

**ADDENDUM NO. ONE**

**PRESS BOXES AND CONCESSIONS BUILDING  
EXPANSION FOR  
MEADOWLAKE PARK**

RICHLAND COUNTY RECREATION COMMISSION  
PHASE 2  
COLUMBIA, SOUTH CAROLINA

PREPARED BY:

JOHN BOWMAN ARCHITECT PA, INC.  
2422 Devine Street, Suite C  
Columbia, SC 29205

DATE OF ISSUE: August 29, 2011

**TO: ALL BIDDERS OF RECORD**

This addendum modifies the Contract Documents only in the manner and to the extent stated herein and shown on any accompanying drawings and will become a part of the Contract Documents. Except as specified or otherwise indicated by this addendum, all work shall be in accordance with the basic requirements of the Contract Documents.

**BIDDER SHALL ACKNOWLEDGE RECEIPT OF ADDENDUM IN THE SPACE PROVIDED ON THE BID FORM. FAILURE TO DO SO MAY CONSTITUTE AN INFORMALITY IN THE BID.**

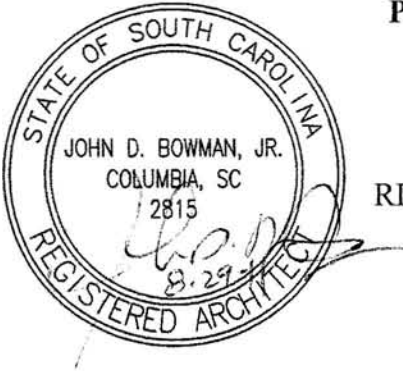
The following consist of 2 pages and the following attachments:

1. Pre-Bid Conference Agenda dated August 23, 2011, 2 pages
2. Pre-Bid Conference Sign-in List, dated August 23, 2011, 2 pages.
3. Revised Section 073113 "Asphalt Shingles", 3 pages.
4. Revised section 096700 "Fluid Applied Flooring", 3 pages.
5. Mechanical Addendum One, dated August 27, 2011, 1 page
6. ASK1, dated August 29, 2011, 1 page
7. ASK2, dated August 29, 2011, 1 page.

**I. GENERAL DIVISION 0:**

**Item No.      Description**

1. **Pre-Bid Conference Attendees and Meeting Minutes:** See attached Pre-Bid Conference Agenda and sign-in sheets (4 pages total). Owners goal for minority participation shall be 20%.



## **II. PROJECT MANUAL:**

1. **Refer to Section 073113 ASPHALT SHINGLES:** Delete this section and insert the attached Section 073113 Asphalt Shingles (3 pages).
2. **Refer to Section 096700 FLUID APPLIED FLOORING:** Delete this Section and insert the attached Section 096700 Fluid Applied Shingles (3 pages). The following manufacturers have been pre-approved:
  - a. Key Resin Company
  - b. Sherwin Williams Company
3. **Approved equals:** See attached approved equal for HVAC manufacturers:
  - a. Package Terminal Units: GE, Amana
  - b. Fans: Soler and Palau.

## **III PROJECT DRAWINGS**

1. **Refer to Drawing Sheet C100:** Raise finish floor elevation for each press box an additional 8" as follows:
  - a. Press Box at Ball Field #01 from 309.75' to 310.42'.
  - b. Press Box at Ball Field #02 from 309.5 to 310.17'.
  - c. Press Box at Ball Field #03 from 309.00 to 309.67'.

Provide drainage swale around each press box as required for positive drainage away from each press box.
2. **Refer to Drawing Sheet A100A:** Delete any and all reference to steps at each press box. See sheet A101 for press box design requirements.
3. Refer to Drawing Sheet a100: Provide a temporary fence around construction site as required to prevent unauthorized entrance to construction area.
4. **Refer to Drawing Sheet A102:** Add R-30 batt insulation above ceiling at each press box; delete 5/8" gyp board ceiling and provide 5/8" plywood ceiling at each press box, (painted); provide hat-shaped type furring channel supports for vinyl soffits; and delete all references to thematically controlled attic fans at each press box. See attached ASK1, dated August 29, 2011.
5. **Refer to Drawing Sheet A201:** Clarify elevation for cabinets in Concessions Building. See attached ASK2, dated August 29, 2011.

END OF ADDENDUM NUMBER. ONE



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**PRE-BID CONFERENCE**  
**Richland County Recreation Commission**  
**Meadowlake Park Press Boxes and Concession Addition – Package “AA”**  
**Solicitation # BL003-08-11**  
**2:00PM, Tuesday, August 23, 2011**  
**RCRC Adult Activity Center -7494 Parklane Road**

**Purpose: Single Prime Bids for Meadowlake Park Press Boxes and Concession Addition – Package “AA”**

1. Agenda and Sign-in sheet will become part of addendum
2. Introduction of Project Team
  - a. **Owner:** Richland County Recreation Commission-Tony Cooper/Ronnie Kinnett
  - b. **Architects:** John Bowman Architects, LTC Associates, Inc. - John Bowman/Wes Taylor
  - c. **Construction Manager:** Construction Dynamics, Inc., -David S. Myers
3. Bidding Procedures
  - a. **Bid Opening: September 8, 2011 at 2:00 pm**  
**Richland County Recreation Commission**  
**5819 Shakespeare Road**  
**Columbia, SC 29223**
  - b. **Bid Documents Available:**
    - i. A&Z Construction Printing
    - ii. McGraw-Hill Dodge Room
    - iii. AGC
  - c. All questions concerning errors, inconsistencies or omissions shall be sent in writing to the Construction Manager either by fax or by email using the RFI form in the specs. Conflicts will be resolved only by written addenda. Do not initiate verbal communications with the Owner, Construction Manager or Architect/Engineer. Submit request within 7 days prior to bid date.
  - d. Please use the bid forms and checklist provided with the bid documents.
  - e. MBE Utilization Forms (Attached)  
“All contractors performing work on Recreation bond projects are strongly encouraged to utilize qualified disadvantaged business enterprises as and where appropriate.”
  - f. Bid Security: All bids are to be accompanied by a bid bond or certified check of not less than 5% of the base bid.
  - g. Proposals shall be placed in an opaque envelope, sealed, addressed and delivered in the manner and at the time stipulated in the Invitation and/or Advertisement for Bids located in the specifications. Please mark your sealed envelopes properly.
  - h. Successful bidders will be required to furnish a Performance Bond and Labor and Materials Bond in the amount of one hundred percent (100%) of the contract amount.



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4. **Construction Milestone Schedule**

- a. The Contractor shall review this schedule and submit with his proposal a schedule and confirmation of his ability and commitment to perform his/her work in the time allotted. The absence of comment from the bidder regarding the schedule will be regarded by the Owner as acceptance of the Milestone Schedule by the Contractor.

Bid Date	September 8, 2011
Owner Approval	September 19, 2011
Notice to Proceed	September 23, 2011
Construction Start Date	September 26, 2011
Final Cleaning/ Substantial Completion	December 30, 2011
Final Inspection/Occupancy/ Punchlist Work Complete	January 19, 2012

5. **Scope of Work (Architect) – Each Contractor is responsible for reading the individual scope of work requirements thoroughly**

- a. New Construction
- b. Concession Building Expansion
- c. Site work
- d. Alternates
- e. Allowances

6. **Questions and Answers**



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Meadowlake Park Pre-Bid Conference  
Richland County Recreation Commission  
Phase II Projects – Package “AA” Solicitation # BL003-08-11  
August 23, 2011

Name	Company	Email & Phone
Greg Tyler	Tyler Const. Group	865-1404 Fax 865-1415 bids@tyler-construction.com
George Glymph	Full House Repairs	fullhouserepairs@yahoo.com 803-606-7207 FAX 803-754-5045
JOHN GILL	LABOR FINDERS	JOHN.GILL@LABORFINDERS.COM 803-779-1210
SHANNON E. CROUCH	LINDLER CONST. CO.	shancrouch@sc.rv.com 803.252.9948, 803.743.2650
Robert Mitchum	CAROLINA WRECKING	803 553 8508 FAX 803 736-1199 rwmconst@gmail.com
DAN GIBBONS	GIBBONS & ASSOC	803 553 4408 dan.gibbons54@yahoo.com
ROBERT LAWS	MAR CONST. INC	ROBERTL@MARCONSTRUCTION.COM 252-1634
Frank Mitchell	ORION Construction	ORIONmitch@aol.com
Doug Weber	Weber Const Co Inc	mherndonweberco@bellsouth.net
Herman DAVIS	DAVIS Painting & Wall	MRS LWDAVIS@AOL.COM
KEVIN KEY	Lyn-Rich Contracting	lynrichcon@AOL.COM
Wade Bezenal	Pyramid Contracting, LLC	wade@pyramidcontracting.net
Bill DAVIS	LINDLER CONST CO INC	WDAVIS43@SC.RR.COM
DAN LAVENDER	DESA	DLAVENDER@DESAINC.COM
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JOHN P. BOWMAN	JBA	ARCHITECTURE BALSOUTH NE 803-799-1084
ANTHONY A. COOPER	RCRC	tony@rcrc.state.sc.us 803.754.7275 x 216



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Name	Company	Email &Phone
DAVID S. MYERS	CDI	803.251.9817 DM-JRASC@CDI-SC.COM

## **SECTION 073113**

### **ASPHALT SHINGLES**

#### **PART 1 GENERAL**

##### **1.01 SECTION INCLUDES**

- A. Architectural asphalt shingles.
- B. Associated metal flashings and accessories.

##### **1.02 REFERENCE STANDARDS**

- A. ASTM D 4586 - Standard Specification for Asphalt Roof Cement, Asbestos-Free; 2007.
- B. NRCA MS104 - The NRCA Steep Roofing Manual; National Roofing Contractors Association; 2001, Fifth Edition, with interim updates.
- C. SMACNA (ASMM) - Architectural Sheet Metal Manual; Sheet Metal and Air Conditioning Contractors' National Association; 2003.

##### **1.03 SUBMITTALS**

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Samples: Submit two samples of each shingle color indicating color range and finish texture/pattern; for color selection.
- C. Manufacturer's Instructions: Indicate installation criteria and procedures.
- D. Manufacturer's Certificate: Certify that products meet or exceed specified requirements.

##### **1.04 QUALITY ASSURANCE**

- A. Perform Work in accordance with the recommendations of NRCA Steep Roofing Manual.

#### **PART 2 PRODUCTS**

##### **2.01 SHINGLES**

- A. Manufacturers:
  - 1. Atlas Roofing Corporation: [www.atlasroofing.com](http://www.atlasroofing.com).
  - 2. GAF Materials Corporation: [www.gaf.com](http://www.gaf.com).
  - 3. CertainTeed Corporation: [www.certainteed.com](http://www.certainteed.com)
  - 4. Grace Construction Products: [www.na.graceconstruction.com](http://www.na.graceconstruction.com).
  - 5. Owens Corning Corp: [www.owenscorning.com](http://www.owenscorning.com).
  - 6. Substitutions: See Section 016000 - Product Requirements.
- B. Architectural Asphalt Shingles:
  - 1. UL Classified, fiberglass or organic, laminated, no cut out, 3 dimensional, self sealing wind resistant shingles with 30 year warranty, ASTM D 3462, class A fire resistance.
    - a. Landmark Shingles by CertainTeed Corporation, Oakridge Shingles by Owens Corning, or Timberline Natural Shadow Shingles by GAF, or approved equal.
  - 2. Algae Protection: Manufacturers maximum protection.
  - 3. Color: To match existing toilet building as selected by architect from manufacturer's standard colors.
  - 4. Underlayment: No 15# asphalt saturated felt, non-perforated, ASTM d 226.

5. Starter Course: 90 lb mineral surfaced felt, ASTM D 249.

## **2.02 SHEET MATERIALS**

### **2.03 ACCESSORIES**

- A. Nails: Standard round wire shingle type, of hot-dipped zinc coated steel, 12 gage, 0.105 inch shank diameter, 3/8 inch head diameter, of sufficient length to penetrate through roof sheathing or 3/4 inch into roof sheathing or decking.
- B. Plastic Cement: ASTM D 4586, asphalt roof cement.
- C. Ridge Vents: Plastic, extruded with vent openings that do not permit direct water or weather entry; flanged to receive shingles.

### **2.04 METAL FLASHINGS**

- A. Metal Flashings: Provide sheet metal eave edge, gable edge, ridge vents, and other flashing indicated.
  1. Form flashings to profiles indicated on Drawings.
  2. Form sections square and accurate to profile, in maximum possible lengths, free from distortion or defects detrimental to appearance or performance.
  3. Hem exposed edges of flashings minimum 1/4 inch on underside.
  4. Coat concealed surfaces of flashings with bituminous paint.
- B. Sheet Metal: Prefinished galvanized steel, as specified in Section 076200.
- C. Bituminous Paint: Acid and alkali resistant type; black color.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify existing conditions prior to beginning work.
- B. Verify that deck is of sufficient thickness to accept fasteners.
- C. Verify that roof penetrations and plumbing stacks are in place and flashed to deck surface.
- D. Verify roof openings are correctly framed.
- E. Verify deck surfaces are dry, free of ridges, warps, or voids.

### **3.02 PREPARATION**

- A. Seal roof deck joints wider than 1/16 inch with deck tape.
- B. Broom clean deck surfaces before installing underlayment or eave protection.
- C. Install eave edge and gable edge flashings tight with fascia boards. Weather lap joints 2 inches and seal with plastic cement. Secure flange with nails spaced 8 inches on center.

### **3.03 INSTALLATION - EAVE PROTECTION MEMBRANE**

- A. Install eave protection membrane from eave edge to minimum 4 ft up-slope beyond interior face of exterior wall.
- B. Install eave protection membrane in accordance with manufacturer's instructions.

### **3.04 INSTALLATION - UNDERLAYMENT**



- A. Install underlayment perpendicular to slope of roof, with ends and edges weather lapped minimum 4 inches. Stagger end laps of each consecutive layer. Nail in place. Weather lap minimum 4 inches over eave protection.
- B. Items projecting through or mounted on roof: Weather lap and seal watertight with plastic cement.

### **3.05 INSTALLATION - VALLEY PROTECTION**

- A. Install valley protection in accordance with SMACNA Architectural Sheet Metal Manual, Detail 4-11.

### **3.06 INSTALLATION - METAL FLASHING AND ACCESSORIES**

- A. Install flashings in accordance with NRCA requirements.
- B. Weather lap joints minimum 2 inches and seal weather tight with plastic cement.
- C. Items Projecting Through or Mounted on Roofing: Flash and seal weather tight with plastic cement.

### **3.07 INSTALLATION - SHINGLES**

- A. Install shingles in accordance with manufacturer's instructions.
  - 1. Fasten individual shingles using 2 nails per shingle, or as required by code, whichever is greater.
  - 2. Fasten strip shingles using 4 nails per strip, or as required by code, whichever is greater.
- B. Place shingles in straight coursing pattern with 5 inch weather exposure to produce double thickness over full roof area. Provide double course of shingles at eaves.
- C. Project first course of shingles 3/4 inch beyond fascia boards.
- D. Extend shingles 1/2 inch beyond face of gable edge fascia boards.
- E. Cap ridges with individual shingles, maintaining 5 inch weather exposure. Place to avoid exposed nails.
- F. Complete installation to provide weather tight service.

**END OF SECTION**

## **SECTION 096700**

### **FLUID-APPLIED FLOORING**

#### **PART 1 GENERAL**

##### **1.01 SECTION INCLUDES**

- A. Fluid-applied flooring and base.

##### **1.02 REFERENCE STANDARDS**

- A. ASTM D 570 - Standard Test Method for Water Absorption of Plastics; 1998 (Reapproved 2005).
- B. ASTM D 638 - Standard Test Method for Tensile Properties of Plastics; 2010.
- C. ASTM E 648 - Standard Test Method for Critical Radiant Flux of Floor-Covering Systems Using a Radiant Heat Energy Source; 2009a.

##### **1.03 SUBMITTALS**

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide data on specified products, describing physical and performance characteristics; sizes, patterns and colors available.
- C. Samples: Submit two samples, 2-1/2" x 4" inch in size illustrating color and pattern for each floor material for each color specified.
- D. Manufacturer's Installation Instructions: Indicate special procedures.
- E. Maintenance Data: Include maintenance procedures, recommended maintenance materials, procedures for stain removal, repairing surface, and suggested schedule for cleaning.

##### **1.04 QUALITY ASSURANCE**

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with minimum three years documented experience.
- B. Applicator Qualifications: Company specializing in performing work of this section approved by manufacturer.

##### **1.05 DELIVERY, STORAGE, AND HANDLING**

- A. Store resin materials in a dry, secure area.
- B. Store materials for three days prior to installation in area of installation to achieve temperature stability.

##### **1.06 FIELD CONDITIONS**

- A. Maintain minimum temperature in storage area of 55 degrees F.
- B. Store materials in area of installation for minimum period of 24 hours prior to installation.
- C. Maintain ambient temperature required by manufacturer 72 hours prior to, during, and 24 hours after installation of materials.

#### **PART 2 PRODUCTS**

## 2.01 MANUFACTURERS

- A. Fluid-Applied Flooring:
  - 1. Crossfield Products Corp: Troweled epoxy resin liquid composite flooring shall be Dex-O-Tex Chem-Rez "N" with Posi-Tied "O" top finish as manufactured by Crossfield Products Corp.; Rancho Dominquez, California; Roselle Park, New Jersey; Hinsdale, Illinois; Moss Point, Mississippi; Tacoma, Washington; [www.crossfieldproducts.com](http://www.crossfieldproducts.com).
  - 2. Key Resin Company, Key Quartz B-125 Crack free System w/integral base. [www.keyresin.com](http://www.keyresin.com).
  - 3. Sherwin-Williams Company; Armorseal 100% Solids Epoxy: [www.sherwin-williams.com/protective](http://www.sherwin-williams.com/protective).
  - 4. BASF Construction Chemicals-Building Systems: [www.chemrex.com](http://www.chemrex.com).
  - 5. Substitutions: See Section 016000 - Product Requirements.

## 2.02 MATERIALS

- A. Fluid-Applied Flooring: Neoprene with colored hypalon top coat.
  - 1. Primer: 2 mils thick.
  - 2. Base Coat: 1 coat, each 3 mils thick.
  - 3. Top Coat: 1 coat, each 3 mils thick; color as selected.
  - 4. Critical Radiant Flux: Minimum of 0.22 watts/sq cm, when tested in accordance with ASTM E 648.
  - 5. Tensile Strength: 1,643 psi, when tested in accordance with ASTM D 638.
  - 6. Compressive Strength: 11,000 psi, when tested in accordance with ASTM D 695.
  - 7. Water Absorption: 0.3 percent, when tested in accordance with ASTM D 570 for 24 hr.
  - 8. Impact Resistance: 0.024 in/lb; no cracking, chipping or delamination, when tested with Gardner Impact Tester.
  - 9. Mildew Resistance: No growth.
  - 10. Color: Solid color.
  - 11. Base: 4' high.

## 2.03 ACCESSORIES

- A. Divider Strips: Extruded anodized aluminum, height to match flooring thickness, with anchoring features; color as selected.
- B. Cant Strips: Molded of flooring resin material.
- C. Subfloor Filler: White premix latex; type recommended by flooring material manufacturer.
- D. Primers and Adhesives: Waterproof; types recommended by flooring manufacturer.

## PART 3 EXECUTION

### 3.01 EXAMINATION

- A. Verify that sub-floor surfaces are smooth and flat within the tolerances specified for that type of work and are ready to receive flooring.
- B. Verify that sub-floor surfaces are dust-free and free of substances that could impair bonding of materials to sub-floor surfaces.
- C. Verify that concrete sub-floor surfaces are ready for flooring installation by testing for moisture emission rate and alkalinity; obtain instructions if test results are not within limits recommended by flooring materials manufacturer.

### **3.02 PREPARATION**

- A. Remove sub-floor ridges and bumps. Fill low spots, cracks, joints, holes, and other defects with sub-floor filler.
- B. Apply, trowel, and float filler to achieve smooth, flat, hard surface. Grind irregularities above the surface level. Prohibit traffic until filler is cured.
- C. Vacuum clean substrate.
- D. Apply primer to surfaces required by flooring manufacturer.

### **3.03 INSTALLATION - STRIPS**

- A. Accurately saw cut substrate to install divider strips.
- B. Install strips straight and level to locations indicated.

### **3.04 INSTALLATION - FLOORING**

- A. Apply in accordance with manufacturer's instructions.
- B. Apply each coat to minimum thickness required by manufacturer.
- C. Finish to smooth level surface.
- D. Cove at vertical surfaces.

### **3.05 PROTECTION**

- A. Prohibit traffic on floor finish for 48 hours after installation.
- B. Barricade area to protect flooring until cured.

**END OF SECTION**

Meadowlake Canteen and Press Box  
Columbia, SC

Mechanical Addendum

August 27, 2011

NOTE: The following amendments, additions, and deletions shall be made to the Construction Documents and Contract Documents. Insofar as those documents are at variance with this Addendum, this Addendum shall govern.

Drawings

<u>Item No.</u>	<u>Description</u>
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- |    |  |
|----|--|
| 1. | <u>Revision:</u> Reference Drawing M201, Notes and Schedules. Refer to Kitchen Hood Schedule; change hood type from Backshelf to Canopy. |
|----|--|

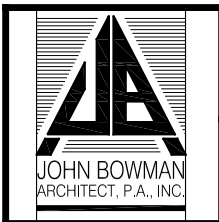
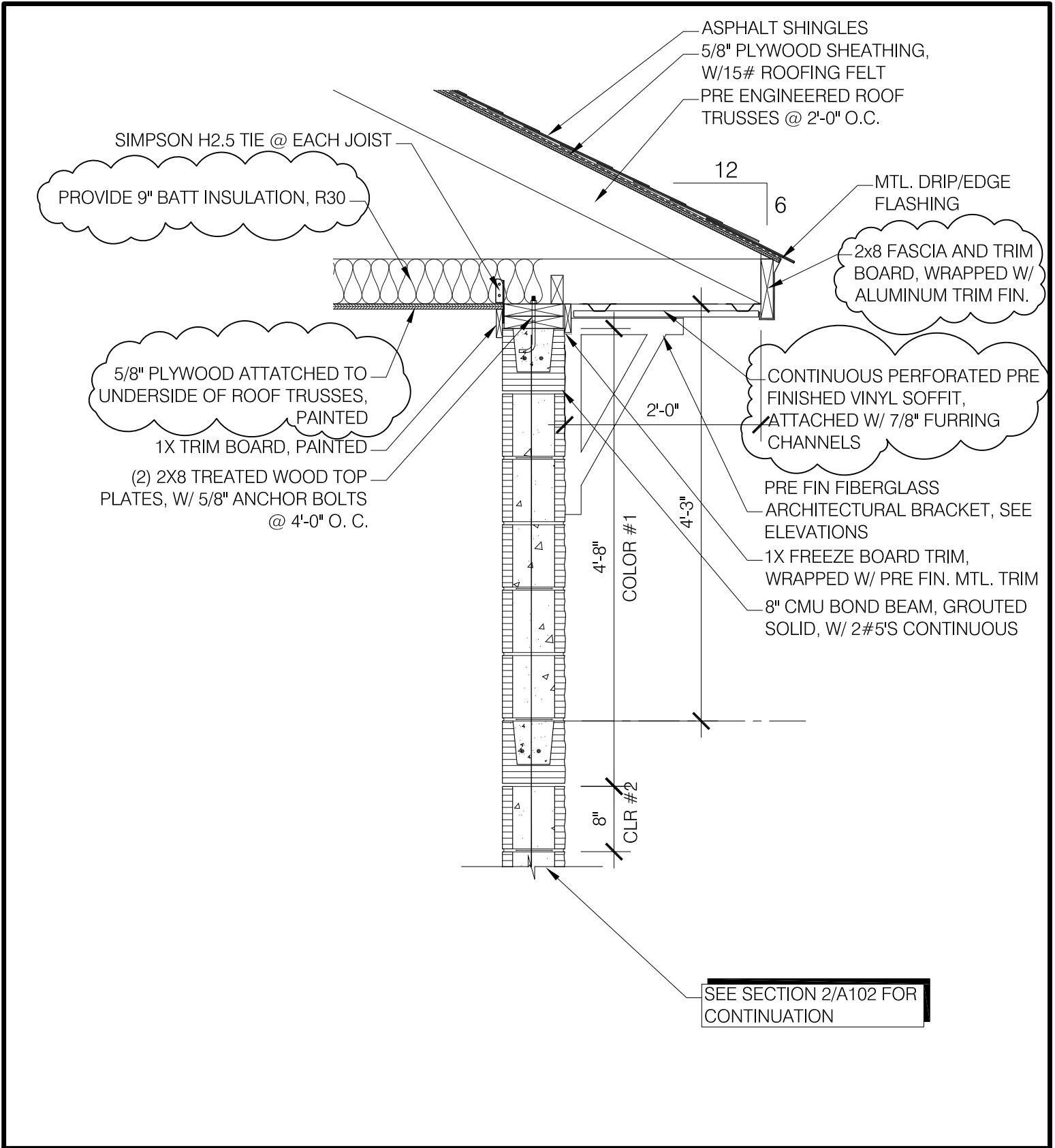
Specifications

<u>Item No.</u>	<u>Description</u>
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- |    |   |
|----|---|
| 2. | <u>Revision:</u> Reference Section 23010, General Provisions HVAC Include the following prior approved manufacturers: |
|----|---|

Package Terminal Units: GE, Amana  
Fans: Soler and Palau

END OF ADDENDUM



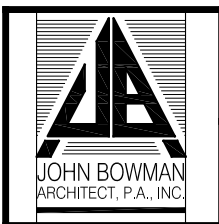
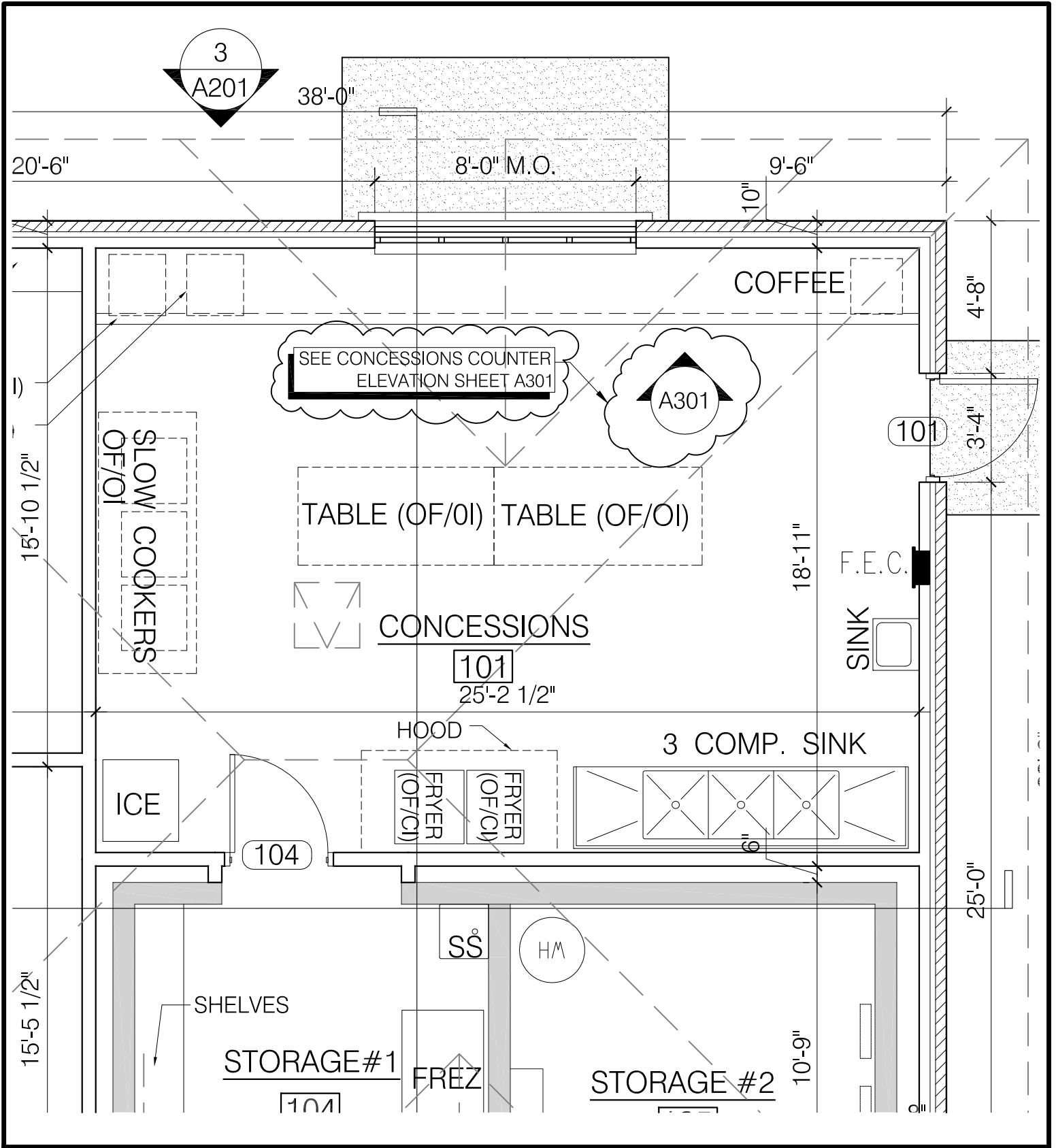
PROJECT: RICHLAND COUNTY RECREATION COMMISSION - PHASE 2  
 MEADOWLAKE PARK PRESS BOXES AND CONCESSIONS BUILDING ADDITION

PROJECT NUMBER: DATE: AUGUST 29, 2011

DRAWING REFERENCE: A102

REVISION NUMBER: ADD #1

BULLETIN NUMBER: ASK1



PROJECT: RICHLAND COUNTY RECREATION  
COMMISSION - PHASE 2  
MEADOWLAKE PARK PRESS BOXES AND CONCESSIONS BUILDING ADDITION

PROJECT NUMBER: DATE:  
AUGUST 29, 2011

DRAWING REFERENCE:  
A201

REVISION NUMBER:  
ADD #1

BULLETIN NUMBER:  
ASK2