



UNIVERSITY OF KENTUCKY Purchasing Division

INVITATION FOR BIDS

CCK-2528-21

Renew/Modernize Facilities (Cooper House)

ADDENDUM # 3

04/12/2021

ATTENTION: This is not an order. Read all instructions, terms and conditions carefully.

IMPORTANT: BID AND ADDENDUM MUST BE RECEIVED BY: 04/20/2021 @ 3:00 P.M. LEXINGTON, KY TIME

Bidder must acknowledge receipt of this and any addendum as stated in the Invitation for Bids.

1. Please include the changes to the Project Manual Specifications, that are attached.
2. Clarification on Public Bid Openings: In accordance with COVID-19 response, this solicitation will be opened publicly via Zoom only. Visit the Purchasing Division Bid and Opportunities website (<http://www.uky.edu/Purchasing/bidlist.htm>) to access the Zoom link. The Zoom link will be provided with the respective bid prior to the bid opening date and time.

OFFICIAL APPROVAL
UNIVERSITY OF KENTUCKY

SIGNATURE

Ken Scott

04/12/2021

Contracting Officer / (859) 257-9102

Typed or Printed Name

SECTION 00 0110
TABLE OF CONTENTS

VOLUME ONE

PROCUREMENT AND CONTRACTING REQUIREMENTS

DIVISION 00 -- PROCUREMENT AND CONTRACTING REQUIREMENTS

- 00 0110 - Table of Contents
- 00 1113 - Instructions to Bidders
- 00 3000 - Information Available to Bidders
- 00 3002 - Geotechnical Report
- 00 4100 - Form of Proposal
- 00 4539 - MBE/WBE Participation Goals
- 00 5000 - GC Contract
- 00 5000.10 - Contract Affidavit
- 00 5000.11 - Determination of Responsibility
- 00 6113.13 - Performance Bond
- 00 6113.16 - Payment Bond
- 00 6120 - Bid Bond
- 00 7200 - General Conditions
- 00 9111 – Addendum Number 2
- 00 9111 – Addendum Number 3

SPECIFICATIONS

DIVISION 01 -- GENERAL REQUIREMENTS

- 01 0000 - Special Conditions (*In progress*)
- 01 0000.01 - Tree Protection Standards
- 01 1000 - Summary
- 01 2000 - Price and Payment Procedures
- 01 2200 - Unit Prices
- 01 2300 - Alternates
- 01 3000 - Administrative Requirements
- 01 3300 - Submittal Procedures
- 01 4000 - Quality Requirements
- 01 4110 - Structural Special Inspection and Contractor Responsibility
- 01 5000 - Temporary Facilities and Controls
- 01 6000 - Product Requirements
- 01 6201 - Pre-Bid Substitution Request
- 01 6202 - Post-Bid Substitution Request
- 01 7000 - Execution Requirements
- 01 7800 - Closeout Submittals
- 01 7810 - Special Project Warranty on Roofs and Walls
- 01 7900 - Demonstration and Training

DIVISION 02 -- EXISTING CONDITIONS

SECTION 00 9111 - ADDENDUM NUMBER 03

PARTICULARS

1.01 DATE: April 12, 2021

1.02 PROJECT: 10663-01 U OF KY COOPER HOUSE RESTORATION PHASE II

TO: PROSPECTIVE BIDDERS:

2.01 THIS ADDENDUM FORMS A PART OF THE CONTRACT DOCUMENTS AND MODIFIES THE ORIGINAL PROCUREMENT DOCUMENTS DATED May 14, 2020, AND ADDENDUM NUMBER 01 ISSUED March 24, 2021, ADDENDUM NUMBER 02 ISSUED April 7, 2021 WITH AMENDMENTS AND ADDITIONS NOTED BELOW.

2.02 ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE SPACE PROVIDED IN THE BID FORM. FAILURE TO DO SO MAY DISQUALIFY THE BIDDER.

CHANGES TO PRIOR ADDENDA:

3.01 CHANGES TO ADDENDUM NUMBER 01 - ISSUED March 24, 2021

3.02 CHANGES TO ADDENDUM NUMBER 02 – ISSUED April 7, 2021

CHANGES TO THE PROJECT MANUAL - SPECIFICATIONS:

Section 01 1000 Summary – Added 2.03H to notify bidders of potential ground contamination.

Section 04 0120 Masonry Cleaning – Added sections 1.01C and 3.02E to acknowledge the potential for lead based paint in the exterior coatings.

CHANGES TO DRAWINGS:

No changes to drawings.

END OF SECTION

02 4250 - Selective Demolition in Historic Structures

DIVISION 03 -- CONCRETE

- 03 0300 - Structural Excavation and Backfill
- 03 3000 - Cast-in-Place Concrete
- 03 3010 - Crystalline Waterproofing Additive
- 03 3550 - Concrete Floor Hardening

DIVISION 04 -- MASONRY

- 04 0120 - Masonry Cleaning
- 04 0920 - Masonry Repair and Re-Pointing
- 04 2000 - Unit Masonry Assemblies
- 04 4301 - Stone Masonry Veneer

DIVISION 05 -- METALS

- 05 1000 - Structural Anchors
- 05 1200 - Structural Steel Framing
- 05 5000 - Metal Fabrications
- 05 5100 - Metal Stairs
- 05 7000 - Decorative Metal

DIVISION 06 -- WOOD, PLASTICS AND COMPOSITES

- 06 1000 - Rough Carpentry
- 06 1500 - Structural Wood Decking
- 06 1600 - Sheathing
- 06 2000 - Finish Carpentry
- 06 4100 - Custom Cabinets and Woodwork
- 06 4900 - Exterior Architectural Woodwork

DIVISION 07 -- THERMAL AND MOISTURE PROTECTION

- 07 1616 - Crystalline Waterproofing Slurry Coat
- 07 2100 - Board and Batt Insulation
- 07 2530 - Weather-Resistant Barrier (Adhesive Sheet)
- 07 5000 - Roofing
- 07 6100 - Sheet Metal Roofing
- 07 6200 - Sheet Metal Flashing and Trim
- 07 7123 - Gutters and Downspouts
- 07 8400 - Firestopping
- 07 9000 - Joint Sealers

DIVISION 08 -- OPENINGS

- 08 1100 - Steel Doors and Frames
- 08 1433 - Stile and Rail Wood Doors
- 08 3100 - Access Doors and Panels
- 08 4000 - Aluminum Framing Systems
- 08 5000 - Windows
- 08 7100 - Door Hardware

08 8000 - Glazing

08 9540 - Wood Window Restoration and Replication

DIVISION 09 -- FINISHES

09 0161 - Finishing Wood Strip Flooring

09 2100 - Plaster Repair

09 2116 - Gypsum Board Assemblies

09 3000 - Tile

09 6010 - Flooring Transitions

09 6429 - Wood Strip and Plank Flooring

09 6500 - Resilient Flooring

09 9100 - Paints and Coatings

09 9723 - Silicate Masonry Coating

DIVISION 10 -- SPECIALTIES

10 1400 - Signage

10 2800 - Toilet, Bath, and Laundry Accessories

10 4400 - Fire Extinguishers, Cabinets, and Accessories

10 7300 - Canopies

DIVISION 12 -- FURNISHINGS

12 2113 - Horizontal Louver Blinds

12 3600 - Countertops and Window Stools

DIVISION 14 -- CONVEYING EQUIPMENT

14 2000.10 - Elevator Telephone

14 2400 - Hydraulic Elevators

END OF SECTION

SECTION 01 1000 - SUMMARY

PART 1 GENERAL

THIS PROJECT INCLUDES THE REHABILITATION OF AND ADDITION TO THE COOPER HOUSE FOR THE COLLEGE OF AGRICULTURE AT THE UNIVERSITY OF KENTUCKY. THE HISTORIC HOUSE WILL BE USED FOR OFFICES AND RECEPTION AREAS FOR FUTURE STUDENTS, ALUMNI, VISITORS, STUDENTS, FACULTY AND INDUSTRY PARTNERS.

2.01 WORK BY OWNER

- A. Items noted NIC (Not In Contract) will be supplied and installed by Owner before Substantial completion.
- B. Items noted OFCI (Owner Furnished, Contractor Installed) will be supplied by Owner and installed by Contractor.

2.02 OWNER OCCUPANCY

- A. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.
- B. Schedule the Work to accommodate Owner occupancy.

2.03 CONTRACTOR USE OF SITE

- A. Construction Operations: Limited to areas noted on Drawings.
- B. Arrange use of site to allow:
 - 1. Work by Owner or by others.
- C. Provide access to and from site as required by law and by Owner.
- D. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
- E. Do not obstruct roadways, sidewalks, or other public ways without permit.
- F. Existing building spaces may not be used for storage.
- G. Utility Outages and Shutdown:
 - 1. Limit disruption of utility services to hours when the building is unoccupied and when approved by the Owner.
 - 2. Do not disrupt or shut down life safety systems, including but not limited to fire sprinklers and fire alarm system, without notice to and approval from the Owner. Secure the approval of authorities having jurisdiction when required.
 - 3. Prevent accidental disruption of utility services to other facilities.

H. It is highly likely that the ground around the house may be contaminated with materials associated with the coatings on the building. Contractors shall take proper care in handling the soils. Follow all local, state and federal guidelines and precautions.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 04 0120 - MASONRY CLEANING

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Cleaning New Masonry.
- B. Cleaning Existing Masonry
- C. Hazardous Materials: The existing exterior paint is suspected to contain lead. Paint shall be removed following all local, state and federal guidelines.
 - 1. Contractor remains solely responsible for complying with all applicable regulations.

1.02 CLEANING STANDARD REQUIRED:

- A. General:
 - 1. Clean masonry to remove mildew, fungus, lichens, algae, dirt, soot, and other forms of soiling without damage to masonry (whether visually apparent or not) and without change in appearance of clean masonry (whether color, texture, polish, finish, etc.) other than removal of the soil.
 - 2. Clean masonry to remove mortar scum and mortar droppings.
 - 3. Clean masonry to remove tar, asphalt, and other bituminous materials.
 - 4. Clean masonry to remove paint and other coatings.
 - 5. Clean masonry to remove mineral stains.
 - 6. Clean masonry to remove oxidation stains from iron, steel, cooper and bronze.
 - 7. Remove nails and other foreign objects.
 - 8. Degree of cleanliness in the Work shall match that achieved in the approved mock-ups.

1.03 SUBMITTALS

- A. Product Data:
 - 1. Submit for each cleaning agent (detergent, chemical, etc.) and paint removers.
 - 2. Submit MSDS for each cleaning agent and paint removers.
 - 3. Submit manufacturer's detailed application instructions for proprietary cleaners and paint removers.
- B. Submit a description of proposed protection of surrounding materials on building and Project site, and control of runoff during operations. Describe in detail the materials, methods, and equipment to be used.
- C. If materials and methods other than those indicated are proposed for cleaning work, provide a written description, including evidence of successful use on other comparable projects, and a testing program to demonstrate their effectiveness for this Project.

1.04 QUALITY ASSURANCE

- A. Mockups: Prepare field samples for cleaning procedures to demonstrate aesthetic effects and qualities of materials and execution. Use materials and methods proposed for completed Work and prepare samples under same weather conditions to be expected during remainder of Work.
 - 1. Locate mockups on the building where directed by Architect.
 - a. Paint Removal - Provide 6' x 6' square of paint removal mock up prior to repointing mock up.
 - 2. After review by the Architect, prepare additional samples, adjusting materials, methods, timing, etc., as necessary to clean masonry to required finish.
 - a. Test cleaners and methods on samples of adjacent materials for possible adverse reactions, unless cleaners and methods are known to have a deleterious effect.
 - b. Allow a waiting period of not less than 14 days after completion of sample cleaning to permit a study of sample panels for negative reactions.
 - 3. Notify Architect 7 days in advance of the dates and times when samples will be prepared.

4. Obtain Architect's approval of mockups before starting the remainder of restoration and cleaning.
5. Maintain mockups during construction in an undisturbed condition as a standard for judging the completed Work.

1.05 DEFINITIONS

- A. All pressures measured at discharge end.
- B. Garden Spray: Spray of hand-pump-up garden-type ("Hudson") sprayer with nozzle adjusted to a cone-shape. Powered garden-type sprayers providing equivalent spray are also acceptable. Stainless steel or plastic parts required (galvanized not acceptable).
- C. Very-Low Pressure Spray: 30 psi (nominal) through a 3/4-inch diameter hose fitted with a nozzle producing a conical spray of approximately 60 degrees applied at a distance not closer than 4 feet from the surface. Provide pressure/volume/cut-off valve at discharge end.
- D. Low-Pressure Spray: 100 to 200 psi; 4 to 6 gpm.
- E. Medium-Pressure Spray: 200 to 600 psi; 4 to 6 gpm.
- F. High-Pressure Spray: 600 to 1200 psi; 4 to 6 gpm.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. Deliver other materials to Project site in manufacturer's original and unopened containers, labeled with type and name of product and manufacturer.
- B. Comply with manufacturer's written instructions for minimum and maximum temperature requirements for storage.

1.07 PROJECT CONDITIONS

- A. Clean surfaces only when air temperature is 40 degrees F and above and will remain so for at least 7 days after completion of cleaning.

1.08 SEQUENCING AND SCHEDULING - NEW MASONRY

- A. Clean masonry in a timely manner and within the time limitations recommended by the mortar manufacturer and liquid cleaner manufacturer - generally within 7 to 21 days after brick masonry is installed and within 14 to 28 days after stone masonry is installed, depending on temperature and mortar strength.
- B. Perform masonry cleaning and restoration work in the following sequence:
 1. Install temporary materials where required to prevent entry of water or chemicals into interior of masonry work, windows, doors, louvers, and other openings.
 2. Protect from damage windows, doors, louvers, and other openings as well as other non-masonry surfaces that are not to be cleaned. Provide temporary masking of such surfaces where cleaners might damage such surfaces.
 3. Clean masonry surfaces.

1.09 SEQUENCING AND SCHEDULING

- A. Perform masonry cleaning and restoration work in the following sequence:
 1. Install temporary materials where required to prevent entry of water or chemicals into interior of masonry work, windows, doors, louvers, and other openings.
 2. Protect from damage windows, doors, louvers, and other openings as well as other non-masonry surfaces that are not to be cleaned. Provide temporary masking of such surfaces where cleaners might damage such surfaces.
 3. Clean masonry surfaces.
 4. Rake out and repoint existing mortar from joints indicated to be repointed as specified elsewhere in Division 4.
- B. Initial Cleaning: Clean existing soil, stains, efflorescence, etc., from masonry prior to demolition and performing repairs.
- C. Final Cleaning: Cleaning of masonry work is complete and is required only to the extent that masonry is soiled by construction operations.

PART 2 PRODUCTS

2.01 SUBSTITUTIONS

- A. Refer to Section 01 6000 - Product Requirements.

2.02 MATERIALS

- A. Water: clean, potable water.
- B. Warm water for mixing cleaning solutions.
- C. pH paper with 3 colors to identify numeric pH level.

2.03 MIXES

- A. Liquid Cleaners for New Masonry:
 - 1. VanaTol; Prosoco, Inc.
- B. Cleaners for Existing Masonry Elements: Do not use muratic acid.
 - 1. General Cleaning - Interior Masonry
 - a. Prosoco Enviro Klean - EK Restoration Cleaner <http://www.prosoco.com/products/enviro-klean-ek-restoration-cleaner>
 - b. Cathedral Stone - Light Duty Cleaner <https://www.cathedralstone.com/public/system/Datasheet/1015.pdf>
- C. Paint Remover - Exterior
 - 1. Prosoco Safety Peel 1 - <https://prosoco.com/product/safety-peel-1>
 - 2. Cathedral Stone - Heavy Duty Paint Remover <https://www.cathedralstone.com/public/system/Datasheet/913.pdf>
 - 3. Sherwin Williams - Peel Away I - Heavy Duty Paint Remover <https://www.sherwin-williams.com/painting-contractors/products/peel-away-1-heavy-duty-paint-remover?itemCatentryId=14981>

2.04 TEMPORARY COVERS

- A. Liquid Strippable Masking Agent: Manufacturer's standard liquid, film-forming, strippable masking material for protecting glass, metal, and polished masonry surfaces from the damaging effects of acidic and alkaline masonry cleaners.
- B. Polyethylene Sheet.
- C. Adhesive Tape: Non-staining, leaving building surface residue-free after tape is removed.

PART 3 EXECUTION

3.01 NAILS AND OTHER FOREIGN OBJECTS

- A. Nails and pins have been driven into the masonry at various locations. Remove and discard nails, pins, and similar devices.
- B. Remove ferrous material completely. Do not allow portions to remain embedded.
 - 1. Where brittle materials cannot be pulled out intact, remove remaining embedded material by drilling.
 - 2. Where holes occur in mortar joints, no further repair is required beyond repointing.
 - 3. Where holes in masonry are horizontal or angled so as to be free-draining, no further repair is required.
 - 4. Where holes in masonry are vertical or are angled so as to trap water, drill out hole using a 1/2 inch diameter bit unless otherwise approved, to allow for subsequent patching. Patch hole with patching mortar as specified elsewhere in Division 4.

3.02 PROTECTION

- A. The Building: Where cleaners and rinses have not been demonstrated to be non-deleterious to non-masonry portions of the building, provide temporary masking of non-masonry surfaces.
- B. Control of Runoff:

1. Do not allow cleaners and rinses to collect, pond, or form soft muddy conditions at the base of the building that do not dissipate within 24 hours.
- C. If inadvertent spills of cleaner contact other building elements, rinse immediately with potable water until free of cleaner.
- D. Do not apply sprays during windy conditions sufficient to carry overspray into contact with other surfaces, vegetation, or people.
- E. Paint to be removed is highly likely to contain lead. Paint remover and waste generated from the removal of paint shall be contained and disposed of in a manner consistent with all local, state and federal guidelines. Coordinate disposal with the University of Kentucky.

3.03 CLEANING, GENERAL

- A. Identify "panels" of the building to be cleaned sequentially.
- B. Proceed within each panel from the base of the building to the top, unless otherwise approved.
- C. Prewetting:
 1. As cleaning proceeds upward, maintain lower portions and immediately adjacent portions continuously wet and streak-free and soil-free.
 2. Extend the wetted area horizontally beyond the immediate area to be cleaned.
 3. Wet the area beneath the area to be cleaned, from grade level up to the area to be cleaned.
 4. Maintain these adjacent areas wet with water until rinsing is complete to avoid streaking and deposition of cleaners and residues onto adjacent surfaces.
- D. Thoroughly remove cleaners by rinsing with potable water. A final rinse shall be performed from the top of the building down to the base of the building.
- E. Clean building surfaces in a uniform manner. Include flat surfaces, cornices, moldings, ornament, recesses, tops and undersides, etc., to produce a uniformly clean result.
- F. Do not apply different cleaners on a given area unless the cleaner used previously has been thoroughly washed away.
- G. Adjustments to meet Project Conditions:
 1. Repeat cleaning procedures or adjust dwell times or adjust the amount or type of scrubbing effort or adjust concentration of cleaners (or a combination of the preceding), depending upon the amount and type of soil or stain present on the various parts of the building, and so as to achieve a uniformly clean result and without change in Contract Time or Price.
 2. Obtain the Architect's approval of such adjustments.
 3. Do not exceed concentrations or dwell times or repeat procedures beyond the limits specified or approved by the Architect.

3.04 SPRAYS

- A. Do not use power-assisted spray without the written authorization of the Architect.
- B. Provide very low pressure spray, taking water from hose bibbs to portions of the building required to be cleaned.
- C. If the Architect determines that unassisted pressure at hose-end from the building water supply does not provide adequate pressure or volume, provide power-assisted spray adjusted to simulate very-low pressure spray without change in Contract Time or Price. Obtain the written authorization from the Architect.
- D. If the Contractor so requests and the Architect determines that due to remote location or configuration or other Project factors, it is impracticable to use hoses to rinse selected portions, provide power-assisted spray adjusted to simulate very-low pressure spray without change in Contract Time or Price. Obtain the written authorization from the Architect.

3.05 APPLICATION OF LIQUID CLEANERS

- A. Remove as much biological growth as possible using a stiff bristle brush. Dry-brush the surface before wetting to remove bulk growth.
 1. Pre-wet the area to be cleaned (and the adjacent areas) with a water spray.
 - a. Extend the wetted area horizontally beyond the immediate area to be cleaned.
 - b. Wet the area beneath the area to be cleaned, from grade level up to the area to be cleaned.
 - c. Maintain these adjacent areas wet with water until rinsing is complete to avoid streaking and deposition of cleaners and residues onto adjacent surfaces.
 2. Apply the solution to the affected area using either a garden spray or medium-stiff natural bristle brush. Use large, flat brushes for flat areas; use small brushes to access recesses, reveals, and detail of ornament.
 - a. Scrub with a natural or artificial bristle brush and allow to dwell as necessary depending on degree of soiling and application temperatures.
 - b. Dwell times are estimated to be 20 to 30 minutes between 40 and 70 degrees F, and 10 to 15 minutes at 70 degrees F and above, but may range up to an hour or longer depending upon degree of soiling, scrubbing effort, and other factors. Consult manufacturer for required dwell time for the product being used.
 - c. Do not allow cleaners to dry out. Reapply cleaner or mist with water to keep the surface saturated, and scrub periodically until the growth, stain, or soil is removed.
 3. After-Wash:
 - a. Thoroughly rinse cleaner from surface with low-pressure spray water.
 - b. Immediately apply after-wash to surface and allow to dwell for 3 to 5 minutes.
 4. Thoroughly rinse the surface with low-pressure spray water.
 - a. Test liquid rinse run-off drops with pH paper to ensure that cleaning solutions have been effectively removed. Continue rinsing until pH is neutral. (pH testing of liquid detergent is not required or effective.)
 - b. Allow to dry.
 - c. Test as often as necessary to ensure reliable, repeatable results and when otherwise requested by the Architect.
 5. Use prepared solutions within 24 hours.

END OF SECTION