



ADDENDUM TO BID DOCUMENTS

Addendum No.	1 - Revised
Project Name	Marvin Ridge High School Roof Renovation
Bid Number	6-97648063
Date	5/14/26

I. PURPOSE OF ADDENDUM

The purpose of this addendum is to address inquiries received from prospective bidders, block sealant specifications and drawings.

All other terms, conditions, specifications, and requirements of the original bid documents remain unchanged.

II. ATTACHMENT

Questions and Answers

Block Sealant

Drawings



Addendum #1 – Marvin Ridge High School Roof Renovation Project

Addendum #1 shall become part of the bidding documents for the project.

1. Provide EIFS crack repair detail. Spec notes using manufacturer's details, however, manufacturers details differ per .
 - Repair instructions are stated in note #2/C1 and summary of work.
2. EIFS Acrylic topcoat – can a material or manufacturer be specified, so bids can be comparable
 - EIFS coating material are stated in section 072400 of the specifications. Manufacturer will be to the contractor's discretion.
3. Can you provide a base bid quantity and unit pricing for EIFS crack repairs and EIFS full depth repairs?
 - Crack repair estimated to be up to 500 linear ft. Full depth repair varies, it shall be limited to areas where the minimum flashing height cannot be achieved , where parapet walls intercepts EIFS surface and at the location where a hood vent intercepts EIFS wall per detail 4/R-5.
4. Split face block – can a material or manufacturer be specified, so bids can be comparable
 - Split face block coating material manufacturer are stated in new section 071916 of the specifications, section 099723 has been removed.
5. Elevation Note 5 – clarify if all split face block on all elevations is to receive coating?
 - The split-face block coating is limited to the split-face block located at Roof Area 01.20
6. Is sealant replacement of perimeter windows – all windows or only 2nd floor windows?

- Sealant replacement is required only at 2nd floor windows that are accessible from the low-slope roof areas / roofs where work is being done.
7. Will thru-wall flashing be required at locations of steel angle installation under masonry walls?
 - No, through wall flashing is not required at this location, a reglet is provided in the detail.
 8. Confirm locations of brick repairs noted in details 1-5/R-7
 - See details 3/C-5, 2/C-1 and 1/DP03
 9. Scale is incorrect on elevation drawings.
 - They have been crossed checked. The scales for the drawings are correct on the 24x36 set sent after the pre-bid meeting.
 10. 2/C-2 Elevation shows Split face block only at the columns at the entrance – the entire 1st floor is Split face block not brick as shown. Clarify that all split face block will receive new coating and not just the columns?
 - The split-face block coating is limited to the split-face block located at Roof Area 01.20.

SECTION 07 19 16
SPLIT FACE BLOCK SEALANT

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Water repellent sealer for interior or exterior concrete surfaces as scheduled.

1.2 SUBMITTALS

- A. Product Data: Submit manufacturer's technical data sheets.
- B. Quality Control Submittals:
 - 1. Provide protection plan of surrounding areas and non-work surfaces.

1.3 QUALITY ASSURANCE

- A. Qualifications:
 - 1. Manufacturer Qualifications: Company with minimum 15 years of experience in manufacturing of specified products.
 - 2. Manufacturer Qualifications: Company shall be ISO 9001:2015 Certified.
 - 3. Applicator Qualifications: Company with minimum of 5 years' experience in application of specified products on projects of similar size and scope and is acceptable to product manufacturer.
 - a. Successful completion of a minimum of 5 projects of similar size and complexity to specified work.
- B. Field Sample:
 - 1. Install field sample at project site or other pre-selected area, as directed by owner/engineer.
 - a. Provide mockup of at least 100 sf (9.3 m²) to include surface preparation, sealant joint, and juncture details and allow for evaluation of repellent performance and finish.
 - b. Conduct absorption test on cured field sample. Adjust application until required repellent performance is achieved.
 - c. Apply material in accordance with manufacturer's written application instructions.
 - 2. Field sample will be standard for judging workmanship on remainder of project.
 - 3. Maintain field sample during construction for workmanship comparison.
 - 4. Do not alter, move, or destroy field sample until work is completed and approved by architect/engineer.

5. Obtain owner/engineer written approval of field sample before start of material application, including approval of aesthetics, color, texture, and appearance.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Comply with manufacturer's ordering instructions and lead-time requirements to avoid construction delays.
- B. Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
- C. Store in unopened containers in clean, dry area between 35 degrees F (2 degrees C) and 110 degrees F (43 degrees C).

1.5 PROJECT CONDITIONS

- A. Environmental Requirements:
 1. Minimum application temperature is 20 degrees F (minus 7 degrees C) and rising.
 2. Do not apply in rain or when rain is expected within 4 hours. Do not apply above 95 degrees F (35 degrees C) or below 40 degrees F (4 degrees C) or when temperatures are expected to fall below 20 degrees F (minus 7 degrees C) within 12 hours.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Clear, breathable, high-performance, 100 percent silane sealer for protecting new and existing concrete surfaces. Penetrates deeply, sealing out water, chloride ions, and acids, preventing damage from freeze/thaw cycles.
 1. Bases of Design: Sikagard-H 1000 by Sika.
- B. Water repellant sealer complies with the following requirements:
 1. Compliance: Alberta DOT, Type 1c.
 2. Silane Content by Weight: 100 percent.
 3. Penetration, average depth, depending upon substrate: 0.35 inch (9 mm).
 4. Surface Appearance after Application: Unchanged.
 5. Flash Point, SETA: Greater than 165 degrees F (62.7 degrees C).
 6. Waterproofing Repellency after Heavy Abrasion, Alberta DOT penetrating sealer, Type 1c, 0.35 w/c ratio: 83.5 percent.
 7. Water Weight Gain, NCHRP 244 Series II Cube Test:
 - a. 250 sf per gal (6.1 m²/L): 90 percent reduction.
 - b. 400 sf per gal (9.8 m²/L): 85 percent reduction.
 8. Absorbed Chloride, NCHRP 244 Series II Cube Test:
 - a. 250 sf per gal (6.1 m²/L): 96 percent reduction.
 - b. 400 sf per gal (9.8 m²/L): 87 percent reduction.

9. Absorbed Chloride, NCHRP 244 Series IV Southern Climate: 98 percent reduction.
10. VOC Content:
 - a. 3.05 lbs per gal (365 g/L), less water and exempt solvents.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Contractor shall verify the brick is acceptable to receive sealant.

3.2 SURFACE PREPARATION

- A. Prepare surfaces in accordance with manufacturer's instructions.
- B. Sealant shall be applied after pressure washing surface.
- C. Verify substrate has properly cured. Surfaces shall be clean and structurally sound. Remove dust, dirt, oil, grease, chemical films, coatings and other contaminants before application.
- D. Do not apply sealer if standing water is visible on surface to be treated.

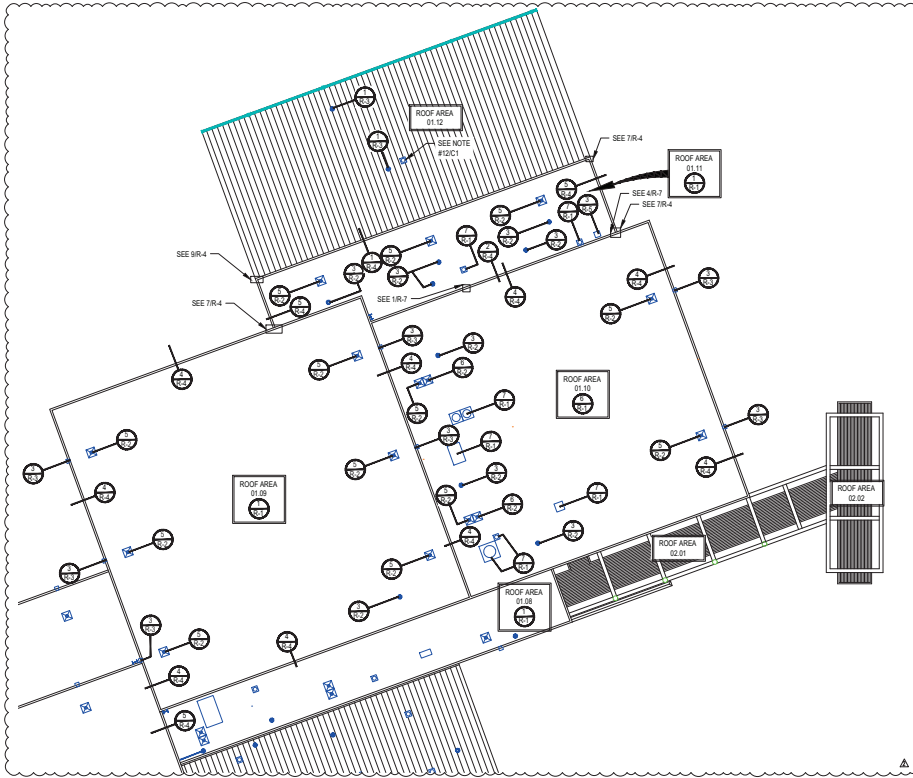
3.3 APPLICATION

- A. Apply sealer in accordance with manufacturer's instructions.
- B. Stir material thoroughly before and during application.
- C. Apply even distribution of sealer at the rate required by the manufacturer.
- D. Apply one coat of sealant.

3.4 PROTECTION

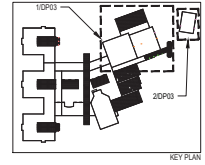
- A. Protect sealer from damage during construction.

END OF SECTION 07 19 16

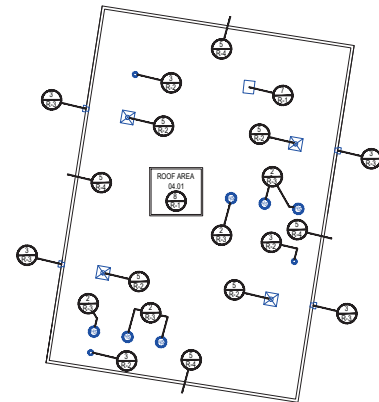


1 DETAIL PLAN
DP-03 SCALE: $\frac{1}{16}'' = 1'-0''$

NOTE: THE METAL ROOF WORK ON ROOFS 01.12 ARE INCLUDED AS AN ALTERNATE.



KEY PLAN



2 DETAIL PLAN
DP-03 SCALE: $\frac{1}{8}'' = 1'-0''$



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OWNER

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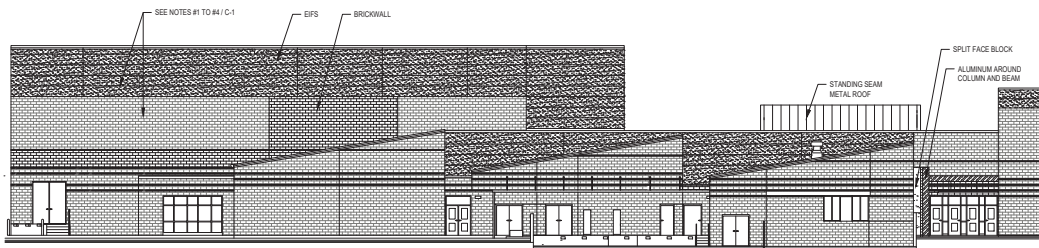
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01-24-2024	JPS REVIEW
02-13-2024	02-13-2024

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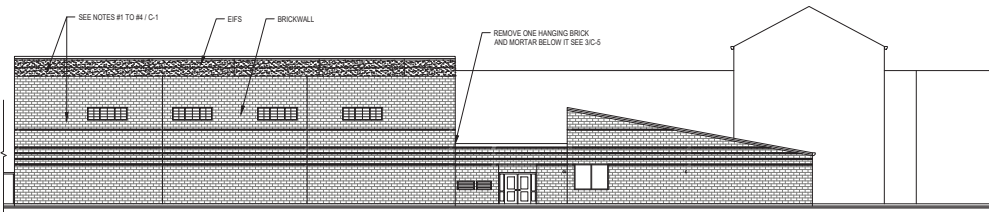
DETAIL PLAN

DP-03

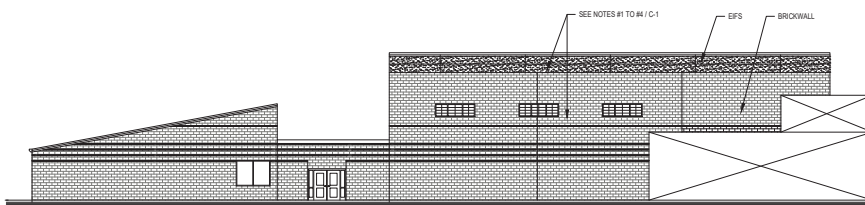
FOR CONSTRUCTION



1 EAST ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$



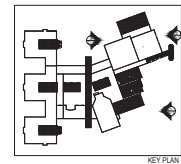
2 EAST ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$



3 NORTH EAST INNER ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$

NOTE

1. PRESSURE WASH ALL CONCRETE AND EFS WALLS AS INDICATED.
- 1.1. THE CONTRACTOR SHALL UTILIZE A SUB-CONTRACTOR THAT HAS FIVE YEARS OR MORE EXPERIENCE PRESSURE WASHING FACILITIES.
- 1.2. THE PRESSURE SHALL BE 1,500 PSI AT THE TIP OF THE PRESSURE WASHER.
- 1.3. THE FLOW AMOUNT SHALL BE A MINIMUM OF 4 GPM.
- 1.4. THE CHEMICAL TO BE USED AS PART OF THE PRESSURE WASHING SHALL BE ENVIRONMENTALLY FRIENDLY FOR EXAMPLE, SIMPLY GREEN OXY-SOLVE HOUSE AND SIDING.
- 1.5. CLEAN THE EXTERIOR OF ANY WINDOWS THAT MAY HAVE OVER-SPRAY. ALL EFS IS TO BE PRESSURE WASHED AND COATED.
2. CUT / GRIND CRACKED EFS AREA AND APPLY NEW SCRATCH COAT / FINISH COAT.
3. CUT EFS 12 INCHES UP OR TO THE CLOSEST CONTROL JOINT, NOT EXCEEDING 2 FEET IN AREAS WHERE FLASHING HEIGHT CANNOT BE ACHIEVED AND OTHER AREAS INDICATED IN DETAIL DRAWINGS.
4. CONTRACTOR TO VERIFY EXTENT OF WORK TO BE DONE ON EFS AND RE-APPLY COLORS TO MATCH EXISTING. (VERIFY W/ OWNER).
5. APPLY SEALER OVER IDENTIFIED SPLT FACE BLOCK AFTER PRESSURE WASHING.
6. CONTRACTOR TO EMPLOY A LICENSED AND BONDED MECHANICAL/REFRIGERATION/ELECTRICAL CONTRACTOR TO CUT LOOSE AND RECONNECT REFRIGERANT LINES, ELECTRICAL LINES, AND GAS LINES, AS REQUIRED.
7. ALL ELECTRICAL CONDUIT TO BE SUPPORTED BY CONDUIT BASE STRUT. CONDUIT BASE DESIGNED TO SUPPORT CONDUIT (GANGED) CABLE TRAYS OR OTHER MECHANICAL PIPING. EVEN LOAD REQUIRED. MAXIMUM LOAD IS 172 LBS. (MAX LOAD BASED ON 1/8" TO THE ROOF DECK). RECOMMENDED SPACING IS NOT TO EXCEED 10' CENTERS. MAKE CERTAIN EACH SUPPORT IS PROPERLY ELEVATED TO EVENLY DISTRIBUTE WEIGHT AT ALL SUPPORT LOCATIONS. SEE DETAILS 18B AND 20A.
8. RE-COVER SLEEPERS AS SHOWN IN DETAIL 48-3.
9. ADJUST THROUGH WALL SCUPPER AND OVERFLOW POSITIONS TO MATCH NEW ROOF ELEVATION AND RETAIN ORIGINAL SIZES.
10. CLEAN GUTTERS AND DOWNSPOUTS ON METAL ROOFS. REPAIR THE DAMAGED GUTTERS AND DOWNSPOUTS AS NEEDED.
11. SPLASH PANS MUST BE ADDED TO OPEN ENDED DOWNSPOUTS.
12. ON METAL ROOFS, REMOVE AND REPLACE EXISTING FASTENERS WITH NEW NO. 14 SELF-DRILLING FASTENERS WITH SEALING NEOPRENE WASHERS. FASTENER LENGTH SHALL BE AS REQUIRED TO FULLY PENETRATE THE METAL SUBSTRATE, BUT SHALL NOT BE LESS THAN 1 INCH. NEW FASTENERS SHALL BE ONE SIZE LARGER THAN THE EXISTING FASTENERS. (THE ALTERNATE).
13. REPLACE BACKER RODS AND RECALL ALL AREAS AROUND DOORS.
14. REPAINT ALL ROOF LADDERS AND REPLACE ANY MISSING FASTENERS.
- 14.1. WIRE BRUSH EXISTING LADDER FRAME TO REMOVE ANY LOOSE PAINT AND RUST. AREAS WITH EXTENSIVE CORROSION AND/OR STEEL SECTION LOSS SHALL BE REPORTED TO THE ENGINEER.
- 14.2. THE STEEL SHALL BE COATED WITH 2 H 1 WATER-BASED RUST CONVERTER.
- 14.3. PAINT THE STRUCTURAL STEEL WITH SEMI-GLOSS WATER-BASED INTERIOR/EXTERIOR, 100% ACRYLIC, SEMI-GLOSS, MOLD- AND MILDEW-RESISTANT FINISH (BASES OF DESIGN) - 2 COATS WITH PRIMER, 2/5 GALLON PER GALLON. THE OWNER SHALL PICK THE COLOR.
15. FOR TRANSLUCENT WINDOW, FLASHING HEIGHT SHALL BE MINIMUM OF 8 INCHES, AND CONSTRUCTED ACCORDING TO DETAIL 20A.3. DO NOT USE IMPACT ON THE WINDOW WHEN PLACING FASTENERS.
16. A 2-1/2 INCHES DEEP REGLET SHALL BE USED FOR FLASHING BROOKS AND BLOCKS MARKED BRICKWALL.
17. THE METAL ROOF WORK FOR THIS PROJECT IS INCLUDED AS AN ALTERNATE.



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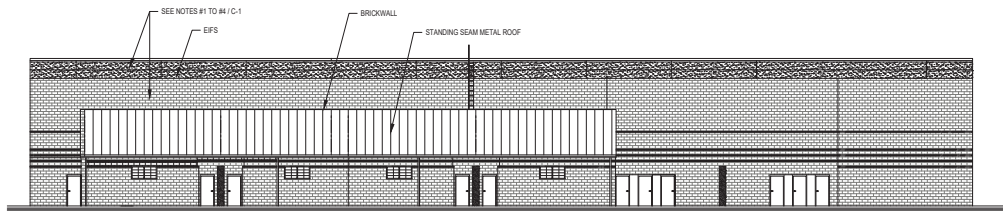
OWNER
MARVIN RIDGE HIGH SCHOOL
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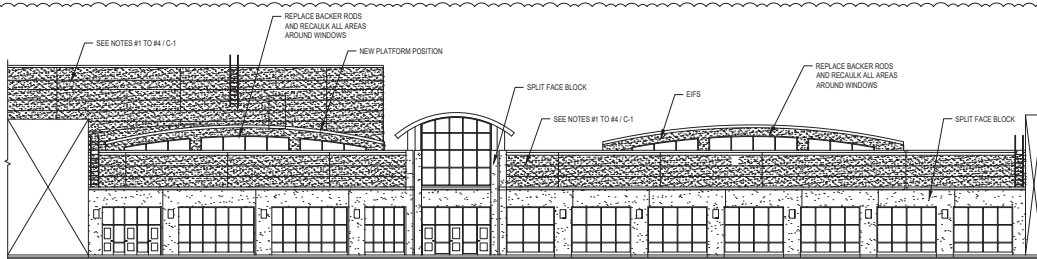
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ELEVATIONS
C-1

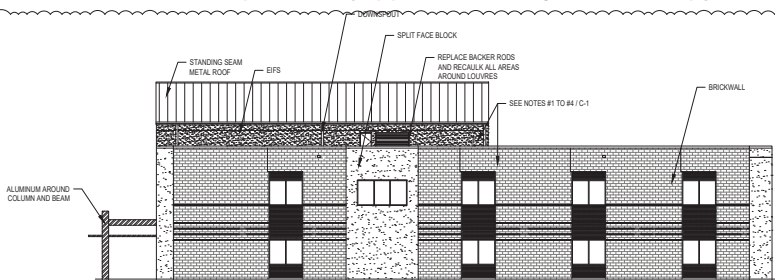
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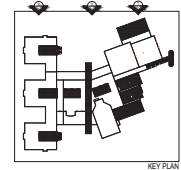
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2 NORTH ELEVATION
SCALE: $\frac{1}{8}" = 1'-0"$



3 NORTH ELEVATION
SCALE: $\frac{1}{8}" = 1'-0"$



KEY PLAN

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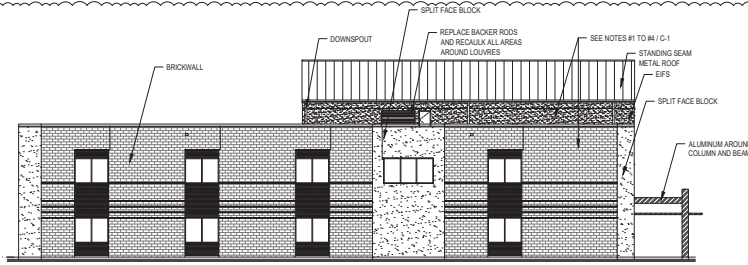
MARVIN RIDGE HIGH SCHOOL
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2825 CRANE ROAD,
WAXHAW, NC, 28173

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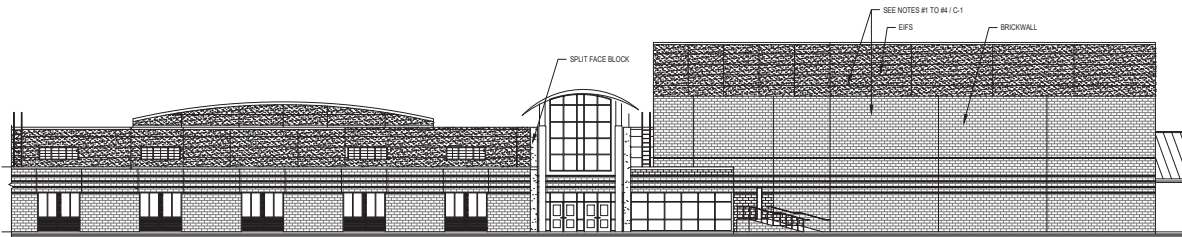
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ELEVATIONS
C-2

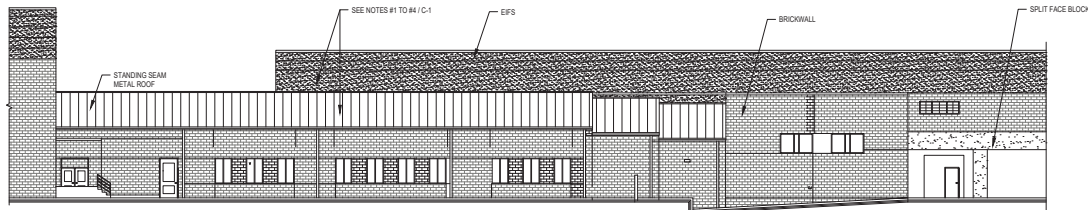
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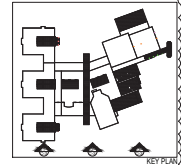
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2 SOUTH ELEVATION
SCALE: $\frac{1}{8}" = 1'-0"$



3 SOUTH ELEVATION
SCALE: $\frac{1}{8}" = 1'-0"$



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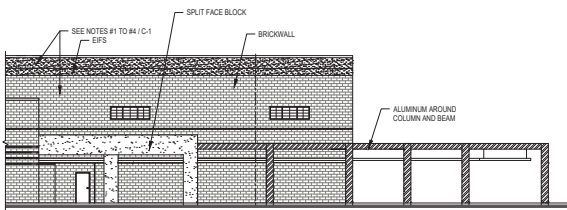
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ELEVATIONS

C-3

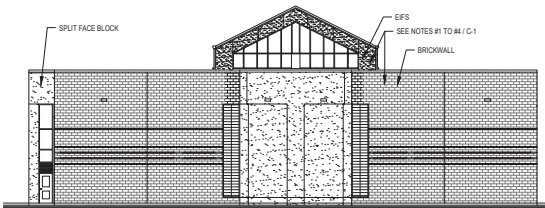
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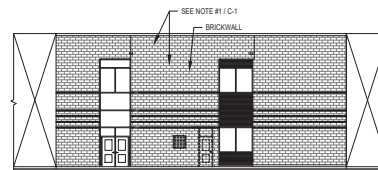
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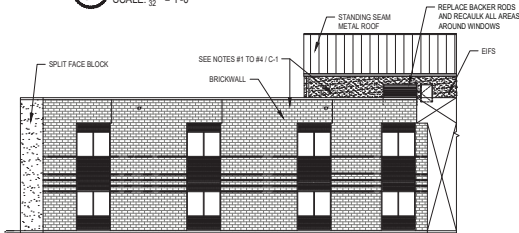
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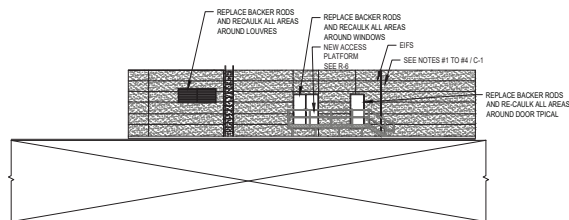
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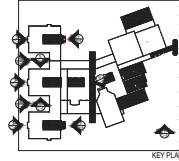
4 WEST ELEVATION
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5 WEST INNER ELEVATION
SCALE: $\frac{1}{32}'' = 1'-0''$



6 EAST INNER ELEVATION
SCALE: $\frac{1}{32}'' = 1'-0''$



KEY PLAN



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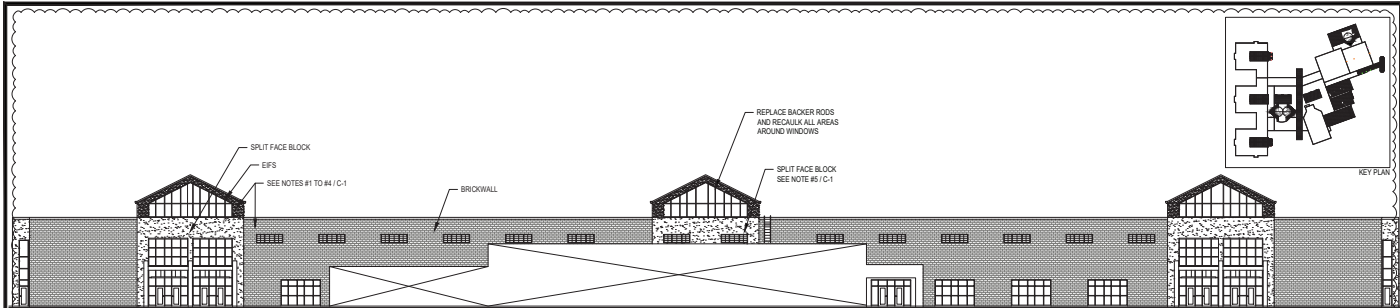
MARVIN RIDGE HIGH SCHOOL
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DATE	DESCRIPTION
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03-24-2004	REV. 002

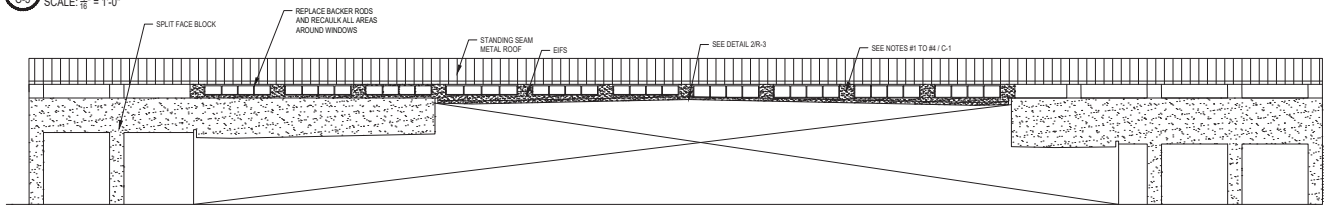
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ELEVATIONS
C-4

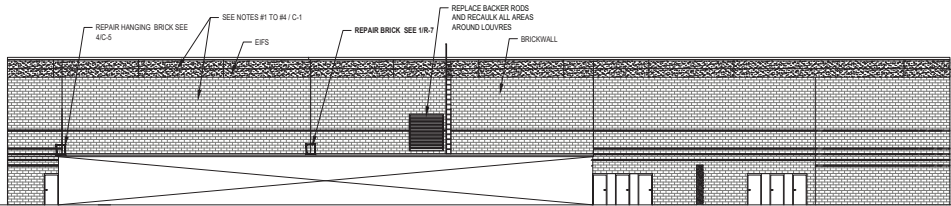
FOR CONSTRUCTION



1 EAST ELEVATION
SCALE: $\frac{1}{16}" = 1'-0"$



2 EAST ELEVATION
SCALE: $\frac{1}{16}" = 1'-0"$



3 EAST ELEVATION
SCALE: $\frac{1}{8}" = 1'-0"$



4 BRICK REPAIR
SCALE: NTS

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DATE	DESCRIPTION
01-24-2018	2D REVIEW
01-24-2018	3D REVIEW

NO. 1000	FILE
DATE: 01-24-2018	BY: JTB
DATE: 01-24-2018	BY: JTB

ELEVATIONS

C-5