Addendum No. 1

ANN ARBOR DDA
PARKING STRUCTURES RESTORATION 2021

Ann Arbor Downtown Develop Authority
150 South Fifth Street, Suite 301
Ann Arbor, MI 48104

June 4, 2021

WGI, Inc.
8910 Purdue Road, Suite 400
Indianapolis, IN 46268

WGI Project # 24205511.01

The Construction Documents dated May 20, 2021, for the above captioned project are hereby amended and/or supplemented by this Addendum No. 1. All applicable provisions of the General and Special Conditions, Instructions to Bidders, and all other Contract Documents apply to this Addendum as though items included herein were part of said Contract Documents as originally issued.

Attach this Addendum to the Project Manual for this project. It modifies and becomes a part of the Contract Documents. Work or materials not specifically mentioned herein are to be as described in the main body of the Specification, and as shown on the Drawings.

Acknowledge receipt of this Addendum in the space provided on the Bid Form.
BID DOCUMENT CLARIFICATIONS

Item #1: Specification
Section 07 9200 – Joint Sealants
Section 09 9700 – Special Coatings

Replace required warranty language for non-traffic bearing silicone sealants and elastomeric coatings.

Items that have been revised:
- Section 07 9200, paragraph 1.10.A edited to a ten (10) year manufacturer and five (5) year labor warranty.
- Section 09 9700, paragraph 1.10.A edited to a ten (10) year manufacturer and five (5) year labor warranty.

RESPONSES TO QUESTIONS

1. In review of the specifications for the Ann Arbor DDA projects, we noticed that there are 10 year warranties listed for Non Traffic Bearing Silicone Sealants and Elastomeric Coatings. Can these specifications be revised to include a 5 year labor warranty and 10 year manufacturer material warranty for these items?

Response: Yes, a 10-year manufacturer material warranty and a 5-year labor warranty is acceptable for non-traffic bearing silicone sealants and elastomeric coatings.

2. Do we need to account for the Art Fair in our scheduling plans?

Response: Yes, the Ann Arbor Art Fair is going forward. As such, Contractors should plan to not be onsite the week of July 12-18.

PRE-BID MEETING MINUTES

1. Refer to attached Pre-Bid Meeting Minutes for discussions and attendance record.
SECTION 07 9200 – JOINT SEALANTS

PART 1 - GENERAL

1.1 Related Documents
   A. Conditions of Contract for Construction and General Requirements of Division 1 of these Specifications apply to Work in this Section.

1.2 Work Included
   A. Work of this Section shall include furnishing all labor, materials, equipment, and supervision to install joint sealants, including surface preparation.
   B. Work included by joint sealant Installer shall include deck coatings specified in Section 07 1800, Traffic Coatings.

1.3 Related Work
   A. Following Work is related to this Section:
      1. Cast-in-Place Concrete Section 03 3000
      2. Traffic Coatings Section 07 1800
      3. Sheet Metal Flashing & Trim Section 07 6200
      4. Expansion Joint Sealant Systems Section 07 9500
      5. Pavement Markings Section 32 1723

1.4 Quality Control
   A. General
      1. Joint sealant Installer shall be approved by joint sealant Manufacturer.
      2. Joint sealant Installer shall have a minimum of five (5) years experience in application of one of approved joint sealant systems and have experience for a project in size of 5,000 LF or greater.
      3. Manufacturer shall make available a qualified Representative to assist Installer and Engineer as specified herein. Representative shall be experienced in placement of sealant material.
   B. Sealant Test Cuts:
      1. Installer to perform adhesion test in presence of Engineer at rate of one test per 500 lineal feet of joint. Adhesion test to be performed a minimum of 7 days after installation. Location of the sealant test cuts will be determined by the Engineer. Procedure per Manufacturer’s standard or as follows:
         a. Make a knife cut from one side of the joint to the other.
         b. Make two cuts approximately two inches long at the sides of the joint, meeting the first cut at the top of the two-inch cuts.
         c. Grasp the two-inch piece of joint sealant and try to pull the uncut sealant out of
the joint.

d. If adhesion is adequate, the joint sealant should tear cohesively in itself or be very difficult to adhesively remove from the surface.
e. Joint sealant shall be replaced by re-applying sealant in the same manner it was originally installed at no additional cost to the Owner.

C. Evaluation of Sealant Test Cuts:

1. Performance criteria for each Test Cut:
   a. Preparation (The joint within the substrate has been cleaned, primed, backed and filled.)
   b. Sealant profile (The sealant maintains prescribed dimensions.)
   c. Cure
   d. Adhesion
2. Test Cuts that do not meet the performance criteria will be noted to be defective and to have failed.
3. Contractor to remove and replace defective sealant at no additional cost to Owner.

1.5 Submittals

A. Action Submittals:

1. Manufacturer’s Spec Data Sheets of each product to be used.
2. Complete description of the joint sealant system including primer, sealant material, and backer rods or bond breakers. Also indicate placement and installation procedures along with material working requirements, shelf life, and performance data.
3. Qualifications of Manufacturer’s representative.
4. Qualification statement of Installer stating projects, size and location.
5. Sample Warranty prior to application.

B. Informational Submittals:

1. Sequence of sealant placement in structure. The sealant installation shall be coordinated to allow required minimum concrete cure times.
2. Safety Data Sheets of each product, solvent, or related chemicals to be used and certification that materials conform to local, state and federal environmental and worker’s safety laws and regulations.
3. Certification that joint sealant system is compatible with all products in Divisions 3, 7, and 9 to which it will come in contact.

1.6 Environmental Requirements

A. Manufacturer and Installer are required to confirm that all materials used in accordance with this Section conform to local, state, and federal environmental and workers’ safety laws and regulations.

1. VOC content of materials shall not exceed the limits per Environmental Protection Agency National Volatile Organic Compound Emission Standards for Architectural Coatings (40CFR59).

1.7 Transportation and Handling
A. Deliver all materials to site in original, unopened containers, bearing following information:

1. Name of product
2. Name of Manufacturer
3. Date of manufacture
4. Lot or batch number
5. UL labels

B. Store materials under cover and protected from weather, within Manufacturer's recommended temperature ranges.

C. Replace packages or materials indicating any signs of damage with new material at no additional cost to Owner.

D. At no time shall the weight of stored material placed on a slab area exceed 30 PSF or 2,000 lbs. over 20 square inches.

1.8 Warranty

A. Provide to Owner a Warranty by Installer and Manufacturer that joint sealant system will be free of defects, water penetration, and chemical damage related to design, workmanship, or material deficiency, consisting of, but not limited to:

1. Surface crazing or other weathering deficiency.
2. Abrasion or tear failure resulting from normal traffic use.
3. Tear failure resulting from anticipated movement.
4. Debonding from substrate or delaminating between layers.
5. Defective installation.

B. Installer and Manufacturer will warrant and provide at no charge to Owner materials and labor needed to properly repair or replace product and replace parking stripes within duration of Warranty. In event of either party's non-performance, full burden and responsibility for any Warranty repair shall fall upon remaining party.

C. Horizontal Traffic Bearing Applications: Normal traffic is considered to include snow removal equipment with rubber tipped blades as described in the National Parking Association publication, Parking Garage Maintenance Manual.

D. Vandalism, abrasive maintenance equipment, and construction traffic are not normal traffic use and are exempt from Warranty.

1.9 Warranty Duration – Polyurethane & Traffic Bearing Silicone Sealant

A. Bid price shall include a five (5) year Warranty commencing with date of project acceptance in accordance with General Conditions.

B. Although completed areas of facility may be opened to traffic and parking, commencement of Warranty period will not occur prior to acceptance of entire project.

C. A single Warranty commencement date will apply to all waterproofing.

1.10 Warranty Duration – Non-Traffic Bearing Silicone Sealant
A. The bid price shall include a ten (10) year manufacturer and five (5) year labor Warranty commencing with date of project acceptance in accordance with General Conditions.

B. A single Warranty commencement date will apply to all waterproofing.

1.11 Basis of Payment

A. Cove sealants, crack sealants, construction joint sealants, and precast joint sealants will be paid on a unit price or lump sum basis. Refer to Bid Form.

B. Joint widening or other necessary modifications shall be incidental to system cost.

PART 2 - PRODUCTS

2.1 Joint Sealant System - Polyurethane

A. Horizontal Joint Sealant (except cove joints)

1. Traffic-bearing, multi-component, self-leveling or non-sag unmodified polyurethane sealant, gray in color unless noted otherwise, containing no coal tar, asphalt, or other adulterants and conforming to ASTM C 920, Standard Specification for Elastomeric Joint Sealants, Type M, Grade P or NS, Class 25, use T and Federal Specification TT-S-00227, Type I or II, Class A.

2. On slopes greater than 2%, slope grade versions of specified self-leveling sealants or non-sag sealants, as specified for vertical and cove joint sealants, are to be used per Manufacturer’s recommendations.

3. Approved Horizontal Joint Sealants are:

a. Iso-Flex 880GB or 881, LymTal International, Inc., Orion, MI.
b. Urexpand NR-200 or Dynatred, Pecora Corp., Harleysville, PA.
c. Sikaflex - 2c NS/SL, Sika Corp., Lyndhurst, NJ.
d. MasterSeal SL2, Sonneborn Building Products, BASF Building Systems, Shakopee, MN.
e. THC 900 or THC 901, Tremco Inc., Cleveland, OH.
f. Vulkem 445SSL, Tremco Inc., Cleveland, OH.

B. Vertical and Cove Joint Sealants

1. Multi-component, non-sag unmodified polyurethane sealant, gray in color unless otherwise noted, containing no coal tar, asphalt, or other adulterants and conforming to ASTM C 920, Type M, Grade NS, Class 25, use NT and Federal Specification TT-S-00227E, Type II, Class A.

2. Approved Vertical and Cove Joint Sealants are:

b. Dynatrol II, Pecora Corp., Harleysville, PA.
c. Sikaflex - 2c NS, Sika Corp., Lyndhurst, NJ.
d. MasterSeal NP2, Sonneborn Building Products, BASF Building Systems, Shakopee, MN.
e. Dymeric 240 FC, Tremco Inc., Cleveland, OH.
2.2 Joint Sealant System - Silicone

A. Horizontal Joint Sealant (except cove joints) - Non-Traffic-Bearing
   1. Non-traffic-bearing, single-component self-leveling silicone sealant, gray in color unless otherwise noted.
   2. Approved Horizontal Joint Sealants are:
      a. Dow SL Parking Structure Sealant, Dow Corning Corp., Midland, MI.
      b. Dow FC Parking Structure Sealant (fast cure), Dow Corning Corp., Midland, MI.
      c. Spectrem 900-SL, Tremco Inc. Cleveland, OH.
      d. Sikasil 728 SL, Sika Corp, Lyndhurst, NJ.
      e. Sikasil 728 RC, Sika Corp, Lyndhurst, NJ.
      f. 311-NS, Pecora Corp., Harleysville, PA

B. Horizontal-Traffic-Bearing, and Vertical and Cove Joint Sealant
   1. Traffic-bearing, single-component, non-sag silicone sealant, gray in color unless otherwise noted.
   2. Approved Horizontal-Traffic bearing, and Vertical and Cove Joint Sealants are:
      a. Dow NS Parking Structure Sealant, Dow Corning, Corp., Midland, MI.
      b. Spectrem 800, Tremco Inc., Cleveland, OH.
      c. Sikasil 728 NS, Sika Corp, Lyndhurst, NJ.
      d. 310-SL, Pecora Corp., Harleysville, PA

2.3 Joint Sealant System (Curtain Wall) – Silicone

A. Joint sealant for glass-to-metal and metal-to-concrete/brick joints at stair tower curtain walls and windbreaks:
   1. Approved Silicone Joint Sealants are:
      a. Dow Corning 790, Dow Corning Corp., Midland, MI.
      b. Spectrum 1, Tremco Inc. Cleveland, OH.
      c. Sikasil WS-295, Sika Corp, Lyndhurst, NJ.
      d. Pecora 864 NST, Pecora Corp., Harleysville, PA
   2. Submit manufacturer’s standard colors to Owner for selection.

2.4 Backer Rod

A. Backer rod diameter shall be as recommended by Manufacturer for joint sizes indicated on Drawings.

B. Backer rod shall be extruded round, closed cell or bi-cellular, low-density polyethylene or polyolefin foam material with a skin-like outer texture.

C. Approved closed cell backer rods are:
   1. Mile High Foam Backer Rod, Backer Rod Manufacturing, Inc., Denver, CO.
   2. ITP Standard Backer Rod Insulation, Industrial Thermo Polymers Limited, Buffalo, NY.
   3. HBR, Nomaco, Inc., Zebulon, NC.
   4. MasterSeal 920 Closed-Cell Backer-Rod, BASF Building Systems, Shakopee, MN.

D. Approved bi-cellular backer rods are:
   1. ITP Soft-Type Backer Rod, Industrial Thermo Polymers Limited, Buffalo, NY.
PART 3 - EXECUTION

3.1 Inspection

A. Inspect surfaces to receive Work and report immediately in writing to Engineer as required in General Conditions any deficiencies in surface which render it unsuitable for proper execution of this Work. Do not proceed with Work until unsatisfactory conditions have been corrected in an acceptable manner. Commencement of Work implies acceptance of related Work.

3.2 General

A. Coordinate and verify that related Work meets following requirements.
   1. Concrete surfaces are finished, cleaned and prepped, as specified by Manufacturer for system to be installed.
   2. Curing compounds used on concrete surfaces are compatible with Work to be installed.
   3. Systems selected for use are compatible with each other.

B. Installer shall take necessary precautions against injury to personnel or adjacent building occupants during installation of joint sealants. Installer personnel shall use protective equipment and area shall be well vented to outside.

3.3 Preparation

A. Grind joint edges smooth and straight prior to installation.

B. All surfaces that are to receive joint sealant shall be dry and thoroughly cleaned by mechanical means of all loose particles, existing joint sealant, laitance, dirt, dust, oil, grease or other foreign matter. Mechanical methods, such as grinding or sandblasting, shall be used to clean joint surfaces to sound, virgin concrete.

C. Check preparation of substrate to ensure adhesion of joint sealant.

D. Correct unsatisfactory conditions in a manner acceptable to Manufacturer and Engineer before installation of joint sealant system.

E. Rout cracks with a grinding tool to produce the profile indicated on Drawings. Crack must be centered in the routed notch.

3.4 Installation/Application

A. Do all Work in strict accordance with Manufacturer's written instructions and specifications and as indicated on Drawings.

B. Do not apply joint sealant system until concrete has been air dried at temperatures at or above 40 degrees F. for at least 28 days after curing period specified in Section 03 3000, Cast-In-Place Concrete, Section 03 0130, Concrete Repair, or as otherwise approved by Manufacturer.
C. Install bond breaker or backer rod as indicated on Drawings.
D. Prime all masonry and concrete joints.
E. Completely fill joint with sealant, without sagging or smearing onto adjacent surfaces.
F. In areas not receiving deck coating, fill horizontal joints and cracks until slightly recessed to avoid direct contact with wheel traffic.
G. Cease installation under adverse weather conditions, or when temperatures are below 40 degrees F or below or above Manufacturer's recommended limitations.
H. Protect joint sealant as required until sealant is fully cured.

3.5 Cleanup
A. Remove all excess primer, sealant, and masking materials from structure.

END OF SECTION 07 9200
PART 1 - GENERAL

1.1 Related Documents

A. The Conditions of the Contract for Construction and the General Requirements of Division 1 of these specifications apply to the Work in this Section.

1.2 Work Included

A. The Work of this Section shall include furnishing all labor, materials, equipment, and supervision to install a coating system, including surface preparation and crack and joint detailing, in accordance with the Drawings and Specifications.

1.3 Related Work

A. The following Work is related to this Section:

1. Concrete Repair Section 03 0130
2. Joint Sealants Section 07 9200

1.4 Quality Control

A. General

1. The coating Installer shall be approved by the coating Manufacturer.
2. Installer shall have a minimum of three (3) years experience in the application of one of the approved coating systems and have experience for a project in size of 5,000 SF or greater.
3. Determine alkalinity and moisture content of surfaces to be coated by performing appropriate tests. If surfaces are found to be unsuitable for coating, correct this condition prior to painting. Do not coat surfaces with moisture contents exceeding Manufacturer's limits.
4. Provide coating system produced by the same Manufacturer.
5. The Manufacturer shall make available a qualified Manufacturer's Representative to assist the Installer and Engineer as specified herein. The Representative shall be experienced in the placement of their coating system.
6. Comply with the requirements of the current edition of the specifications or standard listed, except where more stringent requirements are indicated on the Drawings or specified herein:

B. Testing Requirements

1. Installer shall check coating wet film thickness by taking five wet film readings within a 1 SF area. The average film thickness shall be at or above the specified average wet film thickness. No individual reading shall be more than 50 percent plus or minus of the
specified average wet film thickness. The number of wet film thickness tests for each coat shall be as follows:

a. Concrete and Masonry: Two tests for every 500 sf
b. If thickness check fails the above requirements, more frequent testing will be required as directed by the Engineer.

1.5 Submittals

A. Submit for record certification that the coating system is compatible with all of the products in Divisions 3 and 7 to which it will come in contact.

B. Submit for review and approval a complete description of the coating system proposed, including the materials, surface preparation, and cure times, including repair materials for pitting, bug holes, popouts, and cure times.

C. Submit for review and approval Manufacturer's Spec Data Sheets of each product to be used.

D. Submit for record Data Sheets of each product, solvent, or related chemicals to be used and certification that the materials conform to local, state, and federal environmental and worker's safety laws and regulations.

E. Submit for review and approval standard color chart.

F. Submit sample Warranty.

G. Upon request, submit for review and approval qualifications of the Manufacturer's Representative.

H. Upon request, submit for record wet film thickness test results. Include date, weather, and other pertinent information.

I. Submit for record alkalinity and moisture content testing results.

J. Submit for record Manufacturer’s written approval of surface preparation.

K. Submit for record written certification that the recoat system is compatible with the existing system.

1.6 Samples

A. Submit for review and approval sample color chips for each coating system color.

1.7 Environmental Requirements

A. Manufacturer and Installer are required to confirm that all coating materials used in accordance with this Section conform to local, state, and federal environmental and workers' safety laws and regulations.

1. VOC content of materials shall not exceed the limits per Environmental Protection Agency Natural Volatile Organic Compound Emission Standards for Architectural Coatings (40CFR59).
B. The Installer is solely responsible for fume control and shall take all necessary precautions against injury to personnel or adjacent building occupants during application. As a minimum, Installer shall take the following precautions:
1. Provide and maintain barricades.
2. Locate and protect building air intakes during application.
3. Follow all state, federal, and local safety regulations.
4. Follow all Manufacturers’ safety requirements.
5. Dispose empty containers immediately and properly.
6. Use protective equipment.
7. Ensure work area is well vented to the outside.

1.8 Transportation and Handling

A. Deliver all materials to site in original, unopened containers, bearing the following information:
1. Name of product
2. Name of Manufacturer
3. Date of Manufacturer
4. Lot or batch number

B. Store materials under cover, protected from the weather, within the Manufacturer's recommended temperatures ranges. As a minimum above 40 degrees F.

C. Replace containers or materials showing any signs of damage with new material at no additional cost to the Owner.

D. At no time shall the weight of stored material placed on a slab area exceed 30 PSF or 2,000 lbs. over 20 square inches.

1.9 Warranty

A. Provide to the Owner a warranty by Installer and Manufacturer that the coating system will be free of defects, water penetration, and chemical damage related to system design, workmanship or material deficiency, consisting of, but not limited to:
1. Surface crazing of other weathering deficiency (including ultraviolet light exposure).
2. Abrasion or tear failure resulting from normal traffic use.
3. Tear failure resulting from anticipated movement.
4. Debonding from the substrate or delaminating between layers.
5. Defective installation.
6. Debonding or damage of repair material used for filling in pitting, bug holes, and popouts with the concrete or coating material.

B. Installer and Manufacturer will warrant and provide at no charge to the Owner materials and labor needed to properly repair or replace the product within the duration of the Warranty. In the event of either party's non-performance, the full burden and responsibility for any Warranty repair shall fall upon the remaining party.

C. New concrete may experience shrinkage. Installer shall provide system suitable for such application. Warranty shall cover coating damage due to new concrete cracking.

D. When coating systems are applied over existing systems. Installer shall provide system suitable for such application. Warranty shall cover entire system including existing and new coating system.
1.10 Warranty Duration

A. The bid price shall include a ten (10) year manufacturer and five (5) year labor Warranty commencing with the date of project acceptance in accordance with Section 00 7200, General Conditions, and Section 01 7700, Closeout Procedures.

B. Although completed areas of the facility may be reopened for use, the commencement of the Warranty period will not occur prior to acceptance of the entire project.

1.11 Basis of Payment

A. Coating preparation and application will be paid on a unit price or lump sum basis. Refer to Bid Form.

B. Detail over cracks, construction joints, cove joints, etc., and filling pitting, bugholes, and popouts are to be incidental to coating cost. This includes any routing and sealing or filling cracks in substrate.

PART 2 - PRODUCTS

2.1 Elastomeric Acrylic Coating Systems (concrete, masonry, or brick)

A. Coating shall be an elastomeric acrylic coating of a texture and color approved by the Owner.

B. Approved elastomeric acrylic coatings are as follows:
   1. MasterProtect EL 750, BASF, Shakopee, MN.
   2. Neoflex, Neogard Corporation, Dallas, TX.
   3. Sikagard 550W Elastocolor, Sika Corporation, Lyndhurst, NJ.
   4. Or approved equivalent.

C. Apply primer and two (2) coats for a total of 18 dry mils thickness.

PART 3 - EXECUTION

3.1 General

A. Inspect surfaces to which coating system will be applied and report immediately in writing to the Engineer as required in the General Conditions any conditions detrimental to the proper execution of this work. Do not proceed until unsatisfactory conditions are acceptably remedied. Commencement of work implies acceptance of related work.

B. No coating system shall be applied without the approval of the Engineer as to the proposed method of the surface preparation.

C. Before commencing work, make certain that the surface is in proper condition to receive coating system, that surfaces are clean, dry, smooth, and at proper temperature as recommended by Manufacturer.
D. Provide adequate ventilation to remove fumes to a safe location and to confine and control fumes so that life or property is not endangered.

E. Protect all adjacent surfaces, vehicles and equipment from over-spray.

3.2 Preparation

A. Mask all boundaries to provide straight edges.

B. Do not thin material except as recommended by Manufacturer.

C. All hairline, static, and dynamic cracks shall be cleaned and treated according to Manufacturer’s recommendations prior to application of elastomeric coatings. All cracks greater than 1/16 inch in width area to be routed and sealed with Manufacturer’s approved sealant.

D. Preparation of coated and uncoated concrete surfaces:
   1. Surfaces shall be cleaned, dry, and free of all contaminants such as dirt, dust, laitance, grease, previously applied coatings and other contaminants that would interfere with the adhesion of the specified coating system. As a minimum, existing substrate is to be waterblasted, minimum 2000 psi.
   2. Properly prepared surfaces shall be dry prior to coating.
   3. New concrete shall cure for minimum of 28 days prior to coating, or as required by Manufacturer.
   4. Repair delaminated concrete prior to coating.

3.3 Application

A. Work shall be done by skilled craftsmen who are qualified to perform the required work and shall be done in a manner comparable to the best standards of practice found in that trade. All material shall be evenly applied so as to be free from sags, runs, crawls, wrinkles, holidays, or any other application defects. All brushed coats shall be of the proper consistency and properly brushed out so as to show the minimum of brush marks. When finished and dried, brush strokes shall appear in the vertical direction only, and there shall be no curved brush marks showing. All coats shall be thoroughly dry before the succeeding coat is applied.

B. Apply primer as recommended by Manufacturer.

C. In applying coating by spray gun, the material shall be applied in a wet coating that remains glossy wet for at least twenty seconds after application. Spraying shall be done in the crisscross lap method of spraying, striking first in one direction and shortly thereafter spraying across this same section at right angles to the first set of passes, so as to provide a continuous wet film of the finish coat.

D. Coating to be applied in two coats.

E. If more than two coats are specified, each subsequent coat shall be of sufficient color difference that holidays, skips, thin spots, etc. can easily be seen in contrast with the preceding coat.

F. Ambient and substrate temperatures shall be greater than 45 degrees F prior to application.

G. Do not apply if rain is expected within 24 hours of application.
3.4 Repair

A. Coating damage is to be repaired by the re-application of the coating system in accordance with the Manufacturer's recommendations.

B. Apply additional coats if the coating does not completely hide the undercoat.

END OF SECTION 09 9700
Pre-Bid Meeting Minutes

PROJECT: Ann Arbor DDA – Parking Structures Restoration 2021
WGI Project No. 24205511.01

MEETING DATE: Tuesday, May 25, 2021

TIME: 9:00 AM (ET)

LOCATION: ZOOM Conference Call

ATTENDEES:

<table>
<thead>
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<th>NAME</th>
<th>COMPANY</th>
<th>EMAIL</th>
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INVITATION FOR BIDS/BIDDING NOTES

- Bids Due:
  - Thursday, June 10, 2021 @ 10:00 AM (ET)
  - Send Bids by email to:
    - Jada Hahlbrock <JHahlbrock@a2dda.org>
    - Trey Just <Trey.Just@wginc.com>

- Questions:
  - Deadline: Thursday, June 3, 2021 @ 10:00 AM (ET)
  - Email directly to Trey Just <Trey.Just@wginc.com>

- Bid Bond in the amount of 5% is required.

- The Owner reserves the right to reject any or all Bids and to waive any informality of irregularity in the Bidding. The Owner also reserves the right to delete any item or portion of the work.

- A Performance Bond, a separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder.

- Project will be awarded to one contractor for the restoration of all parking structures included in this project.
PROJECT SCOPE

- Scope of work includes repairs at the following three structures:
  1) Fourth & William Parking Structure
  2) Fourth & Washington Parking Structure
  3) Ann Ashley Parking Structure
- Bid Form and site photos were reviewed to summarize the scope of work.

PROJECT SCHEDULE

- The notice to proceed is anticipated to be issued by July 1, 2021 *(subject to DDA Approval)*.
- Start of construction is anticipated for July 5, 2021.
- Substantial completion is November 5, 2021.
- There are liquidated damages of $500 per day. Liquidated damages apply to the project as a whole and not to the individual structures.
- Ann Arbor Art Fair was previously cancelled but may still go ahead in 2021. If so, no work shall be performed during Art Fair (July 19 to 25), and contractor shall consolidate work areas and open as many parking spaces as possible during this time.

CONSTRUCTION PHASING

- Maximum number of parking spaces that can be closed at a time in each structure:
  o Fourth & Washington – 40 parking spaces
  o Fourth & William – 140 parking spaces
  o Ann Ashley – 100 parking spaces
  Deck coating work may have to be performed on weekends.
- Traffic flow shall be maintained to all levels of the structure which are designated to be open.
- Work may be performed in one stair tower at time. Access to elevators is to be maintained at all times.
- Contractor shall only close areas where work is currently being performed. Work may be performed in multiple structures at one time provided that the contractor is actively working in each structure.
- Contractor shall provide a phasing plan prior to start of construction.
- Contractor shall provide a weekly work schedule prior to performing work for the upcoming week.
- Sidewalk and road/lane closures shall be coordinated with the City of Ann Arbor. The contractor will be responsible for paying for all fees associated with sidewalk and road/lane closures.
- Refer to Drawing G002 for complete Phasing Notes.
TESTING

• A local testing agency will be contacted to provide testing for all ready-mix concrete, at the owners’ expense.

CLOSEOUT DOCUMENTS

• Record Drawings and Warranties are required at the end of construction, see spec section 01 7700.

WALKTHROUGH

• Site visits do not need to be coordinated with DDA, Republic or WGI.

QUESTIONS

1) Are deck coating costs to include the replacement of sealants in those areas?
   Response: No, there are separate work items for traffic coatings and sealants.

SITE PHOTOS

• Photos of example repairs are attached.

The above is submitted as a summary of the subjects discussed during the meeting. If an error or omission exists, please contact the undersigned in writing.

Respectfully submitted,

WGI, Inc.

Justin Thomson
Project Manager
1) FOURTH & WASHINGTON

South and East Elevations

Example of Supported Level

Note: Repaint pavement markings, including curbs, to match existing at all levels, except roof level.
Example of Deck Coating – Recoad System (Urethane)
Additional Work Items: Remove & replace control and cove joint sealants where recoat system is to be installed.

Example of Deck Coating – Recoad System (Epoxy)
Additional Work Items: Remove & replace control and cove joint sealants where recoat system is to be installed.
Example of Deck Coating – Reccoat System (Epoxy)

Note: Do not install deck coating over new control joint sealants at vehicular ramps.

Bike Rack Area at Level 1A
Example of Deck Coating Repair – Full System (Urethane)
Note: Temporarily remove and store existing bike racks prior to deck coating repair. Reinstall at end of construction.

Clean & Re-stain walls/Columns at Roof Level
Additional Work Item: Re-anchor pipe guard shown in this photo.
Clean & Re-stain walls/Columns at Roof Level

Clean & Re-stain walls/Columns at Roof Level
Install Concrete Overlay at Ponding (roof level)

Example of Curb Repair at Level 1 (sidewalk)
Example of Curb Repair at Level 1 (sidewalk)
Note: Include construction joint in curb repair to mirror existing isolation joint at slab.

Example of Install Cove and Control Joint Sealant (Silicone)
2) FOURTH & WILLIAM

South and East Elevations

Example of Supported Upper Level (steel framing)
Example of Supported Lower Level (pan joist)
Note: Existing epoxy broadcast system at turning lanes (levels 2 to 6).

Example of Joist Repair
Example of Deck Coating – Reccoat System (Epoxy) – Levels 7 & 8

Additional Work Items: Remove & replace control/cove joint sealants where recoat system is to be installed. Rout & seal cracks prior to installation of recoat system. Repaint pavement markings, including curbs, to match existing where recoat is installed.

Example of Deck Coating – Reccoat System (Epoxy)

Note: Temporarily remove and store existing speed bumps prior to recoat system (Level 7). Reinstall at end of construction.
Example of Remove & Replace Metal-to-Brick Sealant

Example of Window Gasket Repair
Example of Elevator/Stair Tower Curtain Wall
Note: Install wet sealant at all four elevations of curtain wall (roof level) at NW and NE towers.

Example of Install Wet Sealant at Mullions
Pre-Bid Meeting Minutes

Example of Glass Windbreak

Example of Glass Windbreak
Example of Clean & Paint Steel Bracing
Railing Post Repair and Clean & Paint Railing at Level 1 (NW stair)

Clean & Paint Railing at Level 1 (NW stair)
East Elevation at NE Stair Tower (steel canopy)

Clean & Paint Steel Canopy Framing
Example of Remove & Replace Storm Piping
3) ANN ASHLEY

North and West Elevations

Roof Level
Example of Deck Coating – Reccoat System (Urethane)

Additional Work Items: Remove & replace control and cove joint sealants where recoat system is to be installed.

Repaint pavement markings, including curbs, to match existing where recoat is installed.

Remove & Replace Cove and Control Joint Sealant in Covered Areas at Level 5

Note: Sealants at Roof Level (uncovers/exposed) were replaced in 2018/2020
Example of Install Epoxy Broadcast System

Additional Work Item: Repaint pavement markings, including curbs, to match existing where epoxy broadcast is installed.

Example of Deck Coating – Reccoat System (Urethane)

Note: Do not replace sealants at curb adjacent office/bike area.
Example of Install Elastomeric Coating at Shear Walls/Columns (Roof Level)
Pre-Bid Meeting Minutes

Example of Install Elastomeric Coating at Columns (Level 3)

Example of Install Elastomeric Coating at Columns (Level 3)
Example of Column Repair

Example of Haunch Repair
Install Concrete Overlay at Ponding
Pre-Bid Meeting Attendance Record

PROJECT: Ann Arbor DDA – Parking Structures Restoration 2021
WGI Project No. 24205511.01

MEETING DATE: Tuesday, May 25, 2021

TIME: 9:00 AM (ET)

LOCATION: ZOOM Conference Call

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