Lodi Unified School District

ADDENDUM #3

Issued October 4, 2024
Bid Date 10-15-24 @ 2:00 pm

Larson Elementary School
Re-Roof/Repair Project

Project No. 0825-8425-205-1

This addendum to the bid package (contract documents) issued on the above date sets forth changes and amendments to the previously published description of work for this project. Questions regarding the following listed changes should be directed to Lodi Unified School District, Chris Brown @ chbrown@lodiusd.net

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Item #1 – Add to the project scope of work; Section 09800 Elastomeric Acrylic Wall Coating. This section is to be applied at the interior concrete parapet walls of the building.

Item #2 – Add to the project scope of work, Section 01 11 00 Summary of Work; Prepare and paint all gas lines safety yellow.

Item #3 – Add to the project scope of work, Section 01 11 00 Summary of Work; Prepare and paint all drain safety yellow.

End of addendum #3

Addendum #3 must be signed, dated and returned with bid to confirm receipt and acknowledgment

Signed_____

Date_____

Print Name_____

SECTION 09800

ELASTOMERIC ACRYLIC WALL COATING

PART 1 – GENERAL

1. SUMMARY

A. This specification is for a one component, low solvent, emulsified poly-resin architectural wall coating. It damp proofs and beautifies all types of exterior and interior masonry surfaces such as concrete, brick work, stucco and exterior insulating finishing systems (EIFS).

2. RELATED SECTIONS

A. Drains, Vents, Ducts, Penetrations: Section 07700

B. Cast-In-Place Concrete: Section 03300

C. Repairs and cleaning of masonry surfaces: Section 04500

D. Repairs to expansion joints and application of joint sealants: Section: 07900

3. SUBMITTALS

A. Product Data: Submit manufacturer's standard submittal package including specification, installation instructions, and general information for each waterproofing material.

B. Applicator Qualifications: Submit a current qualified applicator certificate from the specified waterproofing manufacturer.

4. QUALIFICATIONS

A. Primary elastomeric coating materials shall be products from a single manufacturer. The primary manufacturer shall recommend any secondary materials. Manufacturer shall have a minimum of 10 years experience in the manufacturing of materials of this type.

B. Applicators shall have a minimum of 5 years experience in the application of damp proofing materials of the type specified. Applicator shall be an authorized applicator from the specified damp proofing manufacturer.

C. Pre-bid Job Walk: Ten (10) working days prior to bid opening there is to be a mandatory pre-bid job walk. Anyone not attending the pre bid job walk will not be allowed to bid the project. All products considered an equal to the specified product or any changes in the scope of work or installation or specifications must be presented at the pre bid job walk. If a change in the specification is accepted, it will be considered as an alternate and will be presented as a bid amendment issued five (5) working days prior to the bid opening. No other changes to the specification or bid documents will be accepted.

D. Pre-Installation Conference: Just prior to commencement of the elastomeric coating system, meet at the site with a representative of the coating manufacturer. The elastomeric coating contractor, the general contractor, the architect and other parties

affected by this section. Review methods and procedures, substrate conditions, scheduling and safety.

5. DELIVERY, STORAGE AND HANDLING

A. Store all coating materials in the original unopened containers between 50° - 80°F (10° - 26°C) until ready for use.

B. Follow the special handling or storage requirements of the manufacturer for cold weather, hot weather, etc.

C. Safety: Refer to all applicable data, including but not limited to, MSDS sheets, PDS sheets, product labels, and specific instructions for specific personal protection requirements.

D. Ventilation: Provide adequate ventilation to prevent the accumulation of hazardous fumes during application.

E. Environmental requirements: Proceed with work of this section only when existing and forecasted weather conditions will permit the application to be performed in accordance with the manufacturer's recommendations.

6. WARRANTY

A. The contractor shall guarantee that all work performed will be free from defects in materials and workmanship. The contractor is to provide a 5 year labor/workmanship warranty. Upon notice of defect in writing, the contractor within one year after completion of work shall, at his own expense, make all necessary repairs or replacements of the defective work in question.

B. A 5-year, material warranty is available with this system provided it has been installed by a Garland Approved Applicator and is installed according to this specification.

PART 2 – PRODUCTS

1. MANUFACTURERS

A. The design is based upon coating systems engineered and manufactured by The Garland Company or approved equals:

The Garland Company
3800 East 91st Street
Cleveland, Ohio 44105
Telephone: (559) 647-1196
Website: www.garlandco.com

B. The Products specified are intended and the Standard of Quality for the products required for this project. If other products are proposed the bidder must disclose in the bid the manufacturer and the products that they intend to use on the Project. If no manufacturer and products are listed, the bid may be accepted only with the use of products specified.

1. Bidder will not be allowed to change materials after the bid opening date.
2. If alternate products are included in the bid, the products must be submitted a minimum of seven (7) days prior to the bid date for review and be equal to or exceed the products specified. Supporting technical data shall be submitted to the Architect/ Owner for approval prior to acceptance.
3. In making a request for substitution, the Bidder/Roofing Contractor represents that it has:
   a. Personally investigated the proposed product or method, and

determined that it is equal or superior in all respects to that specified.

b. Will provide the same guarantee for substitution as for the product and method specified.
c. Will coordinate installation of accepted substitution in work, making such changes as may be required for work to be completed in all respects.
d. Will waive all claims for additional cost related to substitution, which consequently become apparent.
e. Cost data is complete and includes all related cost under his/her contract or other contracts, which may be affected by the substitution.
f. Will reimburse the Owner for all redesign cost by the Architect for accommodation of the substitution.

4. Architect/ Owner reserves the right to be the final authority on the acceptance or rejection of any or all bids, proposed alternate roofing systems or materials that has met ALL specified requirement criteria.
5. Failure to submit substitution package, or any portion thereof requested, will result in immediate disqualification and consideration for that particular contractors request for manufacturer substitution.

2. MATERIALS

A. Emulsified Acrylic Coating: Tuff-Coat for damp proofing and beautifying all types of exterior and interior masonry surfaces such as concrete, brick work, stucco and exterior insulation finish systems (EFIS).

Tuff-Coat has the following physical properties:

Tensile Strength: 160 psi (ASTM D-2370)

Elongation: 585% (ASTM D-2370)

Water Vapor Permeability @ 10 mils: 20 Perms (ASTM D-1653)

Solids by Volume: 47.4%

B. where quick permanent repairs are desired. (Coating will not adhere to Gar-Rock Compound).

C. Epoxy-based patching compound: Fill-Loc Crack Repair is a two-component, VOC compliant, 100% solids epoxy patching product designed to make repairs to small surface imperfections prior to applying a thin coating.

D. Polyester Tape: Dura-Walk Polyester Tape is a fusion bonded fabric polyester designed to be reinforcement fabric over cracks or joints.

E. Nontoxic Biodegradable Cleaner: B-Clean is a heavy duty chemical formulation designed to clean a variety of masonry substrates including concrete, brick, stone, aggregate, and block surfaces.

F. Misc. Accessories: All items incorporated into this system shall be compatible with and approved by coating manufacturer.

NOTE: Allow additional material for rough or irregular surfaces and up to 10% for material loss during application and differences in substrate porosity.

PART 3 – EXECUTION

1. EXAMINATION

A. Verify that substrate is ready to receive work; surface is clean, dry and free from projections and depressions, loose scale, sand, curing compounds, grease, oil, asphalt, loose coatings need removed and other foreign deposits.

B. Do not begin work until concrete substrate has cured 28 days, minimum. Water cured treatment of concrete is preferred. Resin or water based curing compound should not be used. Non-compatible curing agents must be removed prior to application.

C. The work shall not be started when temperature is under 50°F (10°C) or when precipitation is imminent.

D. Verify that all other work involved with this area, done under other sections, has been completed and accepted by the architect and general contractor prior to starting the waterproofing application.

E. Concrete surface pH level must not be higher than 11 prior to coating.

F. Damaged areas of concrete, mortar joints or EFIS should be repaired prior to coating.

2. PREPARATION

A. Clean substrate to remove any and all surface contaminants. Surfaces to be coated must be cleaned to a sound surface. Refer to your Garland representative for specific preparation techniques.

B. Mask-off all adjoining areas that are not to receive the elastomeric wall coating.

C. Provide a suitable workstation to mix the coating materials.

D. Concrete: Special attention should be given to smoothness of surface and freedom from contaminants, including paint or previous coatings. Consult your Garland representative for alternate procedures for coating over existing paint. Such procedures are highly dependent on specific job conditions. Curing compounds, if used, shall be removed either by blast media or etching. In the event specifications are not met, the following corrective procedures are recommended.

E. Cleaning Methods:

1. Nontoxic Biodegradable Cleaner: Nontoxic Biodegradable Concrete & Masonry Cleaner: Scrape, sand, or wire brush all hard or glossy surfaces and residual contaminants to assure effective cleaning. Use the most abrasive methods necessary to remove all contaminants that will inhibit the cleaning solution from properly saturating the substrate.
   Rinse the substrate to be treated thoroughly with clean water to remove excess debris and dampen the surface. Beginning at the top of the substrate working down to the bottom, generously apply the B-Clean solution directly to the affected areas using overlapping patterns. Allow the solution to soak into surface for 20-30 minutes. Do NOT allow surface to dry. Reapply a light mist of the solution intermittently to ensure the surface remains damp. Depending on the degree of contamination and exposure a stiff bristle brush may be required once the solution reacts. Next, using overlapping patterns rinse the surface from top to bottom with water. Additional applications may be required dependent upon the severity of the contaminant, using the same approach as above. Allow the substrate sufficient time to dry.

2. Solvent & Acid Cleaners: Wipe up grease or oil with a solvent and absorbent material. Disposal of this material should be in accordance with local laws and codes. Wash with solvent-alkaline cleaners diluted one part cleaner and five parts water. Rinse thoroughly with clean water. If evidence of oil film remains as indicated by water "beading," etch surface with 10% solution muriatic acid. Agitate surface with stiff bristle broom; then rinse with clean water.
Remove curing compounds by etching with 10% muriatic acid followed by clean water rinse. Allow to thoroughly dry before applying coating. Grinding or sandblasting can remove heavy deposits of contaminants. Any residual traces of asphalt stains must be sealed with an epoxy primer to avoid staining of light colored top coats. Apply primer in two coats and allow a minimum of 48 hours cure time.

F. Cracks less than 1/16" (1.5 mm) wide shall be sealed after cleaning has been performed using an elastomeric hybrid sealant. Crack shall be cleared of all loose debris, dirt and widened slightly at the surface to accommodate elastomeric hybrid sealant. Apply elastomeric hybrid sealant by knifing into crack or gunning over crack surface, followed by tooling to match adjacent surface profile, pressing the sealant into the crack cavity to fill completely.

G. Cracks 1/16" (1.5 mm) to 1/8" (3.0 mm) wide shall be routed to a ¼" to ½" groove, backer rod shall be installed, groove shall be caulked with elastomeric hybrid sealant. Fill grooves flush with adjacent surfaces.

H. Allow sufficient curing time for all sealants to dry-through before proceeding with elastomeric coating application – at least 1 hour not exceeding 3 hours prior to stripe coating with approved elastomeric coating.

I. All sealed expansion joints or sealant repairs must be stripe coated within 1-3 hours with a half inch nap roller or approved brush extending the coating a minimum of 2 inches past the perimeter of the joints sealant or sealant repair ensuring a good protective base of the elastomeric coating is present.

I. Defective mortar or stucco areas should be repaired using a cement-based patching compound.

3. INSTALLATION

A. Technical Advice: The installation of this elastomeric coating system shall be accomplished in the presence of, or with the advice of the manufacturer's technical representative.

B. Joint Treatment:
1. Non-moving Cracks: Stripe coats all non-moving cracks. Fill the crack first with a bead of Tuff-Stuff MS sealant and strike flush. After filling, apply Tuff-Coat for a distance of 2" on each side of the crack 16-20 mils thick and allow curing. When applying the elastomeric coating system on the wall, go over the stripe coat to achieve a total thickness of 48-52 mils.
2. Moving Cracks: Remove all dirt and loose chips of concrete from the crack. Fill with Tuff-Stuff MS and strike flush with the wall surface. Center 4" wide piece of polyester tape over the crack and adhere it firmly and thoroughly to the wall. Stripe coat 16-20 mils of Tuff-Coat over the polyester tape and for 2" on each side of the crack. When applying the elastomeric coating system on the wall, go over the stripe coat to achieve a total thickness of 48-52 mils.
3. Control Joints: Place a backer material (solvent expanded plastic such as polyethylene or polypropylene) in joint. The backer material should be oversized so it can be compressed into the joint and flush to the wall surface. Apply a bead of Tuff-Stuff MS sealant over the backer rod sealing the joint and strike flush with the wall surface.

C. Elastomeric Coating: Apply Tuff-Coat to secure a total minimum coverage of 2 gallons per 100 square feet (total wet film thickness 32 mils). Product shall be applied by phenolic core roller or airless spray at a rate of 100-200 sq. ft. per gallon depending on the porosity and roughness of the surface with a minimum 2 coat process.

3.4. FIELD QUALITY CONTROL

A. The contractor for work under this section shall maintain a quality control program specifically to verify compliance with this specification. A daily log shall be kept to record actions in the field.

B. Inspections: A minimum of three (Substrate, Application and Final) inspections by an approved manufacturer's representative, will be required on all projects requiring a warranty.

END OF SECTION