



Atlantic County

Department of Administrative Services

Dennis Levinson
County Executive

**NOTICE TO BIDDERS
ADDENDUM #1
BID 202141.1**

**REBID ATLANTIC COUNTY LENAPE PARK EAST –
PHASE III RENOVATIONS
HAMILTON TWP, MAYS LANDING, NJ
(BID SECURITY AND CONSENT OF SURETY REQUIRED)**

THIS ADDENDUM SHALL BECOME A PART OF THE BID PACKAGE AND CONTRACT AND SHALL SUPERSEDE ANYTHING CALLED FOR PREVIOUSLY IN THE SPECIFICATION WHICH MIGHT BE IN VARIANCE. THIS ADDENDUM SHALL BE A PART OF AND ATTACHED TO THE CONTRACT DOCUMENTS.

Diana McClain-Rutala
Department Head

609/343-2289 FAX: 343-2204
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Division of Human Resources
609/343-2211 FAX: 343-2202

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Office of Communications

A non mandatory site visit has been scheduled for Tuesday, June 29th at 2 PM for those interested.

Revised Specification

040120- MASONRY REPOINTING. Replace original specification with the revised specification in its entirety.

071600- CEMENTITIOUS AND REACTIVE WATERPROOFING. Replace original specification with the revised specification in its entirety.

END OF ADDENDUM 1

**Palma Conover, Purchasing Director
County of Atlantic, New Jersey
DATED: June 25, 2021**

VERY IMPORTANT
PLEASE SIGN THE FOLLOWING ACKNOWLEDGMENT UPON RECEIPT OF ADDENDUM #1
AND FAX BACK TO ME AT (609-343-2193)
ACKNOWLEDGMENT

I, THE UNDERSIGNED, ACKNOWLEDGE RECEIPT OF ADDENDUM REGARDING SPECIFICATIONS FOR THE ABOVE REFERENCED PROJECT

Signature

Company

ADDENDUM # 1 REBID- DATED: 06-24-21

**LENAPE PARK EAST - PHASE III RENOVATIONS
Hamilton Township, Mays Landing, NJ**

REVISED SPECIFICATIONS:

040120- MASONRY REPOINTING. Replace original specification with the revised specification in its entirety.

071600- CEMENTITIOUS AND REACTIVE WATERPROOFING. Replace original specification with the revised specification in its entirety.

END OF ADDENDUM LIST.

040120 – MASONRY REPOINTING AND CRACK REPAIRS

SECTION 040120 - MASONRY REPOINTING AND CRACK REPAIRS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes repointing joints and crack repairs within CMU walls.
- B. Allowances as noted on Structural drawing Sheet S-4.
- C. **REFER TO SECTION 071600 FOR CMU WALL SURFACE PREPARATION ON THE AREAS TO BE COVERED WITH THE WATERPROOFING SYSTEM. NO SEALANT JOINT PRODUCTS SHOULD BE USED IN THESE AREAS.**
- D. PREINSTALLATION MEETINGS
- E. Preinstallation Conference: Conduct conference at Project site.

1.2 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Samples: For each exposed product and for each color and texture specified.

1.3 INFORMATIONAL SUBMITTALS

- A. Quality-control program.

1.4 QUALITY ASSURANCE

- A. Masonry Repointing Specialist Qualifications: Engage an experienced masonry repointing firm to perform work of this Section. Firm shall have completed work similar in material, design, and extent to that indicated for this Project with a record of successful in-service performance. Experience in only installing masonry is insufficient experience for masonry repointing work.
- B. Quality-Control Program: Prepare a written quality-control program for this Project to systematically demonstrate the ability of personnel to properly follow methods and use materials and tools without damaging masonry. Include provisions for supervising performance and preventing damage.

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- C. Mockups: Prepare mockups of masonry repointing to demonstrate aesthetic effects and to set quality standards for materials and execution.
 - 1. Repointing/Crack Repairs: Rake out joints in two separate areas, each approximately 36 inches high by 48 inches wide, unless otherwise indicated, for each type of repointing required, and repoint one of the areas.

PART 2 - PRODUCTS

2.1 MORTAR MATERIALS

- A. Portland Cement: ASTM C 150/C 150M, Type I or Type II, except Type III may be used for cold-weather construction; gray where required for color matching of mortar.
 - 1. Provide cement containing not more than 0.60 percent total alkali when tested according to ASTM C 114.
- B. Hydrated Lime: ASTM C 207, Type S.
- C. Masonry Cement: ASTM C 91/C 91M.
- D. Mortar Cement: ASTM C 1329/C 1329M.
- E. Mortar Sand: ASTM C 144.
 - 1. Match size, texture, and gradation of existing mortar sand as closely as possible. Blend several sands if necessary to achieve suitable match.
 - 2. Color: Provide natural sand or ground marble, granite, or other sound stone of color necessary to produce required mortar color.
- F. Mortar Pigments: ASTM C 979/C 979M, compounded for use in mortar mixes, and having a record of satisfactory performance in masonry mortars.
- G. Water: Potable.

2.2 MORTAR MIXES

- A. Measurement and Mixing: Measure cementitious materials and sand in a dry condition by volume or equivalent weight. Do not measure by shovel; use known measure. Mix materials in a clean, mechanical batch mixer.

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1. Mixing Pointing Mortar: Thoroughly mix cementitious materials and sand together before adding any water. Then mix again, adding only enough water to produce a damp, unworkable mix that retains its form when pressed into a ball. Maintain mortar in this dampened condition for 15 to 30 minutes. Add remaining water in small portions until mortar reaches desired consistency. Use mortar within one hour of final mixing; do not retemper or use partially hardened material.
- B. Do not use admixtures in mortar unless otherwise indicated.
- C. Mixes: Mix mortar materials in the following proportions:
 1. Pointing Mortar by Volume: ASTM C 270, Proportion Specification, 1 part portland cement, 1 part lime, and 6 parts sand. Add mortar pigments to produce mortar colors required.
 2. Pointing Mortar by Type: ASTM C 270, Proportion Specification, Type N unless otherwise indicated; with cementitious material limited to portland cement and lime masonry cement, or mortar cement. Add mortar pigments to produce mortar colors required.
 3. Pointing Mortar by Property: ASTM C 270, Property Specification, Type N unless otherwise indicated; with cementitious material limited to portland cement and lime, masonry cement or mortar cement. Add mortar pigments to produce mortar colors required.

PART 3 - EXECUTION

3.1 PROTECTION

- A. Remove gutters and downspouts and associated hardware adjacent to masonry and store during masonry repointing. Reinstall when repointing is complete.
 1. Provide temporary rain drainage during work to direct water away from building.

3.2 REPOINTING MASONRY

- A. Rake out and repoint joints to the following extent:
 1. All joints in areas indicated.
 2. Joints indicated as sealant-filled joints. Seal joints according to Section 079000 "Joint Sealants."
 3. Joints at locations of the following defects:
 - a. Holes and missing mortar.

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- b. Cracks that can be penetrated 1/4 inch or more by a knife blade 0.027 inch thick.
 - c. Cracks 1/8 inch or more in width and of any depth.
 - d. Deterioration to point that mortar can be easily removed by hand, without tools.
 - e. Joints filled with substances other than mortar.
- B. Do not rake out and repoint joints where not required.
- C. Rake out joints as follows, according to procedures demonstrated in approved mockup:
- 1. Remove mortar from joints to depth of joint width plus 3/4 inch, but not less than 3/4 inch or not less than that required to expose sound, unweathered mortar. Do not remove unsound mortar more than 2 inches deep; consult Restoration Design Professional for direction.
 - 2. Remove mortar from masonry surfaces within raked-out joints to provide reveals with square backs and to expose masonry for contact with pointing mortar. Brush, vacuum, or flush joints to remove dirt and loose debris.
 - 3. Do not spall edges of masonry units or widen joints. Replace or patch damaged masonry units as directed by Architect.
- D. Notify Restoration Design Professional of unforeseen detrimental conditions including voids in mortar joints, cracks, loose masonry units, rotted wood, rusted metal, and other deteriorated items.
- E. Pointing with Mortar:
- 1. Rinse joint surfaces with water to remove dust and mortar particles. Time rinsing application so, at time of pointing, joint surfaces are damp but free of standing water. If rinse water dries, dampen joint surfaces before pointing.
 - 2. Apply pointing mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8 inch until a uniform depth is formed. Fully compact each layer, and allow it to become thumbprint hard before applying next layer.
 - 3. After deep areas have been filled to same depth as remaining joints, point joints by placing mortar in layers not greater than 3/8 inch . Fully compact each layer and allow to become thumbprint hard before applying next layer. Where existing masonry units have worn or rounded edges, slightly recess finished mortar surface below face of masonry to avoid widened joint faces. Take care not to spread mortar beyond joint edges onto exposed masonry surfaces or to featheredge the mortar.
 - 4. When mortar is thumbprint hard, tool joints to match original appearance of joints as demonstrated in approved mockup. Remove excess mortar from edge of joint by brushing.
 - 5. Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours, including weekends and holidays.

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6. Hairline cracking within mortar or mortar separation at edge of a joint is unacceptable. Completely remove such mortar and repoint.

F. Where repointing work precedes cleaning of existing masonry, allow mortar to harden at least 30 days before beginning cleaning work.

3.3 CRACK REPAIRS

A. All cracks are to be mechanically routed out to a minimum width of .75” and a minimum depth of .5”.

B. Material installation shall be as noted in Section E (Above)

C. Mortar to be installed flush to adjacent surface.

3.4 FINAL CLEANING

A. After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water, applied by low pressure spray.

1. Do not use metal scrapers or brushes.
2. Do not use acidic or alkaline cleaners.

END OF SECTION

071600 – CEMENTITIOUS AND REACTIVE WATERPROOFING

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Surface preparation.
- B. Application of a flexible cementitious, waterproofing coating.
- C. The general conditions, supplementary conditions and general requirements of this document apply to general contractors, sub-contractors, material suppliers and all other persons furnishing labor and materials under this section.

1.02 WORK INCLUDED

- A. Provide all labor, material, and equipment necessary to apply crystalline coating in application over concrete surfaces as shown on the contract drawings and specified herein.

1.03 RELATED SECTIONS

- A. Section 04 20 00 – Unit Masonry

1.04 REFERENCES

- A. ASTM C 672 – Standard Test Method for Scaling Resistance of Concrete Surfaces Exposed to Deicing Chemicals.
- B. ASTM D412 (modified)- Standard Test Methods for Vulcanized Rubbers and Thermoplastic Elastomeric – Tension.
- C. ASTM E96 – Standard Test Methods for Water Vapor Transmission of Material (“Wet Cup” Procedure)
- D. TT- P-1411- Federal Specification, Paint, Copolymer – Resin, Cementitious (for Waterproofing Concrete and Masonry Walls).
- E. Gemite ISO TP (Test Procedure) 005-97- Tensile Properties of Thin Cement Composites.

1.05 QUALITY ASSURANCE

- A. Contractor will provide the proper equipment, manpower, and supervision at the jobsite to install the waterproofing coating in compliance with the project plans and specifications.
- B. Prepare a site sample approximately 4' x 4' (1200 mm x 1200 mm). This sample will be regarded as the minimum standard of workmanship acceptable for this project.

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- C. Installation must be carried out by an experienced contractor with an adequate number of skilled personnel, experienced in the application of the waterproofing coating systems.
 - D. Maintain a record of the batch numbers of all materials supplied for this project.
- 1.06 PRE-CONSTRUCTION MEETING
- A. Convene one week prior to commencing work of this section, in accordance with Section 1.05 - Quality Assurance. Meeting with manufacturer's technical representative, General Contractor and Site Engineer to review the installation procedures.
- 1.07 SUBMITTALS
- A. Comply with Section 01 33 00 - Submittal Procedures.
 - B. Submit manufacturer's product data and application instructions.
- 1.08 DELIVERY, STORAGE, AND HANDLING
- A. Deliver materials to site in manufacturer's original, unopened containers and packaging, with labels clearly identifying product name and manufacturer.
 - B. Store cementitious coating materials in a clean, dry area protected from direct sunlight, weather and other damage. Store all wet materials at a temperature of not less than 44 degree F. at all times.
 - C. Protect materials during handling and application to prevent damage or contamination.
- 1.09 ENVIRONMENTAL REQUIREMENTS
- A. Product not intended for uses subject to abuse.
 - B. Product must never be applied if ambient temperatures cannot be kept above 40 degree F during application and for 48 hours thereafter.
 - C. Avoid applications at temperature above 82 degree F.
 - D. Protect surrounding surfaces from damage due to work of this trade.
 - E. Hot weather application
 - 1. Protect the surface against rapid evaporation of water between the finishing and the final set time.
 - 2. Use water misting or apply a surface evaporation retarder.

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- F. Cold weather application
1. Apply in temperatures above freezing point.
 2. Protect the material against freezing for a minimum of 48 hours.
 3. Use electric heaters to avoid carbonation and carbonation cracking.

PART 2 PRODUCTS

2.01 MANUFACTURER

- A. **W. R. MEADOWS, INC., 2550 Monroe Ave., York, PA 17404**
(215) 817-2916. (847) 683. (717) 792-2627. www.wrmeadows.com.
- B. GEMITE PRODUCTS INC., 1787 Drew Road, Mississauga, Ontario, Canada L5S 1J5.
(888) 443- 6483. Fax (905) 672-6780. Web Site: www.gemite.com.
- C. Or approved EQUAL as determined by the Architect/Engineer.

2.02 MATERIALS

- A. Flexible Cementitious Coating: CEM-KOTE-FLEX ST manufactured by Gemite Products Inc., and distributed by W. R. Meadows or equivalent.
- B. Or approved EQUAL as determined by the Architect/Engineer.

2.03 ACCESSORIES

- A. Reinforcing Fabric (Woven) for cove reinforcement or entire surface application:
REINFORCING FABRIC HD manufactured by Gemite Products Inc. and distributed by W. R. MEADOWS.
- D. Thin Patching Mortar for thin repairs, including bug holes: MEADOW-PATCH™ T1 or MEADOWPATCH 20 manufactured by W. R. MEADOWS.
- E. General Purpose Structural Repair Mortar for repairs or coves: MEADOW-CRETE® GPS manufactured by W. R. MEADOWS

PART 3 EXECUTION

3.01 EXAMINATION

- A. Examine surfaces to receive the thin set mortar and flexible cementitious coating.
- B. Report to owner's representative, in writing, any defects in previously prepared Work, or unsatisfactory site conditions.

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- C. Do not begin surface preparation or application until unacceptable conditions have been corrected.
 - D. Starting work under this section means acceptance of the surface and previously prepared work.

3.02 SURFACE PREPARATION

- A. Thoroughly clean the surface using high-pressure wash with a minimum 5000 psi or 3500 psi with sand brought into the nozzle required to achieve a CSP #3 per ICRI (International Concrete Repair Institute).
- B. Ensure all soft concrete surfaces and any bond-inhibiting materials, such as release agents, are removed.
- C. Wash the surface thoroughly with water prior to the application of the cementitious coating.
- D. Allow all surface water to dry off to achieve a saturated surface dry (SSD) condition.
- E. To ensure proper surface preparation, a bond test should be performed in accordance with manufacturer's instructions.
- F. Surface Repair
 - 1. Use thin patching mortar to patch the "honeycombing" and air pockets.
 - 2. Use polymer modified structural repair mortar for patching in excess of 1/4".
 - 3. Uneven concrete, due to concrete form misplacement, must be chipped away and surface patched smooth.
 - 4. Build corner coves 2" x 2" minimum, using an overhead or vertical structural repair mortar.
- G. Treatment of Existing Cracks and All Non-Structural Joints
 - 1. Identify all the existing cracks and joints and apply a thin layer of the flexible cementitious coating approximately 4 1/2" (11.5 cm) wide and 19 mils (0.5 mm) thick by trowel or brush.
 - 2. Embed the non-woven reinforcing fabric over the entire area of this coating and work in using trowel.
 - 3. Ensure this coating application totally covers the reinforcing fabric.
 - 4. Let dry sufficiently and apply an additional coat of this flexible cementitious coating to build up to a total thickness of 38 mils (1.0 mm) over the entire area.
 - 5. **Use of sealant joint products is NOT acceptable for this work.**
- H. Treatment of inside corners.
 - 1. Install a 2" x 2" cove over the inside corners using polymer-modified structural repair mortar Apply a thin layer of flexible cementitious coating approximately 10" wide and 31 mils by trowel or brush.
 - 3. Embed the woven reinforcing fabric over the entire area of this coating and work in using trowel.
 - 4. Ensure this coating application totally covers the reinforcing fabric.
 - 5. Apply an additional coat of this flexible cementitious coating to build up a total thickness of 63 mils over the entire area.

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- I. Treatment of Protruding Elements
 - 1. Apply two coats of flexible cementitious coating at a thickness of 63 mils (1.6 mm) to both the concrete surface and protruding element.
 - 2. Form a 2" x 2" (50 mm x 50 mm) minimum cove, using polymer modified structural repair mortar in the corner.
 - 3. Allow to polymer modified structural repair mortar to cure.

3.03 MIXING

- A. Thin Set Concrete Restoration Mortar
 - 1. Mix the dry content of 50 lb. bag with 1.1 gallons of water for hand application or with 1.21 - 1.27 gallons of water for spray application using ½" drill with paddle or conventional mortar mixer.
- B. Flexible Cementitious Coating
 - 1. Mix the content of the bag, component A, with the liquid component B.
 - 2. Use a heavy-duty drill (400 - 600 RPM) with a helix screw or paddle mixer to achieve thorough mixing.
 - 3. Pour approximately 80% of the liquid component B into the mixing container (mixer) and gradually add the dry component A into the liquid and mix until a smooth and lump-free mix is obtained.
 - 4. Add the remaining liquid as required for a given application consistency.
 - 5. At high ambient temperatures, and depending on application, one to two cups of water can be added if required.

3.04 APPLICATION

- A. Thin Set Concrete Restoration Mortar
 - 1. Hand application
 - i. Apply thin set mortar using a trowel, in a manner similar to stucco application; a "scratch" coat and the second (third) coat), and finish using a float, to obtain an "open structure" surface.
- B. Flexible Cementitious Coating
 - 1. Brush or spray-apply the first coat of cementitious coating to a thickness of 1/32".
 - 2. If spraying, brush the first coat to eliminate any pinholes.
 - 3. Apply the second coat after approximately 15 - 30 minutes at the same thickness as the first coat (1/32"), giving a finish thickness of 1/16".
 - 4. Brush the second coat to eliminate pinholes.
 - 5. Protect against surface water evaporation.

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- C. Finishing
 - 1. To obtain a smooth surface, if required, finish the surface using a steel trowel.

- D. Curing
 - 1. Air-dry cure flexible cementitious coating for 72 hours at 68° F and 70 – 80% RH prior to filling with water.
 - 2. Allowance for longer curing/drying time will be required with cooler temperatures and higher relative humidity.

3.05 SITE CLEANUP

- A. Remove all excess and waste materials from the jobsite in accordance with contract provisions.

- B. Ensure all surrounding areas where the material has been applied are free of debris.

END OF SECTION