SAN FRANCISCO REDEVELOPMENT AGENCY

BUILDING 813 LIGHT DEMOLITION AND ABATEMENT PROJECT

CONTRACT HPS 01-12

EDA Award No. 07-49-05947

ADDENDUM NO. 3

January 26, 2012

DOCUMENT 00910

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Please note the following clarifications and/or revisions to the Building 813 Light Demolition and Abatement Project, Contract HPS 01-12.

A. Specifications

Section 09910, Painting, is amended by revising the following part:

2.5 EXTERIOR FINISH PAINT MATERIAL

B. Exterior Elastomeric Paint: Acrylic Elastomeric Coating, non-textured; sheen and color as scheduled.

1. Dry Film Thickness: 8 - 12 mils
2. Water Vapor Transmission: 30 perms

Section 09910, Painting, is amended by adding the following part:

3.12 EXTERIOR FINISH SCHEDULE

F. Exterior Steel Windows:

1. 1st Coat - Exterior Alkyd Primer; prime coat as required for full coverage.
2. 2nd Coat - Acrylic semi-gloss enamel; semi-gloss sheen.

B. Bidder Questions

No.	Question	*Response*
1	Per the Kellco Environmental survey it appears that the parapet mastic has tested positive for asbestos. However, in the Kellco summary table (Page 15 & 16) it does not appear that this parapet coating has been accounted for. This parapet mastic would equal approximately 4,200 SF of material which is not summarized. Can you clarify this item?	*Please assume the mastic on the roof parapet, approximately 4,200 square feet, is positive for asbestos per the laboratory reports.*

No.	Question	*Response*
2	During the site visit, it was noted by Kellco-Macs that there is mastic underneath the glued-on tiles on some concrete ceilings. This material is not shown on the Asbestos Report and there is no quantity given. Considering that in many areas these glued-on tiles may be hidden above other suspended ceilings, can bidders be provided an estimated quantity of this material to include in our pricing?	*For bidding purposes please use a quantity of approximately 2800 sq. ft. of ceiling tile glue in various areas.*
3	There are areas of spalling concrete with exposed rebar. Also, fasteners will be removed leaving voids. Does the Owner want to address these items?	*Prepare these areas for painting. Remove damaged concrete, thoroughly clean exposed steel, coat with Sika Armatec, finish with concrete modified with Sikatop 122, cure. Assume 20 locations for spalls and 200 locations for voids.*
4	The Kellco-Macs report states some of the drywall is either "none detected" or contains less than 1% asbestos. Can a demolition contractor remove it?	*Please refer to OSHA regulations requiring asbestos certified contractors to perform the work.*
5	Can you clarify the scope of work for window repairs?	*Any broken or cracked exterior window glass shall be repaired with new glass of the same type and transparency, and with glazing putty that is appropriate for the installation and existing window materials and configurations. Also, new glazing putty shall be installed at windows where loose or missing, and existing window sashes shall be scraped and cleaned prior to installation of replacement glass and putty.*
6	In the Kellco-Macs Asbestos Survey, Page 16, there is a line item for "1st Floor Hallway" with a quantity of white texture and taping mud of 16,800 sq. ft. Is this quantity in addition to the quantities already listed on the 1st Floor on Page 15, or is this in fact additional material?	*These are two separate line items.*

No.	Question	*Response*
7	In the Kelloco-Macs Asbestos Survey, the black mastic on the parapets appears "hot" in samples L 209826-4, 29 and 38. There does not appear to be any parapet mastic listed on Page 16 of the report. Please clarify.	*It is the last item listed in the page 16 matrix.*
8	Is the intent to paint the entire exterior surface of the building including the roof side of the parapet wall?	*Yes, refer to Section 1.2 of the painting specification (back face of parapets).*
9	Can we saw cut and remove the CMU block infill walls at two column bays in order to crane in equipment? We would replace the material in like condition and paint per contract. Please advise.	*Yes.*
10	For bidding purposes can you supply the contractors with the amount of windows needed to be replaced?	*Bidders will need to perform their own take-off.*
11	Please advise on how we are supposed to fix damaged window frames. For example at the rear of the building the steel frame is damaged and would need to be repaired.	*The damaged frame would need to be addressed post bid.*
12	There is a tin building on the northwest corner of the building that appears to be partially attached to Building 813. Is this building to remain intact and be repainted or does it get removed under this scope of work?	*There is no scope of work for this structure (appears to be 60'x20').*
13	Please clarify what the 15' dimension refers to in Addendum #1, Bidder Question #6.	*The entire exterior of the building is to be stabilized prior to painting. The 15' dimension is for catching the paint chips. Bidders will not be responsible for existing paint chips more than 15' from the base of the building.*
14	The exterior concrete calls out for one (1) primer coat and one (1) coat of Elastomeric. Is there a specified thickness of Elastomeric you are requesting? Most manufacturers have two grades of Elastomeric. The specifications only call out acceptable manufacturers but do not specify the products. Please clarify.	*Refer to the revised specification section 09910, 2.5B*

No.	Question	*Response*
15	On the exterior finish schedule, the exterior galvanized steel call out for Tnemec "Hi-Build" Epoxoline II Series to be used. What exterior structures does this product go on (i.e. stairwells, railings, canopies, window openings and sashes)?	*All exterior galvanized steel structures except the windows are to be painted with Tnemec. All window sashes are to be painted per revised Paragraph 3.12F of the Paint Specification.*

Please acknowledge receipt of this addendum on Document 00400, Bid Form!

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