

UNIVERSAL ENGINEERING SCIENCES

Riverview – Building Envelope

Project #1160.2200008

SECTION 00901 – ADDENDUM

ADDENDUM NO.: ONE (1)

PROJECT NO.: 1160.2200008

DATE: April 05, 2023

RE: Riverview Condominium Association, Inc. / Building Envelope
Project and Related Work
1400 Barcarrota Blvd, Bradenton, FL 34205

FROM: Universal Engineering Sciences (UES) - ENGINEER
1748 Independence Blvd, Ste B-6
Sarasota, FL 34234

INSTRUCTIONS: This Addendum forms a part of the Project Manual and modifies the original Bidding Documents dated March, 2023, and as noted below.

This Addendum to the Construction Documents has been issued prior to the receipt of bids and / or award of Contract for the Project. All work covered by this Addendum shall be included in the Revised Contract Sum unless otherwise stipulated.

The Requirements of the Construction Documents, including Drawings, General Conditions, Summary of Work, Temporary Facilities and Controls, and the Specifications of the Project Manual, apply to Work described in this Addendum, unless otherwise modified specifically by the Addendum.

It is the intent of this Addendum to provide descriptions of a complete product material, method, system or assembly, and such items shown or specified shall be provided in such quantities as may be required to complete the Project to the extent required.

This Addendum consists of (3) documents and (15) total pages, attached:

- 1.1 Document 00300-R1 - "BID TABULATION"; Replace the entire section with the attached section.
- 1.2 Document 01010-R1 "SUMMARY OF WORK"; Replace the entire section with the attached section.
- 1.3 Add the Prebid Meeting Minutes.

Acknowledgement of Receipt of Addendum

By: _____

On: _____



UNIVERSAL ENGINEERING SCIENCES

Riverview – Building Envelope

Project #1160.2200008

SECTION 00300-R1 / BID TABULATION

1.0 GENERAL

1.1 PROJECT

Project Title: Riverview Condominium Association – Building Envelope Project and Related Work

PROJECT OWNER:

Michael Palladino, Board Member
Phone: 727-735-8060
Email: hstryla@msn.com

ASSOCIATION MANAGER:

Jeff Whitaker
2425 Manatee avenue, West Bradenton Florida, 34205
Office: 941-746-8094
Email: jgw.cricklawcpa@gmail.com

1.2 ACKNOWLEDGEMENTS

The bidding contractor, having submitted a bid for this project, acknowledges the following:

- A. The bidding contractor is qualified to meet the requirements of the Project Manual for the above referenced project.
- B. The bidding contractor has visited and has become familiar with the project site and conditions.
- C. The bidding contractor understands the requirements of the Project Manual for the above referenced project.
- D. THE BIDDER APPROVES HOLDING THE SUBMITTED PRICES AT LEAST 60 DAYS AFTER SUBMITTING THE BID.

1.3 BASE BID ITEMS

A full description of the scope of each bid item includes project manual, specifications, details, drawings and applicable manufacturer instructions.

BID ITEM	DESCRIPTION	LUMP SUM COST \$
1.	General Conditions	
2.	Mobilization and Demobilization	

UNIVERSAL ENGINEERING SCIENCES

Riverview – Building Envelope

Project #1160.2200008

SECTION 00300-R1 / BID TABULATION

3.	Payment & Performance Bond	
BUILDING ENVELOPE		
4.	Remove all Sealant in Service, Including Around Fenestrations and Building Transitions and Apply New BASF MasterSeal NP 100 per Manufacturer Standards	
5.	Properly Prepare and Paint the Previously Painted Building Exterior Surfaces Utilizing Sherwin Williams Paints per Manufacturer Standards. Refer to Section 09900 for Areas of Inclusion and Exclusion`	
6.	Alternately, Properly Prepare and Strip the Existing Building Paint Utilizing Hydro-Blast	
7.	Properly Prepare and Create Horizontal Control Joints at the termination Lines Between the Floor Slabs and the Vertical Walls on Each Level	
ALTERNATE WORK ITEMS (LUMP SUM)		
BUILDING BALCONIES		
8.	Properly Prepare and Remove Existing Finish from Balconies	
9.	Properly Prepare and Apply BASF MasterSeal 1500 Waterproofing System per Manufacturer Standards and Finished with One of the Following: A. Sand Finish (Price per Balcony) B. Gemstone Texture (Price per Balcony) C. Tiles (Price per Balcony)	
10.	Properly Prepare and Paint Balcony Guards Utilizing Sherwin Williams Hydro-Gloss Paint per Manufacturer Standards	
BUILDING BREEZEWAYS		
11.	Remove Existing Carpet and Properly Prepare and Install BASF MasterSeal 1500 Waterproofing System per Manufacturer Standards and Finished with One of the Following:	

UNIVERSAL ENGINEERING SCIENCES

Riverview – Building Envelope

Project #1160.2200008

SECTION 00300-R1 / BID TABULATION

	<p>A. Sand Finish (Price per Balcony) B. Gemstone Texture (Price per Balcony) C. Tiles (Price per Balcony)</p>	
12.	Properly Prepare and Paint Breezeway Guards Utilizing Sherwin Williams Hydro-Gloss Paint per Manufacturer Standards	
13.	Properly Prepare and Paint the Exterior Face of Unit Entry Doors and Stairwell Doors (Approx. 64)	

UNIT PRICED WORK

Costs for work added or deleted from this project shall be as per the following schedule. Because quantities cannot be verified, the following pricing will be applied to directed repairs by unit, which must be verified by the ENGINEER.

BID ITEM	DESCRIPTION	UNIT	COST \$	MIN BILL QTY
1.	Stucco Repair	SF		
2.	Crack repair, 1/8" to 1/4"	LF		
3.	Crack repair Greater Than 1/4" with Backer Rod	LF		
4.	Repair Deck Sloping, Utilize Cementitious Materials	SF		
5.	Repair Deck Sloping, Utilize Epoxy Materials	SF		
6.	Remove Balcony Shutters	EA		
7.	Drill & Increase Existing Balcony's Weep Holes	Bal.		
8.	Concrete Repair	CF		
9.	Remove Balcony Tiles	EA		
	Provide Allowance if Tiles Removal Exceed 20 Balconies			

UNIVERSAL ENGINEERING SCIENCES

Riverview – Building Envelope

Project #1160.2200008

SECTION 00300-R1 / BID TABULATION

10.	Other			
-----	-------	--	--	--

1.4 LABOR & MATERIALS

Labor cost (\$/hour) Project Manager \$ _____
Site Super \$ _____
Skilled Labor \$ _____
Unskilled Labor \$ _____
Other \$ _____

Material cost markup (%) _____ %

Estimated Time Required to Complete the Project _____ Calendar Days

Earliest Starting Date _____

1.5 SUBCONTRACTOR LIST, IF APPLICABLE

Other _____

Other _____

1.6 SIGNATURES

Legal Name of Company Submitting Bid

General Contractor Licensee Name

Name & Title of Authorized Agent

CGC Licensee Florida Registration Number

Signature of Auth. Agent & Date

Signature of CGC License Holder & Date

END OF SECTION



UNIVERSAL OWNER'S REPRESENTATIVE ING SCIENCES

Riverview – Building Envelope

Project #1160.2200008

SECTION 01010-R1 / SUMMARY OF WORK

1.1 SUMMARY

Project Title: Riverview Condominium Association – Building Envelope and Related Work Project

PROJECT OWNER:

Michael Palladino, Board Member
Phone: 727-735-8060
Email: hstryla@msn.com

ASSOCIATION MANAGER:

Jeff Whitaker
2425 Manatee avenue, West Bradenton Florida, 34205
Office: 941-746-8094
Email: jgw.cricklawcpa@gmail.com

1.2 PROJECT SCOPE

According to Manatee County Property Appraiser, the building was constructed circa 1970s of eight stories with approx. 48 living units. The building structure appears to be comprised of reinforced concrete slabs and columns with concrete masonry units (CMU) walls. The building has a flat roof covered with Thermoplastic Polyolefin (TPO) membrane.

This section shall outline the necessary steps required to conduct a building envelope project including waterproofing the unit balconies at the mentioned building, located at 1400 Barcarrota Blvd, Bradenton, FL 34205, for the purpose of maintaining the building in good sound shape.

The description of FIXED PRICE WORK shall include the following:

1. General Conditions is billed in equal amounts each month over the term of the project and covers costs associated with project such as overhead and management, profit, as well as monthly expenses not directly attributed to labor or material. and are billed equally each month over the term of the initial contract period. All Change Orders shall fully be inclusive of any additional GC, mobilization/demobilization.
 - a. As always, install temporary debris protection and safety equipment as necessary and required by OSHA.
 - b. All work shall require a job standard sample to be review and approved by OWNER'S REPRESENTATIVE and OWNER.

UNIVERSAL OWNER'S REPRESENTATIVE ING SCIENCES

Riverview – Building Envelope

Project #1160.2200008

SECTION 01010-R1 / SUMMARY OF WORK

- c. Contractor shall submit a Construction Sequencing Plan which demonstrates a process of completing the work while maintaining full access for employees and customers.
 - d. CONTRACTOR shall ensure proper protective measures to prevent water intrusion into occupied spaces during work. CONTRACTOR is responsible for all damages incurred as a result of water intrusion during the performance of Work.
 - e. CONTRACTOR is responsible for providing a pre-condition inspection to review any and all work and work areas. Any issues that prevent the completion of work in the scope as outlined should be recorded, reported to the OWNER and OWNER'S REPRESENTATIVE prior to the start of work or the CONTRACTOR assumes the conditions as is as being sufficient for work. This includes the condition of existing components as well as the potential issues with items not included that may be adversely affected by work in the area. Examples such as screens, patio furniture, etc. All elements of the property and building in and around the work area shall be returned to the pre-existing condition or better after the CONTRACTOR'S work is complete.
 - f. CONTRACTOR is responsible to notify the OWNER prior to mobilization of all items or issues that require removal, repair, or replacement, so that proper notice and coordination can take place and will not affect contract time. Precondition inspections should take place in the same manner to provide proper notice to OWNER to avoid delay.
 - g. OWNER is responsible to remove all items identified by the CONTRACTOR as necessary to perform work in a timely manner. Delays incurred due to inability to perform work as a result, will be added to the contract time.
 - h. Job standards for paint colors, stucco repairs and other finishes shall be performed prior to commencement and reviewed and approved by CONTRACTOR, OWNER, and OWNER'S REPRESENTATIVE. Typical standard shall be 6x6 or other dimension as needed to sufficiently evaluate color, finish, texture, etc. Job standards shall remain in place for reference and easily accessible until completion of project to ensure consistent performance standard. Performing work prior to acceptance of approved job standard is done at the CONTRACTOR's risk and is not advisable.
2. Mobilization, setup rigging and equipment as needed for proper access. All equipment, staging and rigging for access shall comply with all local ordinances and OSHA regulations. Mobilization shall be paid at 50% upon start of project and 50% for demobilization when all equipment is removed. CONTRACTOR is responsible for

UNIVERSAL OWNER'S REPRESENTATIVE ING SCIENCES

Riverview – Building Envelope

Project #1160.2200008

SECTION 01010-R1 / SUMMARY OF WORK

verifying safety of any building elements used to attach or secure rigging or support equipment/materials/people.

- a. Permits and Asbestos Testing requirements vary by local jurisdiction. The General Contractor is responsible for obtaining required permit and/or testing of substrates for items outlined this scope of work. All costs incurred for permit and testing shall be paid as a direct cost to the OWNER, reimbursed with receipt in a change order with the first AIA Payment Application.
3. If selected by the OWNER, payment and performance bond rate is required to be quoted from AAA Surety for percentage cost of the project. P&P bond insures contractor performance and compliance with contract as well as contractor's payment of all labor and materials to eliminate liens from third parties.

BUILDING ENVELOPE

4. CONTRACTOR shall remove and replace existing sealants and install BASF MasterSeal NP100 sealant at all building transitions, around fenestration, and were previously omitted. Silicone sealant is not accepted.
5. CONTRACTOR shall properly clean, prep, and paint all previously painted exterior elements of the building utilizing Duration from Sherwin Williams. This shall include the covered parking lot located on the south elevation of the building. Pressure washing shall be conducted utilizing a 2500 PSI washing machine (min) or as specified by the paint manufacturer. All surfaces shall be free of chalk, grease, old paint, and dirt prior to installing the paint. See Section 09900 for specific inclusions/exclusions areas.
 - a. Exterior ferrous metal, galvanized and aluminum shall receive Water-Based Light Industrial Coating System from Sherwin Williams.
6. **CONTRACTOR shall properly prepare and provide a cost for stripping the existing building paint down to the original substrate utilizing hydro-blast technique. This task is considered and alternate and shall NOT be used without the OWNER's permission.**
7. **CONTRACTOR shall properly prepare and create horizontal control joints at the termination lines between the elevated floor slabs and the block walls above at all floors. The joint shall be 1/4" wide and deep max and shall be filled with approved joint sealant.**

IF ELECTED BY THE OWNER, THE FOLLOWING ITEMS SHALL BE DONE AS LUMP SUM ACTIVITIES.

UNIVERSAL OWNER'S REPRESENTATIVE ING SCIENCES

Riverview – Building Envelope

Project #1160.2200008

SECTION 01010-R1 / SUMMARY OF WORK

BUILDING BALCONIES

8. The CONTRACTOR shall properly prepare and remove the existing deck finishes (tiles or coating) down to the original substrate. Stucco on the adjacent wall shall be cut at least 4" to permit for wrapping the base coat 4" up on the wall.
9. Waterproofing material shall be done per the following:
 - a. Following the finish removal, the CONTRACTOR shall inspect the entire deck for any issues or spalled concrete location. Any required concrete repair shall be performed under the OWNER'S REPRESENTATIVE 's supervision and the ICRI guidelines. Any required concrete repairs shall be billed as a unit price work. Deck surface profile shall be of CSP 3 or as specified by the material manufacturer.
 - b. Water test shall be conducted to verify the existing deck sloping. If slope correction is determined to be installed, the CONTRACTOR shall achieve slopping of 1/4" per foot minimum. Slopping correction shall be completed utilizing an approved cementitious material by the waterproofing manufacturer. All the repaired areas shall be bounded by 1/4" x 1/4" reglet key. Any slope correction procedure shall be billed as unit price work.
 - c. CONTRACTOR shall increase the existing size of balcony weep holes by drilling.
 - d. The CONTRACTOR shall install a new BASF MasterSeal 1500 waterproofing system in accordance with the manufacturer's recommendations. The membrane shall extend 4-inches on the adjacent walls (minimum) or as specified by the material manufacturer and into the weep holes. The new system shall carry a 5-year warranty.
 - e. Finish the deck with either sand finish texture, tiles, or Gemstone per OWNER's decision. Tiles color, texture color and/or pattern (if applicable) shall be selected ahead of time by the OWNER before the CONTRACTOR is scheduled to start the work.
10. CONTRACTOR shall properly prepare and paint the balcony guardrails utilizing Hydro-Gloss system from Sherwin Williams. Light scuffing shall be performed as part of prepare the guard surfaces. No sand blast is required. All work shall be done in accordance with the paint manufacturer standards.

BUILDING BREEZEWAYS

11. Breezeway work shall be performed as the following:
 - a. The CONTRACTOR shall properly prepare and remove the existing carpet at all the breezeway and legally dispose out of the site.

UNIVERSAL OWNER'S REPRESENTATIVE ING SCIENCES

Riverview – Building Envelope

Project #1160.2200008

SECTION 01010-R1 / SUMMARY OF WORK

- b. CONTRACTOR shall ground the adhesive and any existing material/coating down to the original substrate. Stucco on the adjacent wall shall be cut at least 4" to permit for wrapping the base coat 4" up on the wall.
 - c. Following the finish removal, the CONTRACTOR shall inspect the entire deck for any issues or spalled concrete location. Any required concrete repair shall be performed under the OWNER'S REPRESENTATIVE 's supervision and the ICRI guidelines. Any required concrete repairs shall be billed as a unit price work. Deck surface profile shall be of CSP 3 or as specified by the material manufacturer.
 - d. Water test shall be conducted to verify the existing deck sloping. If slope correction is determined to be installed, the CONTRACTOR shall achieve slopping of $\frac{1}{8}$ " per foot minimum. Slopping correction shall be completed utilizing an approved cementitious material by the waterproofing manufacturer. All the repaired areas shall be bounded by $\frac{1}{4}$ " x $\frac{1}{4}$ " reglet key. Any slope correction procedure shall be billed as unit price work.
 - e. CONTRACTOR shall increase the existing size of balcony weep holes by drilling.
 - f. The CONTRACTOR shall install a new BASF MasterSeal 1500 waterproofing system in accordance with the manufacturer's recommendations. The membrane shall extend 4-inches on the adjacent walls (minimum) or as specified by the material manufacturer. The new system shall carry a 5-year warranty.
 - g. Finish the deck with either sand finish texture, tiles, or Gemstone, per OWNER's decision. Tiles color, texture color and/or pattern (if applicable) shall be selected ahead of time by the OWNER before the CONTRACTOR is scheduled to start the work.
12. CONTRACTOR shall properly prepare and paint the breezeway guardrails utilizing Hydro-Gloss system from Sherwin Williams. Light scuffing shall be performed as part of prepare the guard surfaces. No sand blast is required. All work shall be done in accordance with the paint manufacturer standards.
13. **CONTRACTOR shall properly prepare and paint the exterior face of unit entry doors and the stairwell doors utilizing Sherwin Williams paints. Light scuff shall be utilized to remove the chipped paint and its edges. No complete sanding is required unless deemed necessary. Also, a paint adhesion test is recommended to be achieved prior to installing the new paint.**

UNIVERSAL OWNER'S REPRESENTATIVE ING SCIENCES

Riverview – Building Envelope

Project #1160.2200008

SECTION 01010-R1 / SUMMARY OF WORK

UNIT PRICE WORK ITEMS

The description of unit price work included in this contract consists of the following:

The work outlined for the building envelope, unit price work cannot be estimated as a lump sum quantity and as such has been outlined below for completion on an 'as needed or directed' basis. Work verified by OWNER and/or OWNER'S REPRESENTATIVE as required will be submitted as completed with each payment application. Quantities will be verified and approved by OWNER'S REPRESENTATIVE and be communicated to the OWNER after each measurement of additional work unless otherwise outlined by OWNER, prior to commencement of project.

1. Stucco Repair, measured per SF:
 - a. Contiguous areas debonded stucco, of 3 square feet or more, or as otherwise directed by OWNER'S REPRESENTATIVE, shall be repaired in accordance with project specifications and ASTM C926 and applicable building codes and manufacturer's instructions. Stucco on block shall be less than 5/8" thick, unless otherwise directed by OWNER'S REPRESENTATIVE.
2. Non-Structural Crack Repair, measured per LF:
 - a. Repair non-structural cracks of 1/8" to <1/4" per Section 07900 and 09900
 - b. Repair non-structural cracks of 1/4" in or larger per Section 07900 and 09900
3. Remedial Sloping, measured in SF:
 - a. 1/2" min sloping is required for concrete materials
 - b. Less than 1/2" shall be with sanded epoxy.
4. Concrete Repair, measured in CF:
 - a. CONTRACTOR shall inspect concrete elements for delamination or exposed rebar on surfaces outlined in the scope of work. Delaminated concrete noted by hollow sounds shall be identified and marked by CONTRACTOR for review by EOR prior to excavating. Extent of repair will determine the requirement for shoring. See also applicable specs drawings, ICRI standards and manufacturer instructions.

"Repair to PT slab may require GPR test to locate the PT cable prior to commencement of repairs"

UNIVERSAL OWNER'S REPRESENTATIVE ING SCIENCES

Riverview – Building Envelope

Project #1160.2200008

SECTION 01010-R1 / SUMMARY OF WORK

1.3 OTHER WORK

Work Under Other Contracts

1. Subcontractors shall be competent and licensed to perform work in their specific trades.
2. The contractor shall be responsible for verifying that all subcontractors hold a current license and are competent for the specific work they are to perform.
3. The contractor shall not subcontract any portion of this project without prior consent from the OWNER'S REPRESENTATIVE . Names and references of all subcontractors shall be submitted to the OWNER'S REPRESENTATIVE for review.

The work of this contract shall be performed in accordance with the contract documents. The contractor shall furnish all necessary labor, tools, services, materials, and equipment to complete all the work of this project.

**THE WORK SHOULD BE CONSTRUCTED UNDER A SINGLE CONTRACT
BETWEEN THE OWNER AND THE CONTRACTOR.**

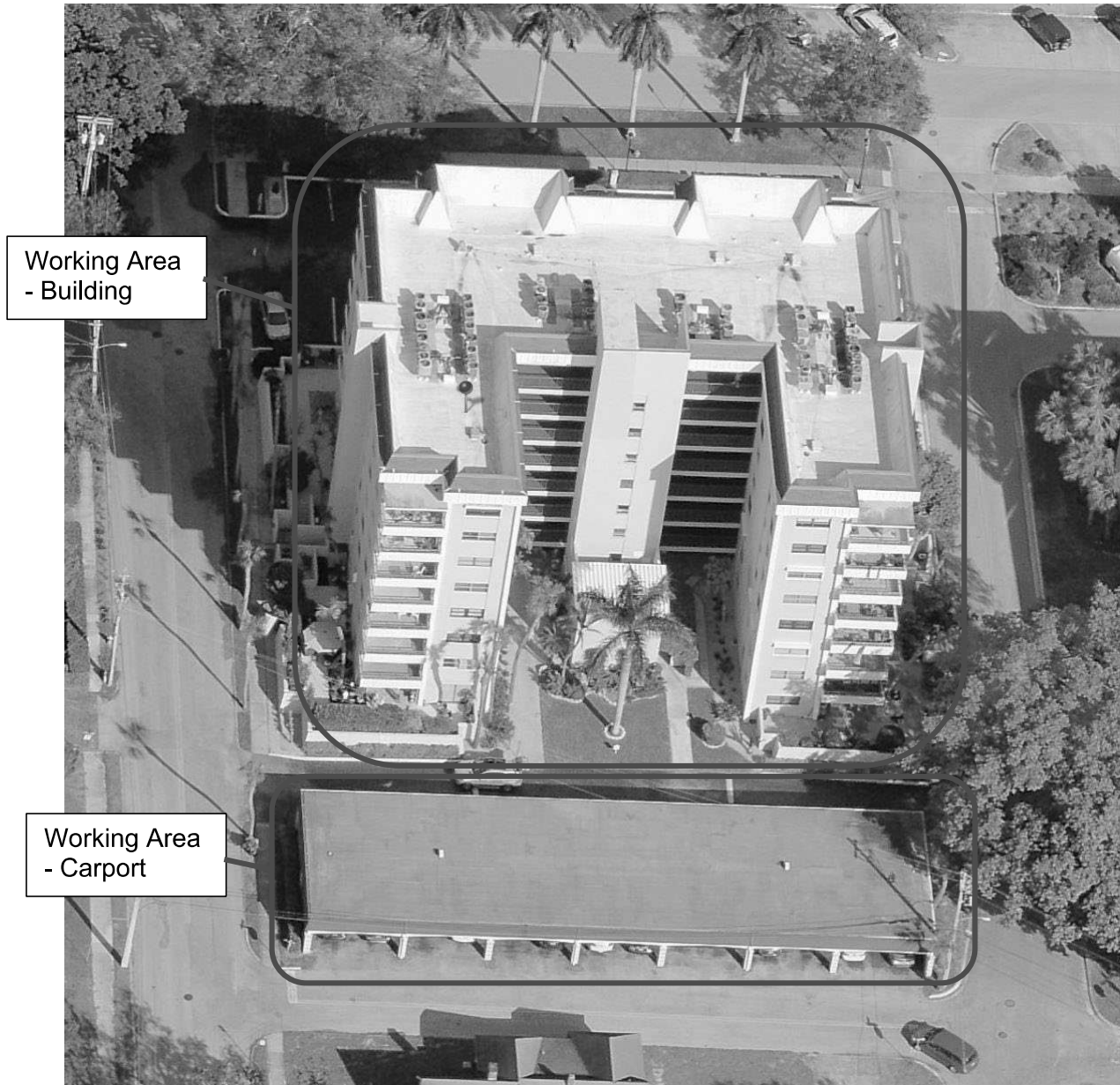
UNIVERSAL OWNER'S REPRESENTATIVE ING SCIENCES

Riverview – Building Envelope

Project #1160.2200008

SECTION 01010-R1 / SUMMARY OF WORK

1.4 AERIAL VIEW OF THE BUILDING



END OF SECTION