that all prices quoted are F.O.B. as described in the bid documents and specifications. The undersigned also affirms he/she has not been in any agreement or collusion among Bidders or prospective Bidders in restraint of freedom of competition, by agreement to bid at a fixed price or to refrain from bidding or otherwise.

WITNESS our hands this _____ day of _____, 2016.

IF INDIVIDUAL

_____ Doing Business As, _____
(SIGNATURE of Individual Bidder) (Business name)

Business

Business Mailing Address Phone

City, State, Zip code

Alabama General Contractor License No. _____(Attach Copy)

Alabama General Contractor License Major Categories:

Alabama General Contractor Specialties

Alabama Foreign Corporation Entity ID _____
(Required of Out of State vendors)

NOTARY FOR INDIVIDUAL

STATE OF _____ }

COUNTY OF _____ }

I the undersigned authority in and for the said State and County, hereby certify that

_____ As _____

of _____
PRINT name of Bid signer Title PRINT Company name

whose name is signed to the foregoing document and who is known to me, acknowledged before me on this day, that, being informed of the contents of the document they executed the same voluntarily on the day the same bears date.

Given under my hand and Notary Seal on this _____ day of _____, 2016.

Notary Public _____

My Commission Expires ____/____/____

IF CORPORATION, PARTNERSHIP, OR JOINT VENTURE

Name of Corporation, Partnership or Joint Venture

BY: _____
(SIGNATURE of Officer authorized for sign Bids and Contracts for the firm) (Position or Title)

(PRINT NAME(S) OF OTHERS IF IN PARTNERSHIP)

Business Mailing Address Phone

City, State, Zip Code

Alabama General Contractor License No. _____(Attach Copy)

Alabama General Contractor License Major Categories:

Alabama General Contractor Specialties

Alabama Foreign Corporation Entity ID _____
(Required of Out of State vendors)

NOTARY FOR CORPORATION, PARTNERSHIP OR JOINT VENTURE

STATE OF _____ }

COUNTY OF _____ }

I the undersigned authority in and for the said State and County, hereby certify that

_____ and _____, as _____ and
Print name of Bid signer Print name of Bid signer Title

_____, respectively, of
Title Print
Company

whose name(s) is signed to the foregoing document and who is known to me, acknowledged before me on this day, that, being informed of the contents of the document they executed the same voluntarily on the day the same bears date.

Given under my hand and Notary Seal on this _____ day of _____, 2016.

Notary Public _____

My Commission Expires _____ / ____ / _____

3.4 EXPERIENCE OF BIDDER (Need not complete. Provided as part of pre-qualification):

Unless advised by the awarding authority in the Advertisement for Bids that the same is not required, the Bidder submits the following list of at least three clients for whom projects involving construction of similar projects have been performed within the past 5 years.

1. _____
Name of Client Telephone Number

Street _____ City

Facility _____ Size Date

Name of Architect of Record Telephone Number

Name of Engineering Firm _____

2. _____
Name of Client Telephone Number

Street _____ City

Facility _____ Size Date

Name of Architect of Record Telephone Number

Name of Engineering Firm _____

3. _____
Name of Client Telephone Number

Street _____ City

Facility _____ Size Date

Name of Architect of Record Telephone Number

Name of Engineering Firm _____

3.5 PERFORMANCE OF WORK BY CONTRACTOR:

The Bidder shall perform at least 50 percent of the work with his own forces (refer to the INSTRUCTIONS TO BIDDERS).

3.6 SUBCONTRACTORS:

Unless the same information has been provided in the prequalification statement, the Bidder further certifies that if his bid is accepted, the following subcontracting firms or businesses will be awarded subcontracts for the following portions of the work. Roofing and Elastomeric Coating subcontractors shall be in business, continuously, for a minimum of five (5) years, and demonstrate successful completion of work similar in size and scope:

Description of Work _____

Name

_____, _____, _____
Street City State Zip

Description of Work

Name

_____, _____, _____
Street City State Zip

Description of Work

Name

_____, _____, _____
Street City State Zip

Description of Work

Name

_____, _____, _____
Street City State Zip

Description of Work

Name

_____, _____, _____
Street City State Zip

3.7 SURETY:

If the Bidder is awarded a construction contract on this Proposal, the Surety who provides the Performance Bond and Payment Bond will be:

_____ whose
address is

_____, _____, _____ Street

Single Job Bond Limit _____ Aggregate Job Bond Limit _____

Attached hereto is a (Bid Bond) or (Check) for the sum of _____ (\$0.00)

_____ according to the conditions under "Instructions to Bidders" and provisions therein.

Dated this ____ day of _____ 2016.

[END OF BID RESPONSE]

ACCOUNTING OF SALES TAX
Proposal Form

To: _____ Date: _____
(Awarding Authority)

NAME OF PROJECT _____

SALES TAX ACCOUNTING

Pursuant to Act 2013-205, Section 1(g) the Contractor accounts for the sales tax NOT included in the bid proposal form as follows:

	<u>ESTIMATED SALES TAX AMOUNT</u>
BASE BID:	\$ _____
Alternate 1a (GAF roof system)	\$ _____
Alternate 1b (Tremco roof system)	\$ _____
Alternate 2 (Interior Work)	\$ _____
Unit Price 1 (Test cuts of membrane roof)	\$ _____
Unit Price 2 (Test cuts of stucco)	\$ _____
Unit Price 3 (Stucco replacement)	\$ _____

Failure to provide an accounting of sales tax shall render the bid non-responsive. Other than determining responsiveness, sales tax accounting shall not affect the bid pricing nor be considered in the determination of the lowest responsible and responsive bidder.

Legal Name of Bidder _____

Mailing Address _____

***By (Legal Signature)** _____

* Name (type or print) _____ (Seal)

*Title _____

Telephone Number _____

SECTION 09912 - INTERIOR PAINTING

1. GENERAL

1. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

2. SUMMARY

- A. This Section includes surface preparation and the application of paint systems on the following interior substrates:
 - 1. Gypsum board.

3. SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Samples for Verification: For each type of paint system and in each color and gloss of topcoat indicated.
 - 1. Submit Samples on rigid backing, 8 inches (200 mm) square.

4. QUALITY ASSURANCE

- A. MPI Standards:
 - 1. Products: Complying with MPI standards indicated and listed in "MPI Approved Products List."
 - 2. Preparation and Workmanship: Comply with requirements in "MPI Architectural Painting Specification Manual" for products and paint systems indicated.

5. DELIVERY, STORAGE, AND HANDLING

- A. Store materials not in use in tightly covered containers in well-ventilated areas with ambient temperatures continuously maintained at not less than 45 deg F (7 deg C).
 - 1. Maintain containers in clean condition, free of foreign materials and residue.
 - 2. Remove rags and waste from storage areas daily.

6. PROJECT CONDITIONS

- A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F (10 and 35 deg C).

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- B. Do not apply paints when relative humidity exceeds 85 percent; at temperatures less than 5 deg F (3 deg C) above the dew point; or to damp or wet surfaces.

7. EXTRA MATERIALS

- A. Furnish extra materials described below that are from same production run (batch mix) as materials applied and that are packaged for storage and identified with labels describing contents.
 - 1. Quantity: Furnish an additional 5 percent, but not less than 1 gal. (3.8 L) of each material and color applied.

2.PRODUCTS

1. MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1. Benjamin Moore & Co.
 - 2. ICI Paints.
 - 3. Kelly-Moore Paints.
 - 4. PPG Architectural Finishes, Inc.
 - 5. Sherwin-Williams Company (The).

2. PAINT, GENERAL

- A. Material Compatibility:
 - 1. Provide materials for use within each paint system that are 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, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.
- B. VOC Content of Field-Applied Interior Paints and Coatings: Provide products that comply with the following limits for VOC content, exclusive of colorants added to a tint base, when calculated according to 40 CFR 59, Subpart D (EPA Method 24); these requirements do not apply to paints and coatings that are applied in a fabrication or finishing shop:
 - 1. Flat Paints, Coatings, and Primers: VOC content of not more than 50 g/L.
 - 2. Nonflat Paints, Coatings, and Primers: VOC content of not more than 150 g/L.
 - 3. Anti-Corrosive and Anti-Rust Paints Applied to Ferrous Metals: VOC not more than 250 g/L.
 - 4. Floor Coatings: VOC not more than 100 g/L.
 - 5. Shellacs, Clear: VOC not more than 730 g/L.

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6. Shellacs, Pigmented: VOC not more than 550 g/L.
 7. Flat Topcoat Paints: VOC content of not more than 50 g/L.
 8. Nonflat Topcoat Paints: VOC content of not more than 150 g/L.
 9. Anti-Corrosive and Anti-Rust Paints Applied to Ferrous Metals: VOC not more than 250 g/L.
 10. Floor Coatings: VOC not more than 100 g/L.
 11. Shellacs, Clear: VOC not more than 730 g/L.
 12. Shellacs, Pigmented: VOC not more than 550 g/L.
 13. Primers, Sealers, and Undercoaters: VOC content of not more than 200 g/L.
 14. Dry-Fog Coatings: VOC content of not more than 400 g/L.
 15. Zinc-Rich Industrial Maintenance Primers: VOC content of not more than 340 g/L.
 16. Pre-Treatment Wash Primers: VOC content of not more than 420 g/L.
- C. Chemical Components of Field-Applied Interior Paints and Coatings: Provide topcoat paints and anti-corrosive and anti-rust paints applied to ferrous metals that comply with the following chemical restrictions; these requirements do not apply to paints and coatings that are applied in a fabrication or finishing shop:
1. Aromatic Compounds: Paints and coatings shall not contain more than 1.0 percent by weight of total aromatic compounds (hydrocarbon compounds containing one or more benzene rings).
 2. Restricted Components: Paints and coatings shall not contain any of the following:
 - a. Acrolein.
 - b. Acrylonitrile.
 - c. Antimony.
 - d. Benzene.
 - e. Butyl benzyl phthalate.
 - f. Cadmium.
 - g. Di (2-ethylhexyl) phthalate.
 - h. Di-n-butyl phthalate.
 - i. Di-n-octyl phthalate.
 - j. 1,2-dichlorobenzene.
 - k. Diethyl phthalate.
 - l. Dimethyl phthalate.
 - m. Ethylbenzene.
 - n. Formaldehyde.
 - o. Hexavalent chromium.
 - p. Isophorone.
 - q. Lead.
 - r. Mercury.
 - s. Methyl ethyl ketone.
 - t. Methyl isobutyl ketone.
 - u. Methylene chloride.
 - v. Naphthalene.
 - w. Toluene (methylbenzene).
 - x. 1,1,1-trichloroethane.
 - y. Vinyl chloride.
- D. Colors: Match Existing Colors

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3. PREPARATORY COATS

- A. Interior Primer: Interior latex-based or alkyd primer of finish coat manufacturer and recommended in writing by manufacturer for use with finish coat and on substrate indicated

1. VOC Content: E Range of E2

4. INTERIOR FINISH COAT

- A. Interior Low-Luster Acrylic Enamel:

1. Benjamin Moore; Moorcraft Super Spec Latex Eggshell Enamel No. 274.
2. ICI Dulux Paints; 1402 UltraHide 250 Dulux Professional Acrylic Eggshell Interior Wall & Trim Enamel.
3. Kelly-Moore; 1610 Sat-N-Sheen Interior Latex Low Sheen Wall and Trim Finish.
4. Pittsburgh Paints; 6-400 Series SpeedHide Eggshell Acrylic Latex Enamel.
5. Sherwin-Williams; ProMar 200 Interior Latex Egg-Shell Enamel B20W200 Series.

3.EXECUTION

1. EXAMINATION

- A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of work.
- B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:
1. Gypsum Board: 12 percent.
- C. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.
- D. Begin coating application only after unsatisfactory conditions have been corrected and surfaces are dry.
1. Beginning coating application constitutes Contractor's acceptance of substrates and conditions.

2. PREPARATION

- A. Comply with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to substrates indicated.
- B. Remove plates, machined surfaces, and similar items already in place that 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 if any.

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2. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.
 - C. Clean substrates of substances that could impair bond of paints, including dirt, oil, grease, and incompatible paints and encapsulants.
 1. Remove incompatible primers and reprime substrate with compatible primers as required to produce paint systems indicated.
 - D. Gypsum Board Substrates: Do not begin paint application until finishing compound is dry and sanded smooth.
3. APPLICATION
- A. Apply paints according to manufacturer's written instructions.
 1. Use applicators and techniques suited for paint and substrate indicated.
 2. Paint surfaces behind movable equipment and furniture same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed equipment or furniture with prime coat only.
 3. Paint front and backsides of access panels, removable or hinged covers, and similar hinged items to match exposed surfaces.
 - B. Tint each undercoat a lighter shade to facilitate identification of each coat if multiple coats of same material are to be applied. Tint undercoats to match color of topcoat, but provide sufficient difference in shade of undercoats to distinguish each separate coat.
 - C. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.
 - D. 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.
4. FIELD QUALITY CONTROL
- A. Testing of Paint Materials: Owner reserves the right to invoke the following procedure at any time and as often as Owner deems necessary during the period when paints are being applied:
 1. Owner will engage the services of a qualified testing agency to sample paint materials being used. Samples of material delivered to Project site will be taken, identified, sealed, and certified in presence of Contractor.
 2. Testing agency will perform tests for compliance with product requirements.
 3. Owner may direct Contractor to stop applying paints if test results show materials being used do not comply with product requirements. Contractor shall remove noncomplying-paint materials from Project site, pay for testing, and repaint surfaces painted with rejected materials. Contractor will be required to remove rejected materials from previously painted surfaces if, on repainting with complying materials, the two paints are incompatible.

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5. CLEANING AND PROTECTION

- A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.
- B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.
- C. 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.
- D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

6. INTERIOR PAINTING SCHEDULE

- A. Gypsum Board Substrate:
 - 1. Acrylic Finish: Two finish coats over a primer.
 - a. Primer: Interior gypsum board primer.
 - b. Finish Coats: Interior low-luster acrylic enamel.

END OF SECTION 09912

SECTION 16600 - LIGHTNING PROTECTION SYSTEM - CLASS I MATERIALS

PART 1 - GENERAL

- 1.1 Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification Sections, apply to work of this Section.
- 1.2 Approval Submittals:
- A. Roof Suitability Letter: Provide statement from manufacturer that system being provided is suitable for surface mounting on the roof material being supplied on this project.
 - B. Shop Drawings:
 - 1. Submit complete shop drawings showing the type, size, mounting requirements and locations for all equipment, grounds, and cable routings, etc. Drawings shall be no smaller than 1/16"=1'-0". CAD based roof plans may be obtained from the Architect or Engineer.
- 1.3 Test Reports and Verification Submittals:
- A. After installing grounding system but before permanent electrical circuitry has been energized, test for compliance with requirements.
 - 1. Ground Resistance Testing: Test completed grounding system at each location where a maximum ground-resistance level is specified, at service disconnect enclosure grounding terminal. Measure ground resistance not less than two full days after the last trace of precipitation, and without the soil being moistened by any means other than natural drainage or seepage and without chemical treatment or other artificial means of reducing natural ground resistance. Perform tests, by the fall-of-potential method according to IEEE 81. Document results.
 - 2. Provide drawings locating each ground rod and ground rod assembly and other grounding electrodes, identify each by letter in alphabetical order, and key to the record of tests and observations. Include the number of rods driven and their depth at each location and include observations of weather and other phenomena that may affect test results. Describe measures taken to improve test results.
 - B. UL Letter of Certification or LPI Certification:
 - 1. The lightning protection installer shall secure and deliver the UL Letter of Certification or LPI Certification to the Architect for the Owner upon completion of the installation. The Contractor shall also submit copies of as-built shop drawings with LPI Form LPI-

Exterior Repairs and Maintenance at the Fairhope Public Library
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Walcott Adams Verneuille Architects, Inc.

R88 to finalize the LPI Certified System Application. Provide the original UL or LPI certificate to the Owner with a copy in each O&M Manual.

2. UL does not allow for certification for partial installations or building additions, they only certify entire buildings. The lightning protection contractor after successful bid and contract award, shall be required to survey the remainder of the building to determine if the building conforms to current UL96a Standards for lightning protection systems (LPS). If the existing LPS is deficient, the lightning protection contractor is to provide the owner with a scope of work and quotation for upgrading the existing system to current standards so that a new UL Letter of Certification can be provided for the complete structure.

1.4 O&M Data Submittals:

- A. Submit manufacturer's maintenance data including parts lists. Include these data, a copy of approval submittals (product data & shop drawings) in O&M manual.

1.5 Labels: Label A for lightning conductors, Label B for air terminals.

1.6 Scope: The work covered by this section of the specifications consists of furnishing all labor, materials and items of service required for the removal and re-installation of a functional and unobtrusive lightning protection system in strict accordance with this section of the specifications and the applicable contract documents. If any departure from the contract drawings or submittal drawings, covered below are deemed necessary by the Contractor, details of such departures and reasons therefore shall be submitted as soon as practical to the Owner for approval. No such departures shall be made without the prior written approval of the Owner.

1.7 Standards: The installation shall conform with the latest following codes and standards:

- A. Lightning Protection Institute installation Code LPI 175.
- B. National Fire Protection Code NFPA 780

1.8 Quality Assurance: The lightning protection system shall be conform to the requirements of the Lightning Protection Institute and NFPA Standards for Lightning Protection Systems. The LPI System Certification, including Form LPI-1-R88 shall be furnished and submitted.

- A. The system to be furnished under these specifications shall be the standard product of a manufacturer regularly engaged in the production of lightning protection systems and shall be the manufacturer's latest approved design. The equipment manufacturer shall also be a U.L. listed and approved manufacturer and a fully certified manufacturer member in good standing of the Lightning Protection Institute.

PART 2 - PRODUCTS

- 2.1 Acceptable Producers: Advanced Lightning Technology.
- 2.2 Standards: All equipment used in this installation shall be factory inspected, approved, and properly labeled in accordance with LPI requirements. All equipment shall be new, the product of a single manufacturer as outlined above, and of a design and construction to suit the application where it is used in accordance with accepted industry standards and LPI and NFPA Codes requirements.
- 2.3 Air Terminals: Shall be solid, round copper bar of 3/8" minimum diameter. The air terminals shall have blunt terminal and extend a minimum of 10 inches above object to be protected or as required. Locate and space according to LPI and NFPA requirements.
- 2.4 Conductors: Shall be copper, of 29 strands 17 gauge minimum. Ties to major metal masses shall be same size as main conductor. Miscellaneous ties to sheet metal and flashing shall be minimum size of #6 AWG stranded or equivalent braid. Advanced Lightning Technology #168. Conductors for use on metal roofs shall be aluminum of equal current carrying capacity as the copper conductor. The contractor shall transition to copper after exiting roof with approved connectors.
- 2.5 Air Terminal Bases:
- A. For Built-up Roofs and Concealed Type: Shall be of cast bronze with bolt pressure cable connections and shall be securely mounted with adhesive type bases and shall have proper adhesive base to support terminal. Crimp type connectors are not acceptable. Advanced Lightning Technology Cat. numbers 902, 927, 905, etc., as required. Bases on single ply roofs shall be secured with a proper adhesive and shall have a minimum surface contact area of 18.5 sq. inches, Cat. number 839-38.
 - B. For Metal Roof Systems: Air terminal based for use on metal roofs shall be aluminum adhesive base type, Advanced Lightning Technology A839-12 The cable shall be tied down every 3' between air terminals and other bonding points with an adhesive tie-down base, Advanced Lightning Technology A2510.
- 2.6 Ground Connections: Provide one (1) for each down conductor preference being given to metal water pipes or other large underground metallic structures. Driven grounds shall be located a minimum of two feet from building foundation. Place conductors connecting to grounds 30" below finished grade. The building electrical system ground shall be bonded to the lightning protection system ground,

Exterior Repairs and Maintenance at the Fairhope Public Library
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- A. Ground Lead Spacing: The spacing for driven ground leads shall not exceed 100' and shall be equally spaced around the building being protected.

- B. New Construction: The down lead shall be concealed after exiting roof with a through wall connection. Two methods are acceptable for down leads. If building steel is used for down leads, the spacing of the down leads shall not exceed 60'. The driven grounds must still be used and be bonded to the building steel.

- 2.7 Ground Rods: Shall be copper-clad steel sectional type and minimum 5/8" in diameter and 10' long. Where indicated on the Drawings, provide 5/8" by 10' ground rods. They shall connect to the system with an exothermic connection.

- 2.8 Cable Fasteners: Shall be substantial in construction, electrolytically compatible with the conductor and mounting surface and shall be spaced according to LPI and NFPA Code requirements.

- 2.9 Bonding Devices: Bonding devices, cable splicers and miscellaneous connectors shall be of cast bronze with bolt pressure connections to cable. Cast or stamped crimp fittings are not acceptable. Bonding conductor shall be made with class one size main conductor. On metal roof systems use bonding devices and cable splicers compatible with the conductors and roof system.

- 2.10 Miscellaneous Hardware: Bolts, nuts and screws shall be brass, bronze, or stainless steel. On metal roof systems, provide hardware compatible with the roof system.

- 2.11 Metal Roof System Adhesive: Use adhesives that are approved by the roof system manufacturer. Contractor shall submit the roof manufacturer and system being supplied to the lightning protection contractor so that the proper adhesive may be used.

PART 3 - EXECUTION

- 3.1 Installation: The installation shall be accomplished by an experienced installer who is a Certified Master Installer of the LPI. Installers onsite at all time are to be listed as either Journeyman LPI installer or Master LPI installer. Must show qualifications prior to installation.
 - A. The bidder shall submit three references for similar projects located within 50 miles of Fairhope, Alabama.

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- B. All equipment shall be installed in a neat workmanlike manner in the most inconspicuous manner possible. The system shall consist of a complete cable network on the roof involving all air terminals, splices, and bonds with cable down leads routed concealed either directly in the building construction (new construction) or in conduit to ground (existing construction).
 - C. Installer qualifications- Installer must employ LPI listed Master Installers as well as Journeyman LPI Installers.
 - D. Installer/Designer qualifications- Must employ LPI designers and Cad operators to assist in design of lightning protection system.
 - E. Metal Roof Systems: Down lead cables shall not be brought directly through the roof. All lightning protection equipment and conductors shall be surface mounted. Thru-roof connectors shall not be used on this project.
 - F. Copper equipment shall not be connected to aluminum surfaces except by means of an LPI approved bimetal transition fitting. Lead coating is not to be accepted as a bimetal transition.
 - G. Bond all metal masses within six feet of the main conductors. Bond all metal equipment and plumbing stacks with proper bonding techniques. Bond water piping system to conductors preferably at or near ground level. Conceal down conductors within the building structure unless indicated otherwise. Install in 1" conduit. Secure conduit on one foot centers.
 - H. Joints, Bends and Supports in Conductors: Joints shall be as few in number as possible, mechanically strong and shall provide contact area not less than double the cross sectional area of conductor. Make all joints with corrosion-resistant materials. Joints above grade may be bolted, pressure type, or thermite welding. Bends shall be gradual with minimum angle not less than 90 degrees. Radii of bends at eaves, etc., shall be not less than 8". Place supports a maximum of 4 feet apart. Roof supports shall be a maximum of 3 feet apart.
- 3.2 Coordination: The lightning protection installer will work with other trades to insure a correct, neat and unobtrusive installation. It shall be the responsibility of the lightning protection installer to assure a sound bond to the main water service and to assure interconnection with other building ground systems, including both telephone and electrical.
- 3.3 Ground Rods: Install sufficient length or number of grounds to give maximum resistance of 5 OHMS at each down conductor location. Bond different three point grounding systems together if necessary to achieve a lower impedance.

END OF SECTION 16600



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MEMORANDUM

DATE: September 23, 2016

TO: General Contractors

FROM: Mac Walcott

PROJECT: Exterior Repairs and Maintenance at the
Fairhope Public Library
Project No. PW011-16; Bid No. 029-16

RE: Interior Related Work

The following list is a series of photographs and corresponding agenda items clarifying extent of interior related work for the above referenced project. Please see Addendum #3, Reissue of Sheet A4.3, which will correspond with the keyed items herewith.





Item Number: P-01

Location: Ceiling soffit at Small Reading Room and Fiction/Periodicals

Description: Replace damaged ceiling drywall due to water damage. Reapply paint and primer to match.
Replace any damaged ceiling tiles with new to match existing.

W



Item Number: P-02

Location: Ceiling soffit at Biography section bay window

Description: Reapply paint and primer to match.





Item Number: P-03

Location: Ceiling soffit at Non-Fiction at entry to Young Adults Room

Description: Reapply paint and primer to match.



Item Number: P-04

Location: Ceiling at Non-Fiction at entrance into Main Reading Room

Description: Peeling/bubbling paint. Repair any damaged drywall at ceiling/wall transition. Reapply paint and primer to match.





Item Number: P-05

Location: Ceiling in Entry Hall adjacent to the Support Alcove for the Childrens Programs Room

Description: Reapply paint and primer to match.





Item Number: P-06

Location: Ceiling in Supply Room adjacent to Childrens Programs Room

Description: Replace damaged ceiling tile with new to match.

W



Item Number: P-07

Location: Ceiling in South Storage Closet within Childrens Programs Room

Description: Replace damaged ceiling tiles with new to match.



Item Number: P-08

Location: Ceiling in North Storage Closet within Childrens Programs Room

Description: Replace damaged ceiling tiles with new to match. Clean Lens at 2x4 Light Fixture.

W



Item Number: P-09

Location: Ceiling in East Study Room at Young Adults room

Description: Replace damaged ceiling tile with new to match.





Item Number: P-10

Location: Ceiling in North Reading Room within Non-Fiction Room

Description: Replace damaged ceiling tile with new to match.



Item Number: P-11

Location: Ceiling Soffit in Main Reading Room Leading to Fiction Room

Description: Replace damaged ceiling drywall. Repair damage at wood trim. Reapply paint and primer to match.



Item Number: P-12

Location: Ceiling Soffit in Main Reading Room Leading to Fiction Room

Description: Replace damaged ceiling drywall. Reapply paint and primer to match. Damage runs along entire length of wood trim assembly.

W



Item Number: P-13

Location: Ceiling Soffit in Main Reading Room Leading to Fiction Room

Description: Reapply paint and primer to match.

W



Item Number: P-14

Location: Ceiling Soffit in Main Reading Room Leading to Fiction Room

Description: Reapply paint and primer to match. Replace damaged ceiling tile with new to match existing.

W



Item Number: P-15

Location: Ceiling Soffit at Young Adults Main Reference Desk

Description: Reapply paint and primer to match

W



Item Number: P-16

Location: Ceiling Soffit in Main Reading Room Leading to Fiction Room

Description: Reapply paint and primer to match



Item Number: P-17

Location: Ceiling in Book Drop Room

Description: Replace damaged ceiling tiles with new to match.



Item Number: P-18

Location: Ceiling in Board Room

Description: Replace damaged ceiling tiles with new to match.



Item Number: P-19

Location: Ceiling Soffit in Main Reading Room at Second Floor Balcony

Description: Reapply paint and primer to match.



Item Number: P-20

Location: Ceiling at Second Floor Balcony Leading to Entrance of Mechanical Room Hall

Description: Replace damaged ceiling tiles with new to match.

W



Item Number: P-21

Location: Ceiling at South Side of Multi-Purpose Room

Description: Reapply paint and primer to match.

W



Item Number: P-22

Location: Ceiling at South Side of Multi-Purpose Room

Description: Reapply paint and primer to match.





Item Number: P-23

Location: Ceiling at West Side of Multi-Purpose Room

Description: Reapply paint and primer to match.

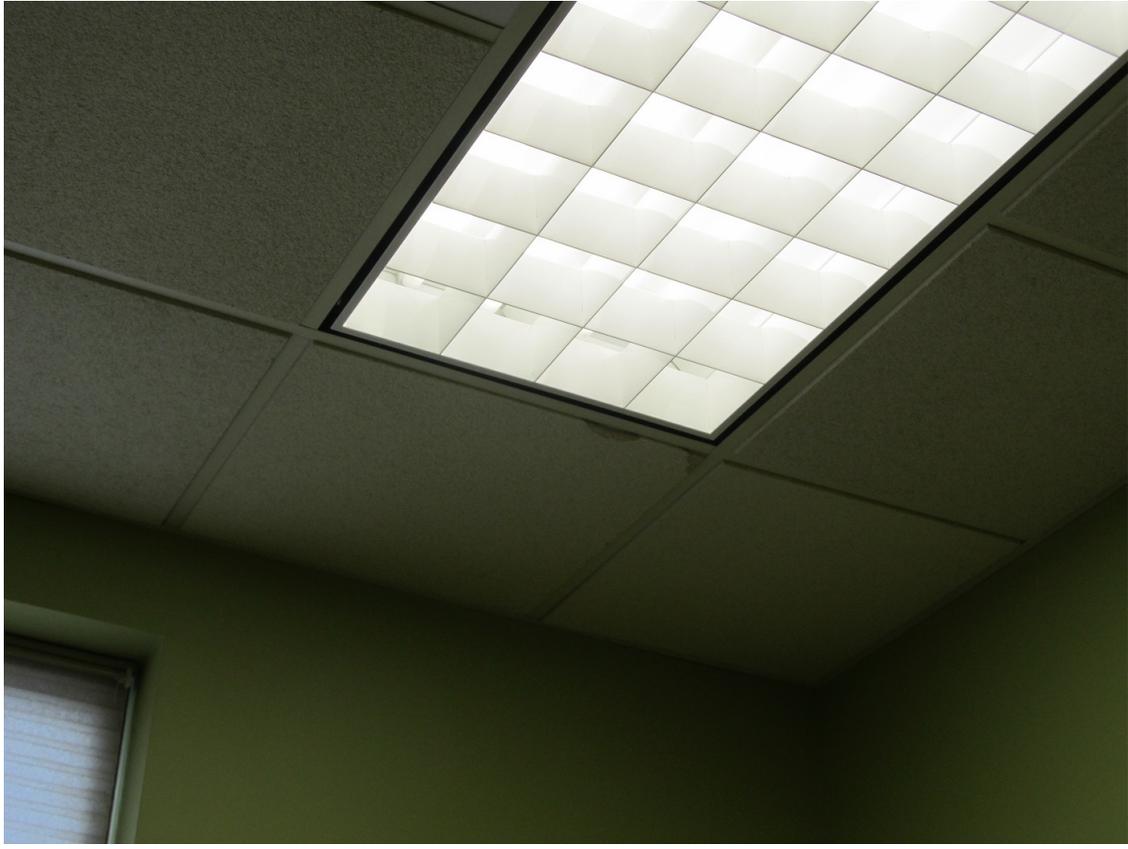
W



Item Number: P-24

Location: Ceiling at Storage Closet of Multi-Purpose Room

Description: Replace damaged ceiling tiles with new to match.



Item Number: P-25

Location: Ceiling at Office

Description: Replace damaged ceiling tiles with new to match.

W



Item Number: P-26

Location: Ceiling at Fiction Room

Description: Replace damaged ceiling tiles with new to match.



Item Number: P-27

Location: Ceiling Soffit at West side of Small Reading Room

Description: Reapply paint and primer to match.



Item Number: P-28

Location: Ceiling Soffit at Upper Clerastory of Multi-Purpose Room

Description: Replace damaged drywall. Reapply paint and primer to match.

General Notes

1. During the Phase I Investigation, Document, Photograph and Provide Report of Findings of All Damaged Interior Finishes, including Ceiling, Wall, Floor and Trim Finishes, as a Result of Water Intrusion Damage. See Addendum #3, Interior Related Work Memorandum for Reference to Keyed Items Within the Reflected Ceiling Plan.

Legend

Area Noting Potential Leak Source/Water Intrusion Area as Discovered In Walk Through Efforts during Prequalification Process. Area as Shown is for Information Purposes Only and Does Not Constitute the Only Areas Indicating Potential Water Intrusion.

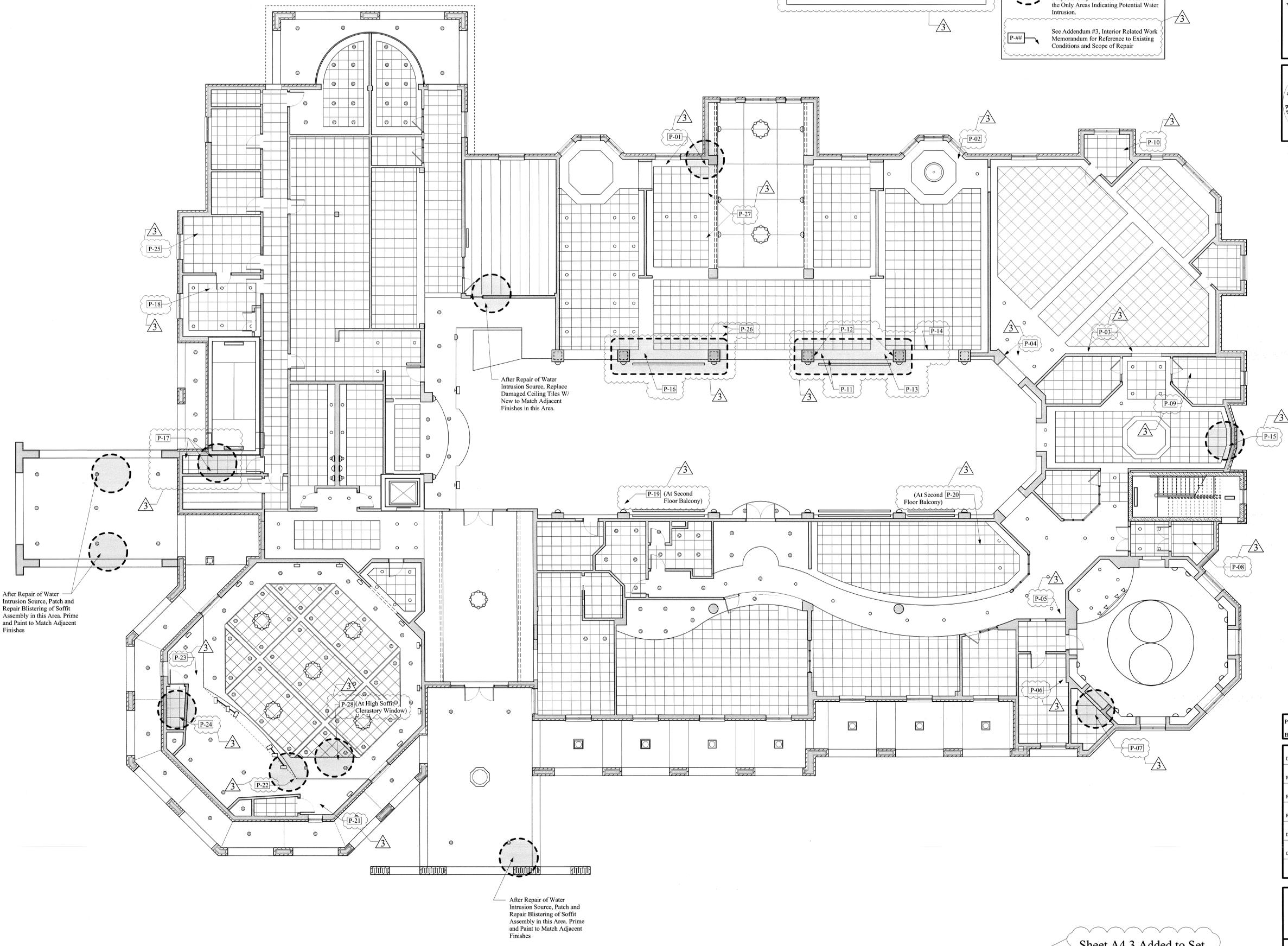
P-## See Addendum #3, Interior Related Work Memorandum for Reference to Existing Conditions and Scope of Repair

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STATE OF ALABAMA
REGISTERED ARCHITECTS

Bid Documents



**Exterior Maintenance & Repairs
Fairhope Public Library**

501 Fairhope Ave.
Fairhope, AL 36532

Project Number: PW011-16
Bid No. 029-16

Date	2	Addendum #2	September 21, 2016
Revised	3	Addendum #3	September 23, 2016
Revised			
Revised			
Drawn			
Checked			

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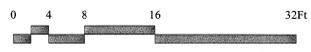
A4.3

Reflected Ceiling Plan

W

1
A1.1
Reflected Ceiling Plan
1/8"=1'-0"

Sheet A4.3 Added to Set



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