

MORGANTON COMMUNITY HOUSE – PHASE II

ADDENDUM # 1 – 10/28/16

This Addendum is provided through the City of Morganton's website ([www.ci.morgantonnc.gov/bids](http://www.ci.morgantonnc.gov/bids)), the FW Dodge Report, AGC Carolinas, Hispanic Contractors Association, and is being emailed to the Contractors who have provided contact information to the Architect. The GCs shall be responsible for the distribution of this addendum to their subcontractors and suppliers providing pricing for this project.

**General:**

1. **CHANGE IN BID DATE AND TIME:** The Bid Date and Time has been modified: Bids will now be received at 3:00 PM on Nov.16, 2016.
2. For the Architect and Engineer to answer questions and issue an Addendum, the last day for questions is Wednesday, Nov.9 at 3:00 PM. All questions should go through the Architect.
3. Pre-Bid Site Visits: Contractors and their subcontractors will have access to the building on the following three days between 8 AM and 5 PM without an appointment: Monday, October 31; Friday, November 4 and Monday, November 14. Additional site visits can be arranged by appointment: contact Sharon Jablonski at 828 - 443 - 0886.
4. The list of General Contractors who attended the mandatory Pre-Bid Conference on October 26, 2016 is attached to this Addendum. Bids from other General Contractors will not be considered.
5. In the Project Manual refer to Document 00410 – Bid Form. The first three pages (Bid Form 00310-1, 00410-2 and 00410-3) comprise the extent of the Bid Form to be submitted at Bid time, 3:00 PM on November 16, 2016. Note that the following two pages (Bid Form 00410-4 and 00410-5) are titled "Article 6- Post-Bid Information." It states that this list of Sub-bidders is to be submitted within 72 hours after the Bid Date and Time. Note that this is not a change, but a clarification, based on questions raised at the Pre-Bid Conference. (Additional comment: there is a reference that "amounts may be written without words." Delete this statement. No dollar amounts are to be quoted with the list of Sub-bidders).
6. Roof warranty: The building was re-roofed this past year and is still under warranty. GC for Phase II work must take steps to not void the warranty. The Roofing Contractor from Phase I is to be contacted when penetrations are made: Sam Turner of Turner Waterproofing, 3458 Hidden Brook Ln, Lenoir, NC 28645. Tel: 828-758-1466.

78 ½ Patton Avenue

Asheville, NC 28801

tel: 828.254.5853

fax: 828.254.5856

**Architectural:**

1. Refer to Specification Section 09 3000 Tiling. This section has been replaced in its entirety and is attached and made part of this Addendum.
2. Refer to Specification Section 09 2613 Acoustical Gypsum Plastering. The acoustic plaster ceiling in the Connelly room is a spray applied (not troweled). This is not a change, but a clarification from the Pre-Bid meeting. Follow Specification and Manufacturer Installation Guide.
3. Refer to Sheet A7 Finish Schedule. Room 101 Connelly Room should list Acoustical Gypsum Plaster on vaulted ceiling, as shown in 1/A5 Building Section.
4. Refer to Sheets A2 and A6. Detail 9/A6 Lobby and Hearth Elevation indicates that "hearth and mantle to match Connelly Room." The Lobby Fireplace Mantle and Surround will now be provided by the owner and will be installed and finished (painted) by the Contractor.
5. Refer to Sheets A2 and A3, Wall Legend. The walls in this legend are incorrectly hatched. Walls of the elevator shaft and the elevator vestibule are Cast Concrete and CMU per Structural sheets S-1 through S-4 and are finished with painted GWB on furring channels per Architectural Details and Finish Schedule. A revised Wall Legend is attached and made part of this Addendum.

**END OF ADDENDUM**

## **MORGANTON COMMUNITY HOUSE PHASE II – LIST OF BIDDERS**

(attended Pre-Bid 10-26-16, mandatory for General Contractors)

### GENERAL CONTRACTORS:

- Brantley Construction Co. contact Jacob Benson  
Email: [jbenson@brantlyconstruction.com](mailto:jbenson@brantlyconstruction.com)  
Tel. 828-484-8272
- Greene Building Corporation, contact Jason Clontz  
Email: [jason@greenebuildingcorp.com](mailto:jason@greenebuildingcorp.com)  
Tel. 704-473-5292
- Hickory Construction, contact Jeff Herman  
Email: [jherman549@hotmail.com](mailto:jherman549@hotmail.com)  
Tel. 828-228-4761
- Kearey Builders Inc., contact Ryan Kearey  
Email: [marita@keareybuilders.com](mailto:marita@keareybuilders.com)  
Tel. 704-883-9811
- Moss Marlow Building Co, contact David Deal  
Email: [ddeal@mossmarlow.com](mailto:ddeal@mossmarlow.com)  
Tel. 828-328-2333
- Neill Construction Inc., contact Jeff Derrell Brown  
Email: [Darrell@neillinc.com](mailto:Darrell@neillinc.com)  
Tel. 828-855-5805
- Pro Construction Inc., contact Matthew Stonebraker  
Email: [proconnc@gmail.com](mailto:proconnc@gmail.com)  
Tel. 910-455-0647
- Ridgeline Building Corp., contact Wes Taylor  
Email: [wtaylor@ridgelinebc.com](mailto:wtaylor@ridgelinebc.com)  
Tel. 828-413-0310
- Triangle Contractors, contact Eric Jacobsen  
Email: [ejacobsen57@.com](mailto:ejacobsen57@.com)  
Tel. 828-432-0025
- WC Construction Co., contact Chris Hoover  
Email: [chrish@wconstructionco.com](mailto:chrish@wconstructionco.com)  
Tel. 336-721-3420
- Wilkie Construction Co, contact Brandon Harrison  
Email: [brandon@wilkie-const.com](mailto:brandon@wilkie-const.com)  
Tel. 828-754-6431

### ELECTRICAL CONTRACTORS:

- Kayga Electric, contact Sammy Kayga  
Email: [kayga2@bellsouth.net](mailto:kayga2@bellsouth.net)  
Tel. 828-433-7547
- Progressive Electric Co Inc., contact Jason Sigmon  
Email: [progressiveelectric@charter.net](mailto:progressiveelectric@charter.net)  
Tel. 828-244-6908

### MECHANICAL CONTRACTORS:

- Triangle Contractors, contact Don Mask  
Email: [don@tcihvac.com](mailto:don@tcihvac.com)  
Tel. 828-413-4021

## **SECTION 09 3000 - TILING**

### **PART 1 GENERAL**

#### **1.01 SECTION INCLUDES**

- A. TILE
  - 1. CERAMIC WALL TILE
  - 2. CERAMIC FLOOR TILE
- B. STONE THRESHOLDS / Tile Flooring
- C. Mortar Materials / Tile
- D. Grout Materials / Tile
- E. CLEAVAGE MEMBRANE = UNCOUPLING MEMBRANE / Tile
- F. Sealer

#### **1.02 RELATED REQUIREMENTS**

- A. Joint Sealants
  - 1. Sealant for sealant-grouted joints.
- B. Flooring Preparation:
  - 1. Substrate Site Quality Control
  - 2. UNDERLAYMENT
  - 3. PATCHING COMPOUND
  - 4. LEVELING COMPOUND

#### **1.03 SUBMITTALS**

- A. Product Data:
  - 1. Wall Tile : Include material descriptions, and standards compliance . Include manufacturer's instructions for installation and required substrate tolerances.
  - 2. Floor Tile : Include material descriptions, and standards compliance . Include manufacturer's instructions for installation and required substrate tolerances.
  - 3. Stone Thresholds : Include and material descriptions .
  - 4. Mortar Material, Each : Include VOC content and standards compliance .
  - 5. Grout Material, Each : Include VOC content and standards compliance .
  - 6. Cleavage Membrane : Include recycled content report, and manufacturer's product specifications .
  - 7. Sealer : Include VOC content and compatibility test reports .
- B. Verification Samples:
  - 1. Each Type of Tile: unit .
- C. Maintenance Data: Include recommended cleaning methods, cleaning materials, stain removal methods, and polishes and waxes.
- D. Extra Stock Materials:
  - 1. Each Type of Tile: 0.5 percent of each type, color, pattern, and texture installed

#### **1.04 QUALITY ASSURANCE**

- A. Source Limitations: Tile of same type; grout.
- B. Tile Installer Qualifications: Qualified and Experienced 5 projects, 3 years.

#### **1.05 SITE CONDITIONS**

- A. Ambient Conditions: Maintain ambient temperature and relative humidity planned for building occupants in spaces to receive tile for at least 3 days before installation, during installation, and until Substantial Completion.

## **PART 2 PRODUCTS**

### **2.01 CERAMIC WALL TILE / Typical**

- A. Product: Crossville Virtue Porcelain Stone SHT (Satin finish with Hydrotect)  
<<http://crossvilleinc.com/products/virtue/>>
- B. Size: 6"x24"
- C. Layout Pattern: 1/3 overlap bond

### **2.02 CERAMIC WALL TILE / Women's Restroom Backsplash (see detail 5-A6)**

- A. Product: Crossville Yin @ Yang Lotus Blossom Natural Finish. Apply Matte Sealant following set, grout and cleaning.
- B. Size: 1"x3"
- C. Layout Pattern: herringbone

### **2.03 CERAMIC FLOOR TILE**

- A. Product: Crossville Virtue Porcelain Stone UHT
- B. Size: 12"x24"
- C. Layout Pattern: 1/3 overlap bond

### **2.04 TRIM / Tile**

- A. Trim for Tile: Same material as tile and as indicated on Drawings. Wall tile cap will be Virtue 1½" x 12" Chair Rail Satin SHT. Base Tile (all toilet room walls that are NOT wet walls) Virtue 4 x 24 Single Bullnose SHT. If not specifically indicated, provide accessories as required to prevent exposure of unfinished tile edges at corners, transitions, and terminations. If tile trim accessories are not detailed or otherwise specifically identified, provide units that are consistent in style and finish with other accessories in the same space, dimensioned appropriately for each application.

### **2.05 STONE THRESHOLDS**

- A. Marble; ASTM C 503 with a minimum abrasion resistance of 12 per ASTM C 1353 or ASTM C 241 and with honed finish.
  - 1. Description: Uniform, fine to medium grained white stone with gray veining.
- B. Fabricate to sizes and profiles indicated or required to provide transition between adjacent floor finishes.
  - 1. Bevel edges at 1:2 slope, aligning lower edge of bevel with adjacent floor finish. Limit height of bevel to 1/2 inch or less, and finish bevel to match face of threshold.

### **2.06 MORTAR MATERIALS**

- A. Latex-Portland Cement Mortar: ANSI A A118.4 Mapei LFT Thinset.(Rapid Set LFT, if required)

### **2.07 GROUT MATERIALS**

- A. Polymer Modified Cement Grout: Mapei Flexcolor CQ.
  - 1. Colors: 02 Pewter
  - 2. Polymer Type: Per Mapei Manual .
  - 3. Apply Grout Release to SHT wall tile surfaces prior to Grouting and clean per mfr recommendation during grout cleaning. Grout Release to be fully removed during the grouting process so Hydrotect treatment is effective on satin finish.

IMPORTANT: Grout maximum 4'x4' areas at a time, clean tile surface, then continue.

### **2.08 CLEAVAGE MEMBRANE**

- A. 1/8 inch thick polyurethane matting with three-dimensional grid structure with dovetail shaped cavities and fleece webbing laminated to the underside to provide a mechanical bond to the substrate adhesive.

- B. Product: Schluter-DITRA / Schluter Systems, L.P..

### **2.09 CLEANER**

- A. Neutral non-acidic cleaner capable of removing soil and residue without harming tile and grout surfaces, specifically approved for materials and installations indicated by tile and grout manufacturers.

### **2.10 GROUT SEALER**

- A. Manufacturer's standard silicone product for sealing grout joints that does not change color or appearance of grout.
- B. Products:
  1. Miracle Sealant; Grout Sealer.
  2. Bostik; CeramaSeal Grout Sealer.
  3. C-Cure; Penetrating Sealer 978.
  4. Bonsal, W. R., Company; Grout Sealer.

- C. VOC Limitation: 250 g/L maximum / 40 CFR 59, Subpart D (EPA Method 24)

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Examine substrate as required for flooring preparation indicated elsewhere.

### **3.02 PREPARATION**

- A. Flooring: Prepare substrate as required for flooring preparation indicated elsewhere.

### **3.03 TILE INSTALLATION**

- A. Install tile and grout in accordance with applicable requirements of ANSI A108.1 through A108.13, manufacturer's instructions, and TCA Installation Guidelines recommendations.
- B. Cut and fit tile to penetrations through tile, leaving sealant joint space. Form corners and bases neatly. Unless otherwise indicated, Align floor, base, and wall joints.
  1. Accurately form intersections and returns. Perform cutting and drilling of tile without marring visible surfaces. Carefully grind cut edges of tile abutting trim, finish, or built-in items for straight aligned joints. Fit tile closely to electrical outlets, piping, fixtures, and other penetrations so plates, collars, or covers overlap tile.
  2. Extend tile work into recesses and under or behind equipment and fixtures to form complete covering without interruptions, unless otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments.
- C. Place tile joints uniform in width, subject to variance in tolerance allowed in tile size. Make grout joints without voids, cracks, excess mortar or excess grout, or too little grout.
  1. Jointing Pattern: Lay tile in grid pattern, unless otherwise indicated. Align joints when adjoining tiles on floor, base, walls, and trim are same size. Lay out tile work and center tile fields in both directions in each space or on each wall area. Adjust to minimize tile cutting. Provide uniform joint widths, unless otherwise indicated.
    - a. For tile mounted in sheets, make joints between tile sheets same width as joints within tile sheets so joints between sheets are not apparent in finished work.
    - b. Lay out tile wainscots to next full tile beyond dimensions indicated.
  2. Form internal angles square and external angles bullnosed.
- D. Sound tile after setting. Replace hollow sounding units.
- E. Joint Sealant: Apply joint sealant where indicated elsewhere and on Drawings and to junction of tile and dissimilar materials. Mask areas adjacent to joints to prevent smears and stains. Install joint sealants as required for joint sealants indicated elsewhere.

### **3.04 THRESHOLD INSTALLATION**

- A. Stone Thresholds: Install stone set in same type of setting bed as abutting field tile, unless otherwise indicated.
  - 1. Locations: Where:
    - a. tile terminates at doors.
    - b. indicated on Drawings.

### **3.05 INSTALLATION METHODS AND SCHEDULE**

- A. TCA Installation Guidelines: Comply with TCA's "Handbook for Ceramic Tile Installation." methods indicated and as modified below:
- B. THINSET / Floors: TCA F133 with the following materials:
  - 1. Substrate: cured concrete slab or underlayment as required for flooring preparation indicated elsewhere.
  - 2. Membrane: cleavage membrane substituted for waterproofing.
  - 3. Bond Coat: latex portland cement mortar.
  - 4. Grout: polymer modified cement grout.
  - 5. Tile: as indicated elsewhere.
  - 6. Joint Widths: 3/16 inch, unless otherwise indicated.

### **3.06 CLEANING**

- A. Progress Cleaning: Immediately remove adhesive, grout, mortar, joint sealant, and other foreign substances which are not indicated to be applied to surfaces.
- B. Final Cleaning: Clean exposed tile and grout surfaces with methods not harmful to finishes to remove foreign material. Thoroughly rinse and dry surfaces.
  - 1. Use only cleaners and methods recommended by tile and grout manufacturers and only after determining that cleaners are safe, innocuous, undamaging, and not detrimental to use by testing on 4 foot by 4 foot area of surfaces to be cleaned. Protect non-tile and non-grout surfaces from cleaner.
  - 2. Clean grout smears and haze from exposed tile and grout surfaces.
  - 3. Remove temporary protective coverings and strippable films. Trap and remove coating to prevent it from clogging drains.
- C. Grout Sealer: As soon as grout sealer has penetrated grout joints, remove excess sealer and sealer that has gotten on tile faces by wiping with soft cloth.

### **3.07 PROTECTION**

- A. Protect installed tile from subsequent construction operations.
- B. Except for clean foot traffic after 7 days, do not permit traffic over unprotected floor surface.

## **END OF SECTION**

# WALL LEGEND



NEW CMU and SITE CAST CONCRETE



EXISTING WALL



NEW 5/8" GYP. BD. ON 3 1/2" WOOD STUDS  
WALL TYPES A (1 HR RATED) AND B (NON RATED)



NEW 5/8" GYP. BD. ON 5 1/2" WOOD STUDS  
WALL TYPE C



EXISTING 4 HR FIRE WALL



NEW 1 HR WALL

NOTE: DIMENSIONS ARE TO FINISH FACE OF WALLS