Union County, Georgia

ADDENDUM # 2
December 2, 2020
Union County Community Center
Renovations / View Grill Expansion Project
Project# UC-2020-11-01

This addendum is issued to change or clarify the proposal documents associated with the Union County Community Center Renovations/View Grill Expansion Project.
Issued November 11, 2020

List of Items Included in Addendum #2

1. Attendance sheet from pre-proposal meeting on November 23, 2020
2. Meeting minutes from pre-proposal meeting on November 23, 2020
3. Questions submitted by contractors.
4. Clarifications and drawings from architect.

Note: A signed acknowledgement of this addendum must be received by the Purchasing Agent attached to your response.

Vendor Name:_____

Address:_____

_____

Email:_____

Authorized Signature:_____ Date:_____

Name (Printed):_____ Title:_____

(1)

PRE-PROPOSAL MEETING
UNION COUNTY COMMUNITY CENTER
RENOVATIONS / VIEW GRILL EXPANSION
MONDAY, NOVEMBER 23, 2020
10:00 A.M.
Attendance Sheet

NAME:	COMPANY:	EMAIL ADDRESS:	PHONE:
KEN KEATING	CROWN SERVICE CONTRACTOR	KKEATING@CROWNSC.NET	770.845.4296
Ed Shaffer	Myriad Electrical	eshaffer@myriadec.com	706 970-5548
RICHARD MURRAH	DIVERSIFIED CONST OF GA	bids@dcofgeorgia.com	770.241.9485
Chad Winkler	Winkler and Winkler, Inc.	cwinkler@winklerandwinkler.com	706-835-1458
BRANDIE TOWNSEND	GREEN ENERGY TRANSPORT	btownsend@cashenvironmental.com	91 2815605662.
Rob Pafes	Green Energy Transport	rpapes@cashenvironmental.com	678-215-2097
BRANSON WASHINGTON	PRIME CONTRACTORS INC	bwashington@primecontractorsinc.net	404-310-3388

Pre-Proposal Meeting NOTES
Union County Community Center Renovations / View Grill Expansion Project
November 23, 2020 @ 10:00 a.m.

- Meeting was conducted by Kevin Hamby. Attendance sign-in sheet was passed around, and it will be on the Union County website as part of Addendum #1.

- This pre-proposal meeting was not mandatory, but we appreciate all who attended.

- All RFP documents are on the County's website for this project. Any addenda, minutes from pre-proposal meeting, and any supplemental information will be on the county's website. Check page 3 of RFP document for key dates and deadlines. Deadline for proposals to be in the Union County Commissioner's Office to Pam Hawkins is December 9, 2020 by 4:00 p.m. Questions are due by November 27, 2020 at noon to Pam Hawkins in the Commissioner's Office via email at purchasing@uniongov.com. Answers to any questions will be on the website no later than December 2, 2020 at 5:00 p.m. at www.unioncountyga.gov.

- Page 4 of RFP document has contract documents. No grants on this project. Local SPLOST money is funding this project. Contractor invoices will be submitted directly to Union County and paid by Union County.

- Page 6 of RFP document explains this pricing proposal and qualifications proposal. The price proposal will be evaluated based on the cost as well as how thorough and comprehensive the proposal is submitted. Qualifications and relevant experience is important in the qualifications proposal. Please note all the mandatory proposal documents required on page 6. Pricing proposal must be in a separate sealed envelope from the qualifications proposal. Union County will open and score all qualifications proposals received based on the scoring criteria on page 9 of the RFP. Pricing proposals will be opened last.

- 5% bid bond is due with proposals. Performance and payment bonds will be required to contractor who is awarded the project.

- Time schedule is crucial on this project, as the restaurant (View Grill) will be closed during their slow season to get this project complete. (January 1st to end of March, 2021). We hope to award this project to a contractor in our December 17, 2020 county meeting. If you have issues in getting any materials, clarify this in your proposal.

- Any alternates, please describe the alternates in your proposal.

- The kitchen and bar area of the View Grill will need to be barricaded off and covered during construction, but we need to keep the kitchen open for use and cleaning if possible.

- The ball room will still be open for use some during construction, but work will still continue when meetings are going on.

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- Logistics will be worked out with county through Larry Garrett. Not looking to have any change orders. If issues come up, the county will work with contractor together to get the work done as quickly as possible.

- Contractor can work 7 days a week if they want, anytime of day. The building is open 7 days a week.

- All permitting will be done by the county. Nothing will be happening with the State Fire Marshal.

- Contractor can bring subs in to look at the work area before the restaurant is closed January 1, 2021. Just try to avoid the busy lunch crowd or come on Sunday or Monday when the restaurant is currently closed.

- Scope of work from Randy Smith, architect:

  We are expanding the restaurant seating area out to the balcony. Kitchen and bar will not be touched. Building a new wall on top of existing wall out there now, but take existing railing out. Add roof to this area. There will be a new separate mechanical system for the new added area. It will be its own system, not tied into existing mechanical system (split system). New electrical work to handle the new lighting and HVAC system. Closet in hallway will have an upright air handler. Alternates include wood slat ceiling or 2x2 ceiling tiles, and flooring – carpet replacement or LVT. Existing carpet will come off, flooring structure stays, just install new floor over it. Tile on floor at bar area stays. No plumbing is involved. County will be taking care of FF&E. Contractor will handle door hardware and keep the same as existing. Waterproofing this new construction is paramount. We will look closely at flashings and joint connections. Fire system has one pull station in the corner, and sprinklers will need to be in the new area.

- Security cameras are handled by Union County.

- Existing thresholds come out for smooth transition.

- Floor outside does have some slope to it, which is okay.

1. Specification Section 01 2100 - Allowances stipulates an allowance of $40,000 for unforeseen conditions as well as an allowance of $20,000 for testing services. Can you please verify that these amounts are correct and advise if the Owner has a preference as to where these allowances are placed in the bid to help in bid comparisons? (Do you want a separate line item on the Schedule of Values for these or should they be placed in 01-General Conditions or some other location?) ***SEE ADDENDUM ITEM 4***

2. It was indicated at the pre-proposal meeting that a list of Alternates would be provided for pricing purposes but I wanted to confirm that this list will be provided? ***SEE ADDENDUM ITEM 4***

3. The Luminaire Schedule on Sheet E-1.00 indicates "C" Fixture is "Pendant" type fixture and that the Model is "To Be Selected". It would appear that "C" is actually a relocated, or new, recessed can light. Can you please clarify what type of fixture is desired for the "C" fixture? ***SEE ADDENDUM ITEM 4***

4. Keynote 1 on Sheet E-1.00 states in part "Existing 400A 30 spaces electrical panel in first floor main electrical room to be replaced with a new 600A 42 spaces electrical panel." Is it possible to review this for an alternate solution because the existing panel that is identified to be replaced serves the existing Kitchen electrical panels as well as other kitchen equipment on the first floor which means the kitchen will have to be totally shut down while this process is taking place? Would it be possible to install a new panel in the expanded View Grill area that would then be fed from the existing MDP? This new panel would then feed the new HVAC equipment as well as new lighting and power circuits and give the Owner room for additional items that may require power supply in the future. (my electrician and I went over this a little with Randy after the meeting. Feel free to summarize) ***SEE ADDENDUM ITEM 4***

5. The South Elevation on Sheet A-2.00 appears to show a hipped roof for the expanded roof but the East Elevation on Sheet A-2.01 seems to show a gable type roof. The Roof Framing Plan on Sheet S-2.1 also appears to show a gable type roof. Can you please clarify the style of roof that is intended? Also, If the desired style is a gable can you give some feedback as to how it should be finished? ***SEE ADDENDUM ITEM 4***

6. The Roof Framing Plan on Sheet S-2.1 shows the HSS beam to stop at roughly column line 6.1 and B.5 on each end of the roof expansion. The Upper Level Floor Plan on Sheet A-1.00 seems to show support wall framing stopping at the same location as the HSS beam near column line 6.1 and continuing on to roughly column line C on the other side. It appears that the purpose of the HSS is to span across window openings with there being a short distance of framed walls to support the roof structure. I am not seeing what supports the roof structure from column line 6.1 to 6.5 or C to C.5? Can you please clarify what supports the roof structure in these areas? (the column lines referenced are just to give a general location) ***SEE ADDENDUM ITEM 4***

7. Note 7 on Sheet A-1.00 says "Existing EIFS wall finish to remain. Clean and repair as required" but both Sections A and B on Sheet A-3.01 say "Apply new gypsum board to existing

wall structure". Can you please advise if the existing EIFS remains or if new gypsum board should be installed? ***SEE ADDENDUM ITEM 4***

8. For the Alternate pricing to install a wood slat ceiling, can you give some direction on what the support framing for the wood slats should be? (the issue here is if we use a metal suspension system or metal studs we can't conceal nail the tongue and groove) ***SEE ADDENDUM ITEM 4***

This addendum is being issued to incorporate the following information into the Drawings (Issued October 30, 2020) for the referenced project.

Clarifications
The specified wood ceiling is a manufactured system that is suspended from the structure per manufacturer's recommendation. See Specialty Ceilings 09 5400.

The only alternate is the wood ceiling with the 4 foot LED linear light fixtures. See sheets A-6.01 and 3/E-1.00.

List of Drawings
The following drawings are hereby re-issued as part of Addendum #2.

Architectural
Drawing No. A-1.00 Upper Level Floor Plan
Drawing No. A-2.00 North & South Elevations
Drawing No. D-1.00 Upper Level Demolition Plan

Electrical
Drawing No. E-1.00 Upper Level Floor Plan

List of Specifications
The following specifications are hereby re-issued as part of Addendum #2.

Architectural Specifications
00 0110 – Table of Contents
01 2100 – Allowances
04 0511 – Mortar and Masonry Grout

SECTION 04 0511
MORTAR AND MASONRY GROUT

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Mortar for masonry.

B. Grout for masonry.

1.02 RELATED REQUIREMENTS

A. Section 01 4110 - Testing Laboratory Services.

B. Section 040070 - Cement Grout for Reinforced Masonry.

C. Section 040090 - Masonry Accessories.

D. Section 042200 - Concrete Unit Masonry: Installation of mortar and grout.

E. Section 04 7250 - Manufactured Mosonry Veneer

F. Section 08 1113 - Hollow Metal Doors and Frames: Products and execution for grouting steel door frames installed in masonry.

1.03 REFERENCE STANDARDS

A. TMS 402/602 - Building Code Requirements and Specification for Masonry Structures; 2016.

B. ACI 530.1/ASCE 6/TMS 602 - Specification for Masonry Structures; American Concrete Institute International; 2008.

C. ASTM C5 - Standard Specification for Quicklime for Structural Purposes; 2010.

D. ASTM C91/C91M - Standard Specification for Masonry Cement; 2012.

E. ASTM C94/C94M - Standard Specification for Ready-Mixed Concrete; 2015.

F. ASTM C144 - Standard Specification for Aggregate for Masonry Mortar; 2011.

G. ASTM C150/C150M - Standard Specification for Portland Cement; 2016.

H. ASTM C207 - Standard Specification for Hydrated Lime for Masonry Purposes; 2006 (Reapproved 2011).

I. ASTM C270 - Standard Specification for Mortar for Unit Masonry; 2014a.

J. ASTM C476 - Standard Specification for Grout for Masonry; 2016.

K. ASTM C780 - Standard Test Method for Preconstruction and Construction Evaluation of Mortars for Plain and Reinforced Unit Masonry; 2016a.

L. ASTM C979/C979M - Standard Specification for Pigments for Integrally Colored Concrete; 2016.

M. ASTM C1019 - Standard Test Method for Sampling and Testing Grout; 2016.

N. ASTM C1072 - Standard Test Method for Measurement of Masonry Flexural Bond Strength; 2013.

O. ASTM C1142 - Standard Specification for Extended Life Mortar for Unit Masonry; 1995 (Reapproved 2013).

P. IMIAWC (CW) - Recommended Practices & Guide Specifications for Cold Weather Masonry Construction; International Masonry Industry All-Weather Council; 1993.

Q. IMIAWC (HW) - Recommended Practices & Guide Specifications for Hot Weather Masonry Construction; International Masonry Industry All-Weather Council; current edition.

1.04 SUBMITTALS

A. See Division 01 - Administrative Requirements, for submittal procedures.

B. Product Data: Include design mix and indicate whether the Proportion or Property specification of 1 is to be used. Also include required environmental conditions and admixture limitations.

C. Samples for Verification: Submit five samples of mortar, illustrating mortar color and color range.
   1. Submit actual mortar samples for colored mortar, 3/8" wide by 8" long, indicating color range of each color selected. Samples shall be made using cement brand and type, proportions and sand source proposed for work on this project. Label Samples to indicate types and amounts of pigments and sand used.

D. Reports: Submit reports on mortar indicating compliance of mortar to property requirements of ASTM C270 and test and evaluation reports per ASTM C780.

E. Reports: Submit reports on grout indicating compliance of component grout materials to requirements of 1 and test and evaluation reports to requirements of ASTM C1019.

F. Manufacturer's Certificates: Signed by manufacturers certifying that each of the following items complies with requirements:
   1. Each cement product required for mortar and grout, including name of manufacturer, brand type, and weight slips at time of delivery.

G. Manufacturer's Installation Instructions: Submit packaged dry mortar manufacturer's installation instructions.

1.05 QUALITY ASSURANCE

A. Comply with provisions of 1, except where exceeded by requirements of Contract Documents.

B. For each type and color of cement specified, only one brand shall be used throughout project.

C. Portland Cement: Obtain sample and test in accordance with ASTM C 150.

D. Mortar: Obtain sample and test in accordance with ASTM C 780.

E. Grout: Obtain sample and test in accordance with ASTM C 404.

F. Compressive Tests: Obtain sample and test to verify compliance with the following minimum values:
   1. Mortar: At least 900 psi at 7 days and 1,800 psi at 28 days.
   2. Grout: At least 1,200 psi at 7 days and 2,000 psi at 28 days.
   3. Do not test 28 day specimen when 7 day tests exceed 28 day requirements.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Maintain packaged materials clean, dry, and protected against dampness, freezing, and foreign matter.

B. Deliver materials, except aggregate, in original unopened containers displaying product name, type, grade and mixing instructions.

1.07 FIELD CONDITIONS

A. Maintain materials and surrounding air temperature to minimum 40 degrees F prior to, during, and 48 hours after completion of masonry work.

B. Maintain materials and surrounding air temperature to maximum 90 degrees F prior to, during, and 48 hours after completion of masonry work.

PART 2 PRODUCTS

2.01 MORTAR AND GROUT APPLICATIONS

A. Mortar Mix Designs: 1, Property Specification.

2.02 MATERIALS

A. Masonry Cement: ASTM C 91, Type S. Only one brand shall be used throughout the project.

B. Portland Cement: ASTM C 150, Type I - Normal; color as required to produce approved color sample. Only one brand shall be used throughout the project.

C. Hydrated Lime: 1, Type S.

D. Pre-mixed, colored masonry cement:
   1. Acceptable product's; pending compliance with specified characteristics and acceptable color range to match specified color:
      a. Citadel Cement, Div. Lafarge Corp., Citadel Custom Color Masonry Cement.
      b. Coplay Cement Co., Brixment-In-Color.
      c. Holnam, Inc., Rainbow Motarmix Masonry Cement.
      d. Leigh Portland Cement Co., Custom Color Masonry Cement.
      e. National Cement Co., Coosa Masonry Cement.
      f. Riverton Corp., Flamingo Masonry Cement.
      g. U.S. Cement Co., Custom Color Masonry Cement.
   2. Characteristics Type S: Meeting ASTM C91-97, Type S non-staining, 22% maximum air content by volume, with inert, alkali-resistant, fade-resistant mineral pigments and complete with water-reducing and plasticizing admixtures, proportioned to comply with requirements of ASTM C270-97 for Type S mortar with minimum 28-day compressive strength of 1800 psi for Type S mortar.
   3. Characteristics Type N: Meeting ASTM C91-97, Type N non-staining, 22% maximum air content by volume, with inert, alkali-resistant, fade-resistant mineral pigments and complete with water-reducing and plasticizing admixtures, proportioned to comply with requirements of ASTM C270-97 for Type N mortar with minimum 28-day compressive strength of 750 psi for Type N mortar.
   4. Colors: Basis of design is Blue Circle Color Putty Portland.

E. Color Additives for Cast Stone Pointing Mortar: Natural or synthetic mineral oxides meet ASTM C979-97; sun-fast, lime-proof and alkali-resistant.
   1. Additive shall not exceed 10% of the weight of the cement used.
   2. Color shall be selected by Gardner Spencer Smith Tench and Jarbeau, PC to match existing.

F. Aggregate:
   1. For mortar: Clean, hard, natural washed sand meeting ASTM C144-93. Provide aggregate from single source for colored mortar.
   2. For cement grout: Refer to Section 040070 - Cement Grout for Reinforced Masonry.

G. Water-reducing and plasticizing admixture:
   1. Acceptable products:
      a. Anti-Hydro Co., Ahco WR.
      b. Chem-Masters Corp., Hydrolox 400.
      c. Sonneborn Building Products, Div. of ChemRex, Inc., Trimix NCA.
   2. Characteristics: Non-chloride admixture meeting ASTM C494-99a, Type E. Admixtures containing calcium chloride shall not be permitted.

H. Non-shrink grout:
   1. Acceptable products:
      a. Anti-Hydro, Axpandcrete-S Hi-Flow.
      b. Bostik Construction Products, Upcon Super Flow 263.
      c. The Burke Company, Non-Ferrous, Non-Shrink Grout.
      d. Lambert Corporation, Vibropruf #11.
      e. L&M Construction Chemicals Co., Crystex.
      f. Master Builders Co., Master Flow 713.
      g. Sonneborn Building Products, Sonogrout.
      h. U.S. Grout Corp., Five Star Grout.
      i. W.R. Bonsal Co., Type A Construction Grout.
      j. W.R. Meadows, Inc., 588
   2. Characteristics: Flowable, non-metallic, controlled expansive type grout.

I. Anchoring cement for railings:

1. Acceptable products:
   a. BASF, MasterSeal 590.
   b. Damtite, Waterproofing Hydraulic Cement.
   c. Drylok Masonry Products, Fast Plug.
   d. Sakrete, Leak Stopper Hydraulic Cement.
   e. Quikrete, Hydraulic Cement.
2. Characteristics: Quick-setting, self-leveling, pourable cement base; waterproof, non-shrinking hydraulic compound.

J. Mortar Aggregate: 1.

K. Pigments for Colored Mortar: Pure, concentrated mineral pigments specifically intended for mixing into mortar and complying with 1.

L. Water: Clean and potable, free from deleterious amounts of alkalis, acids and organic materials.

2.03 PROPORTIONS

A. Type S job-mixed or bag -mixed mortar: Proportion materials by volume in accord with ASTM C270-97, as follows:
   1. One part masonry cement to 1/2 part Portland cement to aggregate proportioned at not less than 2-1/4 nor more than three times the volumes of cements used, or;
   2. One part Portland cement and 1/4 to 1/2 part hydrated lime to aggregate proportioned at not less than 2-1/4 nor more than three times the combined volume of cement and lime used, or;
   3. One part pre-mixed Type S masonry cement to aggregate proportioned not less than 2-1/4 nor more than three times the volume of masonry cement used, and as directed by masonry cement manufacturer's product data to produce Type S mortar. This method is required for pre-mixed colored masonry cement.

B. Type N job-mixed or bag -mixed mortar: Proportion materials by volume in accord with ASTM C270-97, as follows:
   1. One part pre-mixed Type N masonry cement to aggregate proportioned at not less than 2-1/4 nor more than three times the volume of masonry cement used, and as directed by masonry cement manufacturer's product data to produce Type N mortar. This method is required for pre-mixed colored masonry cement.

C. For cement grout: Refer to Section 040070 - Cement Grout for Reinforced Masonry.

D. Non-shrink grout: Mix prepared non-shrink grout product with water as directed by manufacturer's product data to achieve a minimum compressive strength of 7000 psi at 28 days.

E. Anchoring cement for railings: Mix prepared anchoring cement product with water as directed by manufacturer's product data for immediate use.

2.04 MORTAR MIXING

A. Thoroughly mix mortar ingredients using mechanical batch mixer, in accordance with 1 and in quantities needed for immediate use.

B. Maintain sand uniformly damp immediately before the mixing process.

C. Colored Mortar: Proportion selected pigments and other ingredients to match Gardner Spencer Smith Tench and Jarbeau, PC's sample, without exceeding manufacturer's recommended pigment-to-cement ratio; mix in accordance with manufacturer's instructions, uniform in coloration.

D. Add mortar color in accordance with manufacturer's instructions. Provide uniformity of mix and coloration.

E. Do not use anti-freeze compounds to lower the freezing point of mortar.

F. Measure materials for job mixed mortars in a one cubic foot container. Do not measure by shovels.

G. If water is lost by evaporation, re-temper only within two hours of mixing.

H. Use mortar within two hours after mixing at temperatures of 90 degrees F, or two-and-one-half hours at temperatures under 40 degrees F.

2.05 GROUT MIXES

A. Mortar: Dry, loose volumes. Mix proportions shall be verified by material testing laboratory.
   1. Portland cement: 1 part.
   2. Hydrated lime: 1/4 to 1/2 part.
   3. Mortar sand: 2-1/4 to 3 parts.
   4. Water: to provide required consistency.
   5. Mixing time for Silotec Mortar System shall be in accordance with Silotec Mortar System recommendations instead of those indicated in Section 01420: Testing and Inspection.

B. Grout: Shall provide a minimum strength of 2000 psi unless noted otherwise. Grout strengths in excess of more than 2000 psi shall be verified by a material testing laboratory.
   1. Fine Grout: Portland cement 1 part; sand 2 1/4 to 3 parts; water to attain a slump of 8 to 10 inches
   2. Coarse Grout: Portland cement 1 part; pea gravel 2 1/4 to 3 parts; water to attain a slump of 8 to 10 inches.

C. Measurements: Proportion by accurate volume measurements. Measure in calibrated devices that can be verified at any time.
   1. Add water for workable consistency.
   2. Shovel measurements are not permitted.

D. Mixing: Place sand, cement, and water in mixer in that order, while mixer is running; mix for 3 minutes, add lime, and admixture (for grout), and continue mixing until a uniform mass is provided, but in no case less than 10 minutes.
   1. Equipment for mixing and handling mortar and grout shall be acceptable to the owner's testing consultant.
   2. Batches of less than one sack of cement, and fractional sack batches are not permitted.

E. Re-tempering Time Limit: Re-temper on mortar boards, for at least 3 minutes, but not more than 10 minutes when required, by adding water into a basin formed by mortar, and installing mortar into it. Dashing, or pouring of water over mortar is not permitted.
   1. Do not re-temper mortar which has become hard or non-plastic.
   2. Discard mortar, which has not been installed within one hour after original mixing.

F. Ready-Mix Grout: Grout batched off the Project site and delivered by mixer truck shall be subject to same procedures and controls as prescribed by building code requirements. Refer to Division 01: Testing and Inspection.

2.06 PRECONSTRUCTION TESTING

A. Testing will be conducted by an independent test agency, in accordance with provisions of Division 01.

B. Mortar Mixes: Test mortars prebatched by weight in accordance with ASTM C780 recommendations for preconstruction testing.
   1. Test results will be used to establish optimum mortar proportions and establish quality control values for construction testing.

C. Grout Mixes: Test grout batches in accordance with ASTM C1019 procedures.
   1. Test results will be used to establish optimum grout proportions and establish quality control values for construction testing.

PART 3 EXECUTION

3.01 PREPARATION

A. Plug clean-out holes for grouted masonry with brick masonry units. Brace masonry to resist wet grout pressure.

3.02 INSTALLATION

A. Install mortar and grout to requirements of section(s) in which masonry is specified.

B. Work grout into masonry cores and cavities to eliminate voids.

C. Do not install grout in lifts greater than 16 inches without consolidating grout by rodding.

D. Do not displace reinforcement while placing grout.

E. Remove excess mortar from grout spaces.

F. Discard grout not placed within 1-1/2 hours after water is added to mix, or sooner as indicated by grout manufacturer.

3.03 PLACING MORTAR

A. Place mortar as directed in the 042100 - Brick Masonry, [] and [] Sections.

3.04 PLACING GROUT

A. Use either high-lift or low-lift grouting techniques, at Contractor's option, subject to other limitations of Contract Documents.

B. Perform grouting by means of high-lift technique, except in locations that mandate use of low-lift grouting technique.
   1. Do not use high-lift grouting where size of cavities mandates use of fine grout.

C. Steel Door Frames:
   1. Locate door frames accurately, install plumb, "Ram-set" or "Rawlplug" to floor surface and brace in position before start of masonry installation.
      a. Frames are specified to be furnished with adjustable anchors.
      b. Fill interior of frames solid with mortar or grout as walls are constructed.
   2. Provide temporary wood spreaders from jamb to jamb and from head to floor to ensure that jambs do not bow-in, distort from a straight line, or deflect from superimposed loads during construction.

D. Low-Lift Grouting:
   1. Limit height of pours to 24 inches.
   2. Limit height of masonry to 16 inches above each pour.
   3. Pour grout only after vertical reinforcing is in place; place horizontal reinforcing as grout is poured. Prevent displacement of bars as grout is poured.
   4. Place grout for each pour continuously and consolidate immediately; do not interrupt pours for more than 1-1/2 hours.
   5. Grouted walls shall be solid and without voids.
   6. Grout may be installed by pump, tremie or bucket, using hoppers to avoid spilling on exposed surfaces.
   7. Place an initial 2 feet high lift around, thoroughly compact, then place balance of each lift, compacting again through total lift, with hardwood spading sticks or pencil vibrators.
   8. Stop grout pours 1-1/2 inches below top of each lift.
   9. Remove and discard spilled grout from upper units before grout can harden.
   10. Bracing: Adequately brace walls against wind and other forces during and after construction.
   11. Re-puddle top of grout after initial set.

E. High-Lift Grouting:
   1. Verify that horizontal and vertical reinforcement is in proper position and adequately secured before beginning pours.

2. Hollow Masonry: Limit lifts to maximum 4 feet and pours to maximum height of 24 feet.
3. Place grout for spanning elements in single, continuous pour.
4. High-lift grouting method is permitted provided following qualifications and requirements are met. High-lift grouting shall apply only to cell sizes available with 8 inch and wider block units. This method is subject to specific approval of Gardner Spencer Smith Tench and Jarbeau, PC and Union County Commissioner's Office.
5. Provide bond beam units, inverted for start course, and omit alternate blocks or cut openings in alternate face shell on bottom course for cleanouts.
6. Remove projecting mortar fins. Wash out every cell thoroughly using a water jet, which has sufficient force to remove mortar from the interior of the cells, and from reinforcing steel.
7. Plug each cleanout by setting a "soap" in mortar into opening and securely bracing it in place to prevent displacement. If masonry is not exposed in finish Work, cleanouts may be formed.
8. Grouting:
   a. Grout masonry cells solid, free from voids.
   b. Do not install grout until masonry has set a minimum of 3 days in warm weather (50 degrees to 85 degrees F.) or 5 days in cool, damp weather (35 degrees to 50 degrees F.).
   c. Pump grout into grout cell space as rapidly as practical. Discard grout not in place within one hour after water was first added to batch.
   d. Install grout with maximum slump without segregation. Place in a continuous pour, in maximum lifts of 4 feet, with approximately 20 minutes elapsed time between any 2 successive lifts.
9. Consolidating:
   a. Consolidate and reconsolidate grout using 3/4 inch lightweight flexible cable vibrators.
   b. First consolidation shall be performed to bottom of lift immediately after placement, and in case of subsequent lifts, through previously placed lift.
   c. Top lift shall be reconsolidated no sooner than 30 minutes after grout has been installed.
   d. Vibrating of reinforcing steel is not permitted.
10. Bracing: Adequately brace walls against wind and other forces during and after construction.

3.05 FIELD QUALITY CONTROL

A. An independent testing agency will perform field tests, in accordance with provisions of Division 01.

B. Test and evaluate mortar in accordance with 1 procedures.
   1. Test with same frequency as specified for masonry units.

C. Test and evaluate grout in accordance with 1 procedures.
   1. Test with same frequency as specified for masonry units.

D. Evaluation of Quality Control Tests: In absence of other indications of noncompliance with requirements, mortar and masonry grout will be considered satisfactory if results from construction quality control tests comply with minimum requirements indicated.

3.06 SCHEDULES

A. Concrete Unit Masonry mortar shall be Type S.

B. Brick Masonry mortar shall be Type S, colored mortar.

C. Cast Stone mortar shall be Type N, colored mortar.

END OF SECTION

SECTION 01 2100
ALLOWANCES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Cash allowances.

B. Payment and modification procedures relating to allowances.

1.02 RELATED REQUIREMENTS

A. Division 01 - Price and Payment Procedures: Additional payment and modification procedures.

1.03 SUMMARY

A. Allowances as set forth in the Specifications are to be used as compensation for items as set forth in this Section. The amounts listed in the schedule and/or Specifications are to be included in the base bid and shall be listed separately in the Schedule of Values and Application for Payment.

B. This section specifies administrative and procedural requirements governing handling and processing allowance. Selected materials and equipment, and in some cases, their installation, are shown and specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer determination of actual quantities of materials and equipment to a later date when additional information is available for evaluation. Additional requirements, if necessary, will be issued by Change Order.

C. Types of allowances:
   1. Lump sum allowance.

D. Definitions:
   1. Material and/or installation allowance: Stated allowance include ALL cost except delivery, layout, fees, supervision, general expense, insurance, overhead, applicable taxes, profit and other incidentals; these "except" cost shall be included in the Base Bid.

1.04 CASH ALLOWANCES

A. Use the allowances only as authorized for Union County Commissioner's Office purposes and only by an approved allowance disbursement form that indicate the amounts to be charged to the respective allowance amount.

B. Gardner Spencer Smith Tench and Jarbeau, PC Responsibilities:
   1. Consult with Contractor for consideration and selection of products, suppliers, and installers.
   2. Select products in consultation with Union County Commissioner's Office and transmit decision to Contractor.
   3. Prepare Change Order.

C. Contractor Responsibilities:
   1. Assist Gardner Spencer Smith Tench and Jarbeau, PC in selection of products, suppliers, and installers.
   2. Obtain proposals from suppliers and offer recommendations. Contractor shall submit cost of material from a minimum of three qualified material suppliers itemized and supported by sufficient data to permit proper evaluation of proposals, seven (7) days prior to installation.
   3. Obtain proposals from suppliers and offer recommendations.
   4. On notification of which products have been selected, execute purchase agreement with designated supplier .
   5. Contractor shall submit invoices or delivery slips to indicate actual quantities of materials delivered to the site for use in fulfillment of each allowance.

D. Differences in costs will be adjusted by Change Order.

E. All remaining monies in the Contract shall be returned to Union County Commissioner's Office.

1.05 ALLOWANCE DISBURSEMENT

A. Contractor shall submit a request for allowance disbursement on an allowance disbursement form. Include all substantiating and/or required data along with the request.

B. The request shall have the requested amount listed as an allowance disbursement without Contractor overhead and markup.

C. Once the Union County Commissioner's Office's OR has accepted the disbursement, Gardner Spencer Smith Tench and Jarbeau, PC and Union County Commissioner's Office's OR will sign the allowance disbursement form.

1.06 ALLOWANCES SCHEDULE

A. Lump sum allowance.
   1. Allowance for Unforseen Conditions: 5% of total price.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

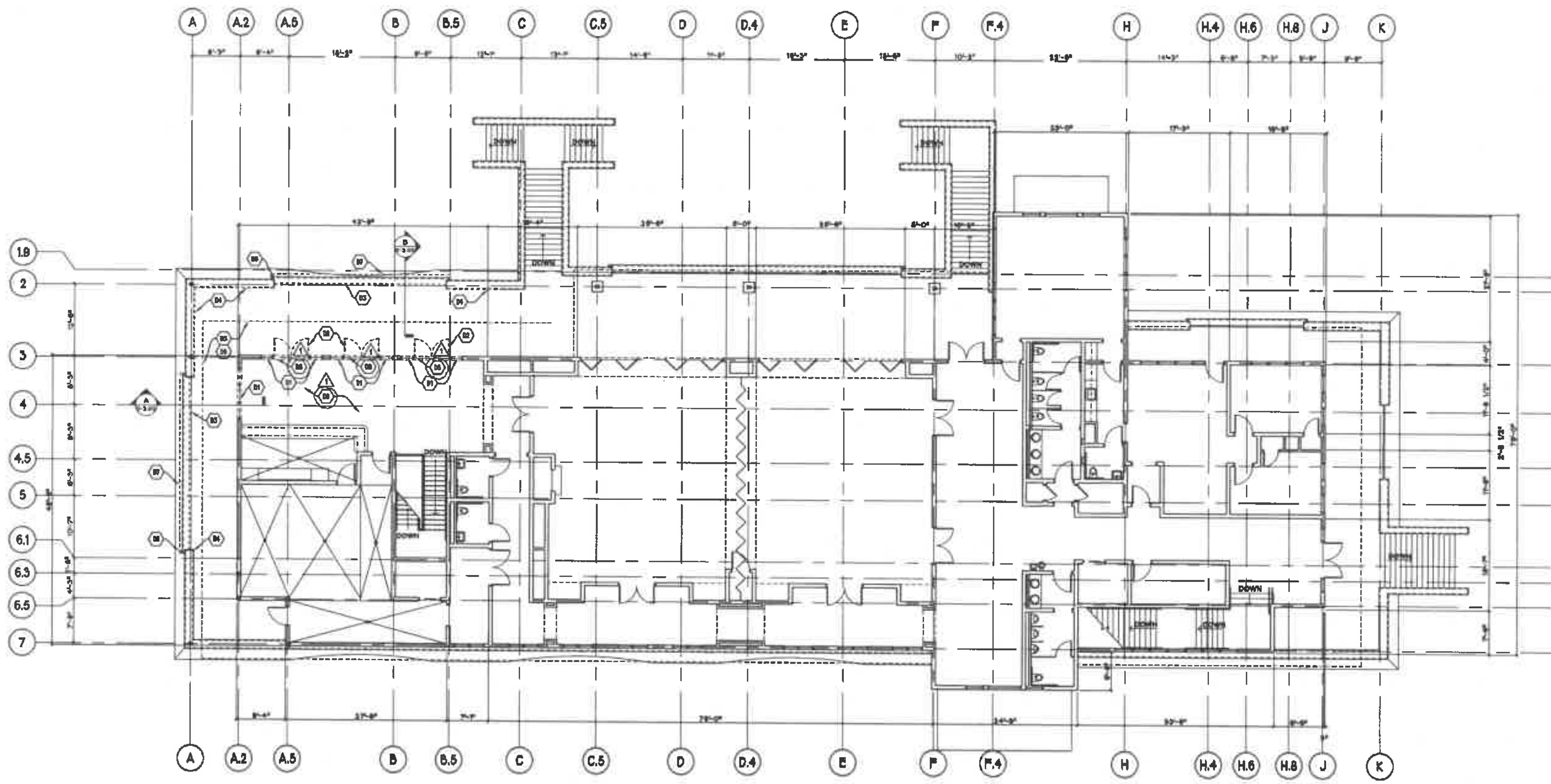
END OF SECTION

SECTION 00 0110
TABLE OF CONTENTS

END OF SECTION

Union
County
Community
Center

129 Union County
Recreation Road,
Blairsville, Georgia 30512



DEMOLITION NOTES:

D1. REMOVE EXISTING WINDOWS. SAVE FOR RELOCATION.

D2. REMOVE EXISTING DOUBLE DOORS. SAVE FOR RELOCATION.

D3. REMOVE EXISTING METAL RAILINGS.

D4. REMOVE PORTION OF EXISTING PRECAST CAP AS REQUIRED TO ACCOMMODATE NEW WALLS.

D5. REMOVE EXISTING SHINGLE ROOF SYSTEM, EAVE SOFFITS, AND EAVE DOWNLIGHTS TO EXTENTS INDICATED. SAVE DOWNLIGHTS FOR RELOCATION.

D6. REMOVE EXISTING GUTTERS & DOWNSPOUTS INDICATED.

D7. REMOVE EXISTING GUTTER. VERIFY EXISTING PRECAST TRIM UNDERNEATH.

D8. REMOVE THRESHOLD.

D9. REMOVE CARPET IN DINING ROOM, HARD TILE AND METAL EDGE STRIP ARE TO REMAIN.

A DEMOLITION- UPPER LEVEL FLOOR PLAN

1/8" = 1'-0"

Gardner
Spencer
Smith
Tench &
Jarbeau

A Professional Corporation for the Practice of Architecture

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Suite 1100
Atlanta Georgia 30303
404 522 8806
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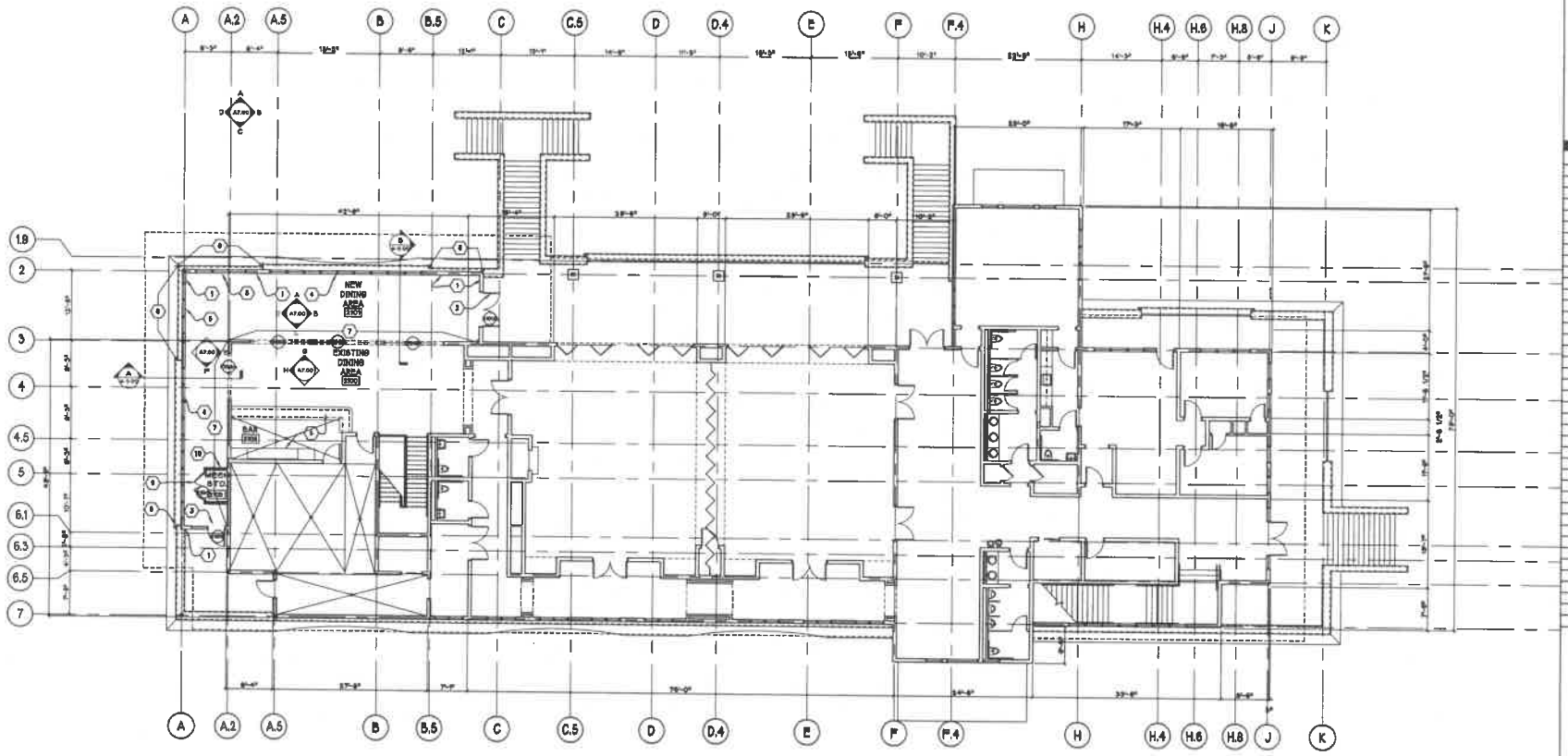
16107

UPPER LEVEL
DEMOLITION PLAN

D-1.00



CONSTRUCTION NOTES:

1. NEW EXTERIOR WALL. MATCH CONSTRUCTION OF EXISTING ADJACENT EIFS WALLS.
2. INSTALL RELOCATED DOUBLE DOORS. SEE DOOR ELEVATION C/A-4.02.
3. REWORK ONE RELOCATED DOUBLE DOOR PANEL INTO A SINGLE DOOR. INSTALL REWORKED DOOR AND ONE RELOCATED SIDELITE IN NEW WALL. SEE DOOR ELEVATION D/A-4.02.
4. NEW OR RELOCATED WINDOWS: SEE WINDOW ELEVATION A/A-4.02.
5. NEW WINDOWS: SEE WINDOW ELEVATION B/A-4.01.
6. EXISTING CASEWORK TO REMAIN.
7. EXISTING EIFS WALL FINISH TO REMAIN. CLEAN AND REPAIR AS REQUIRED. LAMINATE GYPSUM BOARD OVER THE EXISTING EIFS. INSTALL NEW CASING AND TRIM ON EXISTING OPENINGS. SEE ELEVATION E/A-4.02.
8. REWORK OR REPLACE EXISTING PRECAST CAP TO ACCOMMODATE NEW WALL.
9. INSTALL NEW DOUBLE DOORS. SEE DOOR ELEVATION F/A4.02.
10. INSTALL NEW WALL PARTITIONS AT MECHANICAL ROOM. SEE DETAIL 2/A-4.01

A | UPPER LEVEL FLOOR PLAN

1/8" = 1'-0"

Union County Community Center

129 Union County Recreation Road,
Blairsville, Georgia 30512

Gardner Spencer Smith Tench & Jarbeau
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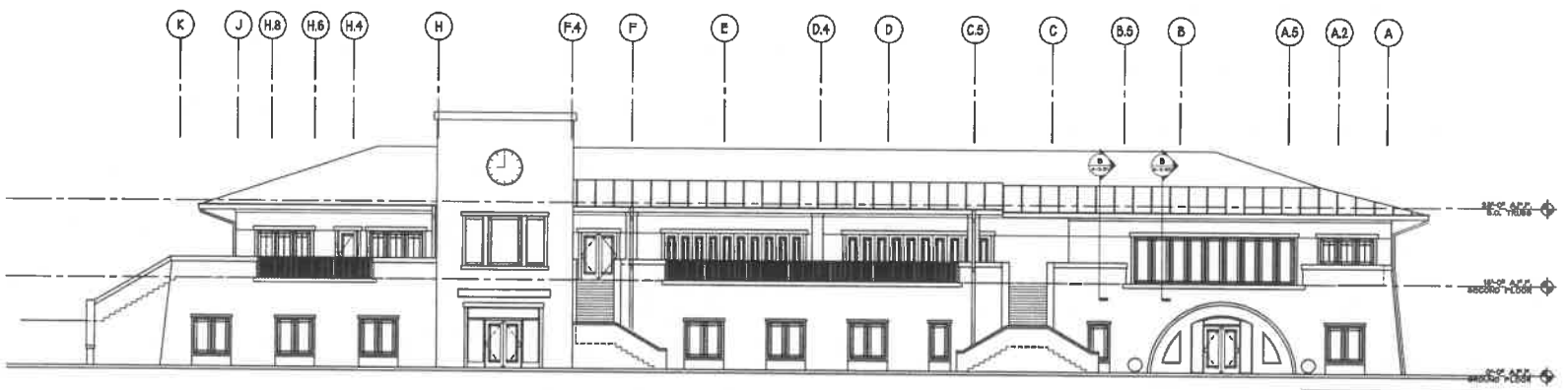
UPPER LEVEL FLOOR PLAN

A-1.00



CONSTRUCTION NOTES:

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10. INSTALL NEW WALL PARTITIONS AT MECHANICAL ROOM. SEE DETAIL 8/A-4.01.

A | NORTH ELEVATION

1/8" = 1'-0"

B | SOUTH ELEVATION

1/8" = 1'-0"

Union County Community Center

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NORTH & SOUTH ELEVATIONS

A-2.00

PROFICIENT ENGINEERING

Union County Community Center

129 Union County Recreation Road, Blairsville, Georgia 30512

Panel A (1)	ROOM MOUNTING SURFACE FED FROM EXISTING MDP NOTE	VOLTS 208Y/120 / 3P 4W BUS AMPS 200 NEUTRAL 100%	AIC 22,000 MAIN BKR MLO LUGS STANDARD

CKT #	CKT BKR.	LOAD KVA	CIRCUIT DESCRIPTION		CKT #	CKT BKR.	LOAD KVA	CIRCUIT DESCRIPTION
1	80/2	15.9	FCU-1	a	2	20/1	0.8	EXISTING RECEPTACLE (3)
3	|			b	4	20/1	2.0	EXISTING RECEPTACLE (3)
5	50/2	6.7	HP-1	c	6	20/1	2.0	EXISTING RECEPTACLE (3)
7	|			a	8	20/1	2.0	EXISTING RECEPTACLE (3)
9	80/2	15.9	FCU-2	b	10	20/1	1.2	EXISTING RECEPTACLE (3)
11	|			c	12	20/1	1.2	EXISTING RECEPTACLE (3)
13	50/2	6.7	HP-2	a	14	20/1	1.2	EXISTING RECEPTACLE (3)
15	|			b	16	20/1	0.4	EXISTING RECEPTACLE (3)
17	20/1	0.9	RECEPTACLE	c	18	20/1	0.4	EXISTING LIGHTING (3)
19	20/1	0.0	SPACE	a	20	20/1	0.5	LIGHTING
21	20/1	0.0	SPACE	b	22	20/1	0.2	LIGHTING
23	20/1	0.0	SPACE	c	24	20/1	0.0	SPACE
25	20/1	0.0	SPACE	a	26	20/1	0.0	SPACE
27	20/1	0.0	SPACE	b	28	20/1	0.0	SPACE
29	20/1	0.0	SPACE	c	30	20/1	0.0	SPACE
31	20/1	0.0	SPACE	a	32	20/1	0.0	SPACE
33	20/1	0.0	SPACE	b	34	20/1	0.0	SPACE
35	20/1	0.0	SPACE	c	36	20/1	0.0	SPACE
37	20/1	0.0	SPACE	a	38	20/1	0.0	SPACE
39	20/1	0.0	SPACE	b	40	20/1	0.0	SPACE
41	20/1	0.0	SPACE	c	42	20/1	0.0	SPACE

	CONN KVA	CALC KVA			CONN KVA	CALC KVA	
LIGHTING	1.7	1.3	(125%)	MOTORS	45.1	45.1	(100%)
LARGEST MOTOR	15.9	4.0	(25%)	RECEPTACLES	11.7	10.9	(50%>10)
				TOTAL LOAD		61.2	
				BALANCED 3-PHASE LOAD		169.9 A	
				PHASE A		100%	
				PHASE B		116%	
				PHASE C		81.8%	

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	VOLTS
B		(1) 35W LED	2x2 LED RECESSED TROFFER	LITHONIA 2GTL 2 33L EZ1	120V 1P 2W
C		(1) 16W LED	PENDANT	RELOCATED / MATCH EXISTING	120V 1P 2W
S4		(1) 25W LED	RECESSED 4' LED STRIP		120V 1P 2W
T		(2) 1.5W LED	EMERGENCY LIGHTING UNIT	LITHONIA ELM2 LED	120V 1P 2W
Y		(1) 5W LED	THERMOPLASTIC EXIT SIGN WITH BACKUP BATTERY	LITHONIA LQM-S-W-3-R-120/277-EL-N	120V 1P 2W
XC		(2) 1.5W LED	COMBINATION EXIT/EMERGENCY LIGHTING UNIT	LITHONIA LHQM-LED-R-HO	120V 1P 2W

GENERAL SCHEDULE

CALLOUT	SYMBOL	VOLTS	KVA	CIRCUIT	WIRE CALLOUT	DISCONNECT DESCRIPTION
FCU-1		208/120V 2P 3W	15.67	A-1,3	1-1/4"C,2#2,#2N,#6G	100A/2P/NEMA 1
FCU-2		208/120V 2P 3W	15.67	A-9,11	1-1/4"C,2#2,#2N,#6G	100A/2P/NEMA 1
HP-1 (2)		208/120V 2P 3W	6.66	A-5,7	3/4"C,2#6,#6N,#10G	60A/2P/NEMA 3R
HP-2 (2)		208/120V 2P 3W	6.66	A-13,15	3/4"C,2#6,#6N,#10G	60A/2P/NEMA 3R

GENERAL NOTES

REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF ALL CEILING MOUNTED DEVICES.

ALL RECEPTACLES SHALL BE GROUNDED AS REQUIRED BY ARTICLE 250-146.

PROVIDE UNSWITCHED HOT LEG OF CIRCUIT TO EMERGENCY LIGHTING AND EXIT SIGNS.

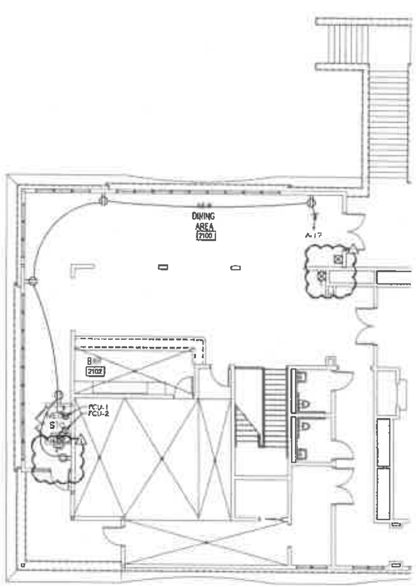
COMCHECK COMPLIANCE REPORT NOT NEEDED AS MORE THAN HALF OF LIGHTING FIXTURES ARE EXISTING TO REMAIN.

ALL EXISTING ELECTRICAL DEVICES TO REMAIN UNLESS SPECIFIED ON DRAWING.

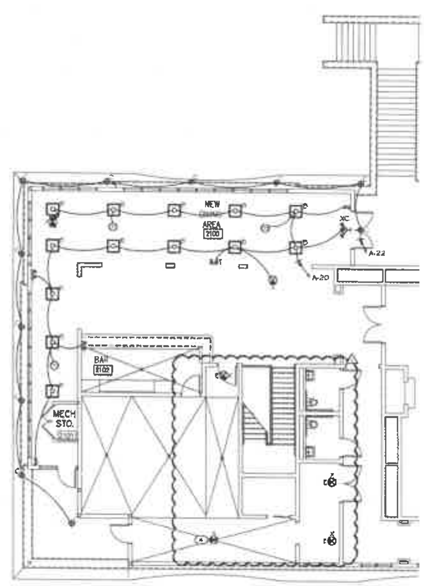
SUBSCRIPT 'E' NEXT TO DEVICE DENOTES EXISTING TO REMAIN.

KEYNOTES

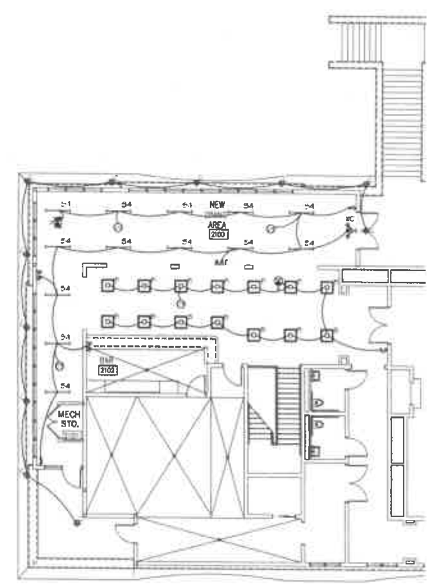
1. FEED THIS NEW PANEL FROM MDP THAT CURRENTLY USES 1504A OF AVAILABLE 1800A. USE 2"C, 3#3/0, #3/0 N, #6G FOR WIRE SIZE AND 200A/3P BREAKER.
2. HVAC EQUIPMENT LOCATED ON ROOF. COORDINATE EXACT LOCATION IN FIELD AND SEE MECHANICAL DRAWINGS FOR DETAILS.
3. EXISTING CIRCUIT FROM PANEL EP IN FIRST FLOOR MAIN ELECTRICAL ROOM TO BE RE-CIRCUITED TO THIS PANEL.
4. CIRCUIT TO NEAREST EXISTING LIGHTING CIRCUIT AVAILABLE.



1 UPPER FLOOR PLAN - POWER
Scale: 1/8" = 1'-0"



2 UPPER FLOOR PLAN - LIGHTING
Scale: 1/8" = 1'-0"



3 UPPER FLOOR PLAN - LIGHTING ALTERNATE
Scale: 1/8" = 1'-0"

10/30/2020	BID SET
1 12/02/20	REVISION 1

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UPPER LEVEL FLOOR PLAN

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