



Bates West Flooring Replacement Project

Columbia, South Carolina 29208

University of South Carolina
Project Number: 50003340-2
Project advertised: March 14, 2019

JCS COMMISSION NO: 19103
March 14, 2019

ADDENDUM NO.2

April 2, 2019:

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

MODIFICATIONS TO PROJECT MANUAL:

- I. Reference PROJECT MANUAL, TABLE OF CONTENTS, Technical Specifications, Division 09 Finishes:

DELETE: TITLE "SECTION 096519, RESILIENT TILE FLOORING, RUBBER WALL BASE AND RESILIENT ACCESSORIES.....25

ADD in its place: TITLE "SECTION 096519, RESILIENT TILE FLOORING, RUBBER WALL BASE AND RESILIENT ACCESSORIES, CARPET TILE AND CARPET ACCESSORIES"27

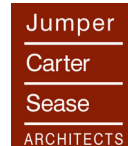
(Note: The number of pages increase when the addendum items are inserted.)

- II. Reference form SE-310 INVITATION FOR DESIGN-BID-BUILD CONSTRUCTION SERVICES, DESCRIPTION OF PROJECT SERVICES:

DELETE: Removal of existing carpet and installation of new LVT and new rubber wall base according to project manual, specifications and drawings. Small and Minority Business participation is strongly encouraged.

Add in its place: "Removal of existing carpet and installation of new LVT and new rubber wall base and resilient accessories Carpet Tile and Carpet Accessories according to project manual, specifications and drawings. Small and Minority Business participation is strongly encouraged.

- III. Reference form SE-310 INVITATION FOR DESIGN-BID-BUILD CONSTRUCTION SERVICES, Pre-Bid Date:



DELETE: 3/28/2019

ADD in its place: 3/27/2019.

IV. Reference form SE-330 LUMP SUM BID FORM, Section 6.1 BASE BID WORK:

DELETE:

Removal of existing carpet and installation of new LVT and new rubber wall base according to project manual, specifications and drawings.

ADD in its place:

Removal of existing carpet and installation of new LVT and new rubber wall base, Carpet Tiles and Carpet Accessories according to project manual, specifications and drawings.

V. Reference SE-355 PERFORMANCE BOND, BREIF DESCRIPTION OF AWARDED WORK :

DELETE:

Removal of existing carpet and installation of new LVT and new rubber wall base according to project manual, specifications and drawings.

ADD in its place:

Removal of existing carpet and installation of new LVT and new rubber wall base, Carpet Tiles and Carpet Accessories according to project manual, specifications and drawings.

VI. Reference SE-357 LABOR & MATERIAL PAYMENT BOND, BREIF DESCRIPTION OF AWARDED WORK:

DELETE:

Removal of existing carpet and installation of new LVT and rubber wall base

ADD in its place:

Removal of existing carpet and installation of new LVT and new rubber wall base, Carpet Tiles and Carpet Accessories according to project manual, specifications and drawings

VII. Reference SE-380 CHANGE ORDER TO DESIGN-BID- BUILD CONSTRUCTION CONTRACT, PROJECT NUMBER:

DELETE in its entirety:

CP- 50003340-2

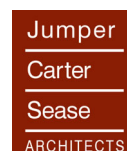
ADD in its place:

50003340-2

MODIFICATIONS TO SPECIFICIATIONS

VIII. Reference FLOORING REPLACEMENT SPECIFICATIONS FOR BATES WEST RESIDENCE HALL, SECTION 09 6519 RESILIENT TILE FLOORING, RUBBER WALL BASE AND RESILIENT ACCESSORIES:

DELETE in its entirety:



SECTION 09 65 19
RESILIENT TILE FLOORING
RUBBER WALL BASE AND RESILIENT ACCESSORIES

ADD in its place:

SECTION 09 65 19
REVISED 03/22/2019
RESILIENT TILE FLOORING
RUBBER WALL BASE AND RESILIENT ACCESSORIES
CARPET TILE AND CARPET ACCESSORIES

- IX. Reference FLOORING REPLACEMENT SPECIFICATIONS FOR BATES WEST RESIDENCE HALL, SECTION 09 6519 RESILIENT TILE FLOORING, RUBBER WALL BASE AND RESILIENT ACCESSORIES, PART 2 – PRODUCTS:

ADD:

2.07 CARPET TILE
2.08 CARPET ACCESSORIES

- X. Reference FLOORING REPLACEMENT SPECIFICATIONS FOR BATES WEST RESIDENCE HALL, SECTION 09 6519 RESILIENT TILE FLOORING, RUBBER WALL BASE AND RESILIENT ACCESSORIES, INTRODUCTION 0.1:

- Change existing 0.1 E to **0.1 G Type of Contract:**
- Change existing 0.1 F to **0.1 H Owner Furnished Products: Not Applicable.**
- Change existing 0.1 G to **0.1 I Work by Owner:**
- Change existing 0.1 H to **0.1 J Photo Documentation:**
- Change existing 0.1 I to **0.1 K Final Cleaning, Repair Work:**
- Change existing 0.1 J to **0.1 L O+M Data:**
- Change existing 0.1 K to **0.1 M Project Record Documentation:**

INSERT THE FOLLOWING:

E. Pre-Award Qualifications

1. **Prior to award, we may ask for the following Installation experience and staff experience for all installers:**
 - a. Five (5) references with project size and timeline similar to this project, OR project size/timeline scalable to equal this project (within minimum 5,000SF of this project within +/-2 days of a 67-day project)
 - b. Number of years installing flooring and staff on site for each phase of work, including all related certifications held by each installer

F. Proposed Project Schedule

1. Project Advertisement: *As posted on SCBO*
2. Pre-Bid Conference & Bates West walk-thru: *As indicated in SE-310 and modified by any Addenda*

3. Bid/Submittal Due Date: *As indicated in SE-310 and modified by any Addenda*
4. Issuance of Notice of Intent to Award: *As established in Bid Opening*
5. Issuance of Notice to Proceed: *Ten (10) days following the Notice of Intent to Award (Note: this is the contractual start date)*
6. Pre-construction Activities: *To be ongoing starting with the date of issuance of the Notice to Proceed and concluding as deemed necessary by the awarded contractor.*
 - a. *Activities are intended to include Pre-Construction Meeting, Submittal Review, Construction Schedule, and other activities as required by the project scope.*
8. USC Housing Full Access to Project Site: *All Other Contractors have Limited Access to Project Site: May 13, 2019*
 - a. Multiple Owner contractors in building to “trash”, clean and perform University Maintenance projects.
 - b. Access to Site for GC for existing verification
9. General Contractor Full Access to Project Site: *No later than May 20, 2019.*
 - a. All other concurrent work performed by Owner, work under separate contracts and general University may occur at any time during this time-frame.
10. Substantial Completion: *July 12, 2019*
 - a. Contractual Date for enforcing Liquidated Damages
11. Final Completion: *July 20, 2019*
 - a. See Project Manual for Close-Out Procedures, Observation Reports, Punch-List Requirements, Training for Maintenance, Cleaning and Care, Etc.
12. Ten-Month Warranty Walk-Through: *Summer 2020*

- XI. Reference FLOORING REPLACEMENT SPECIFICATIONS FOR BATES WEST RESIDENCE HALL, SECTION 09 6519 RESILIENT TILE FLOORING, RUBBER WALL BASE AND RESILIENT ACCESSORIES / PART1 – GENERAL, 1.02 SUMMARY OF WORK:

DELETE in its entirety:

- A. The Contractor must furnish all labor, materials and equipment required to perform the following: Protect, prepare, and perform removal of carpet, by cutting out from existing rubber wall base; preparation of substrates; replacement with new LVT in the apartments only of the following residence hall:

Bates West - This building is 118,074 gross square feet with fourteen floors.



There are 100 (2-bedroom) student apartment style resident rooms, and a couple lobby level lounges, laundry room, game room, and office.

Rubber wall base, ceramic tile base and quarry tile base will remain in building; and will not be included in the flooring Contractor's scope of work.

Rubber wall base, ceramic tile base and quarry tile base, only must be removed by a certified Hazmat Contractor, under University Health and Safety direction; and will not be included in the flooring Contractor's scope of work.

ADD in its place:

- A. The Contractor must furnish all labor, materials and equipment required to perform the following: Protect, prepare, and perform removal of existing carpet and existing VCT, by cutting out from existing rubber wall base at student apartments and residential hallways, and limited removal of rubber wall base on concrete walls at residential hallways, and on residential kitchen cabinetry ONLY. Preparation of substrates; replacement with new LVT in the apartments only, and replacement with new carpet tile in the residential hallways; install new wall base over existing wall base, and at areas where wall base was removed at the following residence hall:

Bates West - This building is 118,074 gross square feet with fourteen floors. There are 100 (2-bedroom) student apartment style resident rooms, with one kitchen each, and a couple lobby level lounges, laundry room, game room, and office.

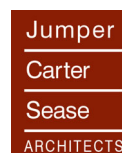
Rubber wall base, ceramic tile base and quarry tile base will remain in building except where and in drawings; and will not be included in the flooring Contractor's scope of work. Refer to drawings for detailed locations of limited base to be removed.

- XII. Reference FLOORING REPLACEMENT SPECIFICATIONS FOR BATES WEST RESIDENCE HALL, SECTION 09 6519 RESILIENT TILE FLOORING, RUBBER WALL BASE AND RESILIENT ACCESSORIES / PART1 – GENERAL, 1.04 SCOPE OF WORK, A. GENERAL:

DELETE:

2. Most furniture will remain in the building. Furniture remaining in building must be moved from one side to another, as needed for work. At the end of the project, all furniture must be set up by flooring Contractor, per furniture layout plans provided by University Housing at project pre-con meeting. Personal belongings, computers, and books will be removed prior to the start of the project. **Furniture remaining in the building includes the following:**

- a. **Resident Room Furniture:** 400 sets of resident room bedroom furniture; 2-sets per room. One set includes: 1-bed (spring and 2 bed ends), 1-mattress, 1-desk, and 1-desk chair. 100 sets of living room furniture; set includes: 1-sofa, 1-lounge chair, 1-dining table, 2-dining chairs, 1-end table, 1-coffee table



- b. **Pro-staff Office Furniture:** 1-sets of office furniture; Set includes; 1-desk, 1-desk return, 1-desk hutch, 2 file cabinets, 2-guest chairs, and 1-task chair.
 - c. **Pro-staff Apartment Furniture:** 2 sets of pro-staff apartment furniture; 1 set includes the following; 1-sofa, 2-lounge chairs, 1-coffee table, 2-end tables, 2 bookcases, 1 Tv-stand, 1-desk, 1-desk chair, 1-queen size bed (1-headboard, 1-mattress, 1-boxspring, 1-frame), 1-dresser, 2-night stands, 4-lamps, 1-dining table, and 4-dining chairs.
3. Remove broadloom carpet, by cutting out from existing wall base. Re-adhere any loose existing wall base without disturbing materials underneath. Existing wall bases will remain throughout building. Refer to drawings for locations.
 4. Surface preparation of substrates for the following materials, performed as required by each Manufacturer for proper installation of new materials: Carpet Tile, Luxury Vinyl Tile (LVT), Rubber Wall Base. Preparation includes, but is not limited to scraping existing adhesives, cleaning, patching, leveling and installing transitions where applicable.
 5. Installation of the following materials, performed as required by the manufacturer's written recommendations: Carpet Tile, LVT, rubber wall base.

ADD in its place:

2. Most furniture and appliances will remain in the building. Furniture and appliances remaining in building must be moved from one side to another, as needed for work. At the end of the project, all furniture must be set up by flooring Contractor, per furniture layout plans provided by University Housing at project pre-con meeting. Personal belongings, computers, and books will be removed prior to the start of the project. **Furniture and Appliances remaining in the building includes the following:**

- a. **Resident Room Furniture:** 400 sets of resident room bedroom furniture; 2-sets per room. One set includes: 1-bed (spring and 2 bed ends), 1-mattress, 1-desk, and 1-desk chair. 100 sets of living room furniture; set includes: 1-sofa, 1-lounge chair, 1-dining table, 2-dining chairs, 1-end table, 1-coffee table
 - b. **Resident Room Appliances:** 100 Stoves (1 per apartment) and 100 Refrigerators (1 per apartment)
 - c. **Pro-staff Office Furniture:** 1-sets of office furniture; Set includes; 1-desk, 1-desk return, 1-desk hutch, 2 file cabinets, 2-guest chairs, and 1-task chair.
 - d. **Pro-staff Apartment Furniture:** 2 sets of pro-staff apartment furniture; 1 set includes the following; 1-sofa, 2-lounge chairs, 1-coffee table, 2-end tables, 2 bookcases, 1 Tv-stand, 1-desk, 1-desk chair, 1-queen size bed (1-headboard, 1-mattress, 1-boxspring, 1-frame), 1-dresser, 2-night stands, 4-lamps, 1-dining table, and 4-dining chairs.
3. Remove existing broadloom carpet at residential apartments and hallways, by cutting out from existing wall base.
 4. Remove existing VCT at Residential Apartment Kitchens ONLY, by cutting out from existing wall base. Refer to drawings for locations.

5. Existing wall bases will remain throughout building, except at the following locations: In residential hallways at concrete walls ONLY, typical floors 3 through 14; at residential kitchen cabinetry at apartments, typical floors 1 through 14. Re-adhere any loose existing wall base without disturbing materials underneath. Replace any missing 4" wall base prior to installing new 6" wall base. Refer to drawings for details and locations.
6. Surface preparation of substrates for the following materials, performed as required by each Manufacturer for proper installation of new materials: Carpet Tile, Luxury Vinyl Tile (LVT), Rubber Wall Base. Preparation includes, but is not limited to scraping existing adhesives, cleaning, patching, leveling and installing transitions where applicable.
7. Installation of the following materials, performed as required by the manufacturer's written recommendations: Carpet Tile, LVT, rubber wall base.
8. At locations where wall base meets door frames and sides of wall base protrudes out further than the door frame, Contractor to caulk (color match) side of wall base. Contractor to assume 100 locations for caulking.

XIII. Reference FLOORING REPLACEMENT SPECIFICATIONS FOR BATES WEST RESIDENCE HALL, SECTION 09 6519 RESILIENT TILE FLOORING, RUBBER WALL BASE AND RESILIENT ACCESSORIES / PART1 – GENERAL, SECTION 1.08 SUBMITTALS:

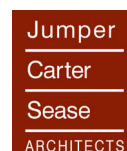
DELETE:

A. Pre-Construction Submittals:

1. Within seven (7) calendar days of contract ratification and prior to the start of contract work, unless otherwise specified, the Contractor will be required to submit three (3) copies of the following:
 - a. **Shop Drawings/Seaming Diagrams** showing the following:
 - i. Material type and color
 - ii. Type of installation
 - iii. Pattern type, location and direction, including all accents, insets and borders.
 - iv. Type, color, and location of edge, transitions and other accessory strips (Including transition details between different types of flooring materials)
 - b. **Samples for verification:** For each of the following products and for each color and texture required. The Contractor must label each sample with Manufacturer name, material description, color, pattern, and designation indicated on drawings and in schedules.
 - i. Resilient Flooring – Submit 3, full size Resilient tiles
 - ii. Resilient Wall Base – Submit 3, 12"L pieces

ADD in its place:

A. Pre-Construction Submittals:



1. Within seven (7) calendar days of contract ratification and prior to the start of contract work, unless otherwise specified, the Contractor will be required to submit three (3) copies of the following:
 - a. **Shop Drawings/Seaming Diagrams** showing the following for each product style, type:
 - i. Material type and color
 - ii. Type of installation
 - iii. Pattern type, location and direction, including all accents, insets and borders.
 - iv. Type, color, and location of edge, transitions and other accessory strips (Including transition details between different types of flooring materials)
 - b. **Samples for verification:** For each of the following products and for each color and texture required. The Contractor must label each sample with Manufacturer name, material description, color, pattern, and designation indicated on drawings and in schedules.
 - i. Carpet – Submit 3, full size carpet tiles
 - ii. Resilient Flooring – Submit 3, full size Resilient tiles
 - iii. Resilient Wall Base – Submit 3, 12”L pieces
 - iv. Resilient Transitions and accessories – Submit 3, 12”L pieces

XIV. Reference FLOORING REPLACEMENT SPECIFICATIONS FOR BATES WEST RESIDENCE HALL, SECTION 09 6519 RESILIENT TILE FLOORING, RUBBER WALL BASE AND RESILIENT ACCESSORIES / PART1 – GENERAL, SECTION 1.08 SUBMITTALS, C. Closeout Submittals #1:

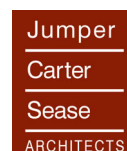
DELETE:

- f. Extra stock materials:
 - i. LVT-1: Provide 500 square feet, in addition to any partially used boxes
 - ii. RB-1: Provide 2 extra full rolls, and any partially unused rolls, for each color/pattern used
 - iii. Sustainability documents, including recycling documentation

ADD in its place:

- f. Extra stock materials:
 - iv. CPT-1: Provide 25 square yards, in addition to any partially used boxes
 - v. LVT-1: Provide 500 square feet, in addition to any partially used boxes
 - vi. RB-1: Provide 2 extra full rolls, and any partially unused rolls
 - vii. RB-2: Provide 1 extra full roll, and any partially unused rolls
 - viii. RB-3: Provide 1 extra full roll, and any partially unused rolls
 - ix. RB-4: Provide 1 extra full roll, and any partially unused rolls
 - x. Sustainability documents, including recycling documentation

XV. Reference FLOORING REPLACEMENT SPECIFICATIONS FOR BATES WEST RESIDENCE HALL,



SECTION 09 6519 RESILIENT TILE FLOORING, RUBBER WALL BASE AND RESILIENT ACCESSORIES / PART1 – GENERAL, SECTION 1.09 QUALITY ASSURANCE, E Mock ups:

DELETE:

- a. Flooring preparations- Provide at least 50 sq.ft. for each flooring type
- b. LVT & Rubber Base– Provide installation of two resident rooms
- c. Other items: Owner’s Representative/Architect will designate items or areas, as required

ADD in its place:

- a. Flooring preparations- Provide at least 50 sq.ft. for each flooring type
- b. Carpet Tile – Provide installation of at least 50 sq.ft.
- c. LVT & Rubber Base– Provide installation of two resident rooms
- d. Other items: Owner’s Representative/Architect will designate items or areas, as required

- XVI. Reference FLOORING REPLACEMENT SPECIFICATIONS FOR BATES WEST RESIDENCE HALL, SECTION 09 6519 RESILIENT TILE FLOORING, RUBBER WALL BASE AND RESILIENT ACCESSORIES / PART2 – PRODUCTS, SECTION 2.02 RESILIENT WALL BASE (RB-1 & RB-2):

DELETE:

2.02 RESILIENT WALL BASE (RB-1 & RB-2)

ADD in its place:

2.02 RESILIENT WALL BASE (RB-1 through RB-4)

DELETE:

- D. Height 6” inches

ADD in its place:

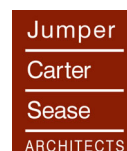
- D. Height: 6 inches and 4 inches, as noted in drawings

- XVII. Reference FLOORING REPLACEMENT SPECIFICATIONS FOR BATES WEST RESIDENCE HALL, SECTION 09 6519 RESILIENT TILE FLOORING, RUBBER WALL BASE AND RESILIENT ACCESSORIES / PART2 – PRODUCTS, SECTION 2.03 RESILIENT TRANSITIONS, A.:

DELETE:

- 1. Johnsonite, Adaptors Finishing Accessories Collection (Basis of Design)
- 2. Roppe
- 3. Mannington
- B. Size Range: To accommodate 4.5mm thick LVT

ADD in its place:



1. Johnsonite, Slim Line Transitions and Reducer Mouldings Collection (Basis of Design)
 - a. Style: SLT-XXX-L for the following transitions: Carpet to Concrete;
 - b. Style: SLT-XXX-J for the following transitions: LVT to Concrete
 - c. Style: CRS-XXA, CRS-XX-B, RRS-XX-B thru D as required for existing conditions: marble threshold to LVT (at residential bathrooms). Contractor to assume CRS-XX-A for bidding purposes. Refer to drawings for details.
2. Roppe
3. Mannington

B. Size Range:

1. Slimline: Low profile, 1/2" - 5/8" W x 1/4" – 3/8" H, To accommodate 4.5mm thick LVT
2. Reducer Mouldings: 1-1/4" – 1-1/2" W x 1/8" – 3/8" H

XVIII. Reference FLOORING REPLACEMENT SPECIFICATIONS FOR BATES WEST RESIDENCE HALL, SECTION 09 6519 RESILIENT TILE FLOORING, RUBBER WALL BASE AND RESILIENT ACCESSORIES / PART2 – PRODUCTS, SECTION 2.04 RESILIENT SUBFLOOR LEVELER SYSTEM, A.:

DELETE:

1. Johnsonite, Resilient Leveler Strip (Basis of Design)
 - a. Style: LS-40, LS-40-B thru LS-40-K, as required for conditions.
2. Roppe, Subleveler
3. Mannington, Subfloor Transition Systems

ADD:

1. Johnsonite, Resilient Leveler Strip (Basis of Design)
 - a. Style: LS-40, LS-40-B thru LS-40-K, as required for conditions. Contractor to assume LS-40-E, 1/2" to substrate, for bidding purposes.
2. Roppe, Subleveler
3. Mannington, Subfloor Transition Systems

XIX. Reference FLOORING REPLACEMENT SPECIFICATIONS FOR BATES WEST RESIDENCE HALL, SECTION 09 6519 RESILIENT TILE FLOORING, RUBBER WALL BASE AND RESILIENT ACCESSORIES / PART2 – PRODUCTS:

ADD:

2.07 CARPET TILE (CPT-1 RESIDENTIAL HALLWAYS)

A. Basis of Design Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, the following manufacturers, to match the Architect's Samples:

1. Interface, Detours, 146660250 (Basis of Design)
2. Milliken, Motionscape
 - a. Fiber Content: Post-Consumer Content Type 6,6

Nylon

- b. Dye Method: 100% Solution Dyed
- c. Pile Characteristic: Tufted Textured Loop
- d. Tufted Yarn Weight: 14 oz/yd²
- e. Pile Height: 0.12"
- f. Soil/Stain Protection: Protekt
- g. Backing System: Glasbac
- h. Total Recycled Content: 72%
- i. Size: 19.69" x 19.69"
- j. Color: Selected from manufacturer's full range. Refer to Finish Schedule for Basis of Design selections.
- k. Warranty: 15-year standard, non-prorated warranty; Refer to Manufacturer's full lifetime limited warranty documents for full details and requirements.
- l. Performance Characteristics:
 - 1. Radiant Panel: (ASTM E-648) Passes
 - 2. Smoke Density: (ASTM E 662) ≤ 450
 - 3. Flammability: Passes Methenamine Pill Test (DOC-FF1-70)
 - 4. Lightfastness: (AATCC 16 - E) $\geq 4.0 @ 60$ AFU's
 - 5. Static: (AATCC - 134) < 3.0 KV
 - 6. Indoor Air Quality: Green Label Plus #GLP0820
 - 7. Other Environmental Standards: 3rd Party

2.08 CARPET ACCESSORIES

- A. Trowel-able Leveling and Patching Compounds: Latex-modified, hydraulic-cement based formulation provided or recommended by carpet tile manufacturer.
- B. Adhesives: Water-resistant, mildew-resistant, non-staining, pressure-sensitive type to suit products and subfloor conditions indicated, that complies with flammability requirements for installed carpet tile and is recommended by each applicable carpet tile manufacturer for releasable installation.
 - 1. VOC Limits: Provide adhesives that comply with the following limits for VOC content when tested according to ASTM D 5116:
 - a. Total VOCs: 10.00mg/sq. m x h.
 - b. Formaldehyde: 0.05 mg/sq. m x h.
 - c. 2-Ethyl-1 Hexanol: 3.00 mg/sq. m x h.
- C. "Tac-Tiles", or approved equal adhesive discs for joining tiles without adhering directly to substrate

MODIFICATIONS TO DRAWINGS

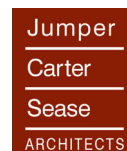
1. **T1.1 TITLE SHEET**

DELETE:

T1.1 TITLE SHEET dated MARCH 5, 2019

ADD IN ITS PLACE:

T1.1 TITLE SHEET with revisions dated 04-02-19



2. **ID0.1 FIRST FLOOR DEMOLITION PLAN**

DELETE:

ID0.1 FIRST FLOOR DEMOLITION PLAN dated MARCH 5, 2019

ADD IN ITS PLACE:

ID0.1 FIRST FLOOR DEMOLITION PLAN with revisions dated 04-02-19

3. **ID0.2 SECOND FLOOR DEMOLITION PLAN**

DELETE:

ID0.2 SECOND FLOOR DEMOLITION PLAN dated MARCH 5, 2019

ADD IN ITS PLACE:

ID0.2 SECOND FLOOR DEMOLITION PLAN with revisions dated 04-02-19

4. **ID0.3 TYPICAL RESIDENTIAL FLOOR DEMOLITION PLAN (FLOORS 3 -14)**

DELETE:

ID0.3 TYPICAL RESIDENTIAL FLOOR DEMOLITION PLAN (FLOORS 3 -14)
dated MARCH 5, 2019

ADD IN ITS PLACE:

ID0.3 TYPICAL RESIDENTIAL FLOOR DEMOLITION PLAN (FLOORS 3 -14)
with revisions dated 04-02-19

5. **ID2.1 FIRST FLOOR FINISH PLAN**

DELETE:

ID2.1 FIRST FLOOR FINISH PLAN dated MARCH 5, 2019

ADD IN ITS PLACE:

ID2.1 FIRST FLOOR FINISH PLAN with revisions dated 04-02-19

6. **ID2.2 SECOND FLOOR FINISH PLAN**

DELETE:

ID2.2 SECOND FLOOR FINISH PLAN dated MARCH 5, 2019

ADD IN ITS PLACE:

ID2.2 SECOND FLOOR FINISH PLAN with revisions dated 04-02-19

7. **ID2.3 TYPICAL RESIDENTIAL FLOOR FINISH PLAN (FLOORS 3 – 14)**

DELETE:

ID2.3 TYPICAL RESIDENTIAL FLOOR FINISH PLAN (FLOORS 3 -14)
dated MARCH 5, 2019

ADD IN ITS PLACE:

ID2.3 TYPICAL RESIDENTIAL FLOOR FINISH PLAN (FLOORS 3 -14)
with revisions dated 04-02-19

8. **ID2.3A SECTION DETAIL - APARTMENT BATHROOM - THRESHOLD AND FLOORING TRANSITION**

DELETE:

ID2.3A SECTION DETAIL - APARTMENT BATHROOM - THRESHOLD AND FLOORING TRANSITION dated MARCH 5, 2019

ADD IN ITS PLACE:

ID2.3A SECTION DETAIL - APARTMENT BATHROOM - THRESHOLD AND FLOORING TRANSITION with revisions dated 04-02-19

QUESTIONS

1. What is the sub floor type from floors 2-14? Gypcrete or Concrete

Response: Contractor to assume concrete. Awarded Contractor is responsible for field verifications.

2. The transition area going into the bathroom doesn't allow enough room to slope it in the hallway to level off the way the drawings show. If we are still to raise the flooring to meet the tapered section of the marble threshold, what is going to be an acceptable hump in the floor in the hallway?

Response: Refer to revised drawings ID2.3, ID2.3A for details.

3. Can you please specify how the LVT must be put on top of the VCT. Proper installation would require the VCT to be stripped, primer installed, skim coat primer, then install LVT. If there is no asbestos in VCT in kitchens, it is better to demo that area. If this isn't specified exactly the procedure it would void the warranty. I am trying to eliminate issue of folks just laying over top of it without properly preparing the substrate.

Response: Refer to revised demolition and finish drawings for revised scope.

4. Provide approved location for dumpsters.

Response: Refer to Site Key on Revised T1.1 for location details.

5. Which bathrooms will be available to be used or are we required to provide something onsite?

Response: Refer to specifications section "1.12 RESTRICTIONS, J." for details.

6. When covering existing 4" base in hallways with 6" base it creates a void in the wall at the top. What will be acceptable on this?

Response: Refer to revised drawing *ID2.3* and *Finish Schedule* on *T1.1* for revised scope.

7. Are alternate materials going to be acceptable from what is currently on the specifications?

Response: Refer to both of the following:

- a. Refer to Specifications section “PART 2 – PRODUCTS” for Basis of Design specifications and two “or equals” per each finish selection.
 - b. Refer to Project Manual, “AIA Document A701 – 1997, Instructions to Bidders” Section: “3.3 SUBSTITUTIONS” for requirements on requesting substitutions.
8. Door thresholds where tile was meeting carpet in the downstairs hallway, should we carry that transition to the center of the door, or leave as is and but LVT up against tile as the carpet is?

Response: Refer to revised Drawings, ID2.1, ID2.2, ID2.3, notes section for details.

9. Are stoves in kitchen going to require removing, or can we remove bottom drawer on stove and install just under?

Response: Refer to Specifications section “1.04 SCOPE OF WORK, A. General, 2.” For details.

10. We are planning to bid the Bates West Flooring Renovation and wanted to request to add on an alternate LVT to the project. There is a product from J&J called Framework that meets the LVT spec requirements that are listed in the solicitation. Will you be able to accept the request and add the product as an alternate?

Response: Refer to the response to question #7 above. The Basis of Design and two (2) equals have been specified. No further substitution requests will be considered.

General Information

Attachments:

- Drawings Revised Dated 04-02-2019
- Hazmat Survey Results and Letter (document named: Bates West ACM Report Update.pdf)

END OF ADDENDUM NO. 2

BATES WEST FLOORING RENOVATION PROJECT


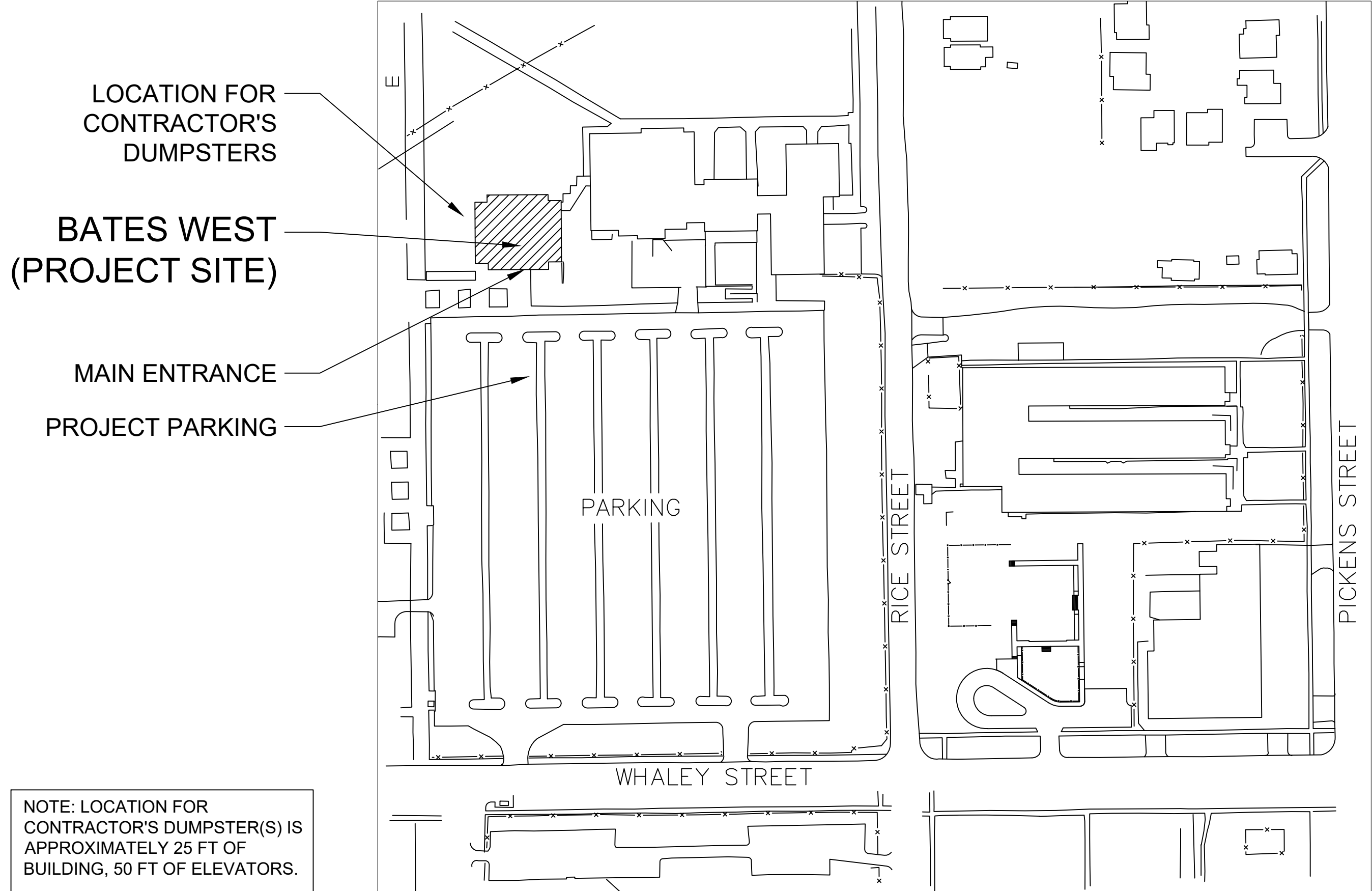
1319 WHALEY STREET
COLUMBIA, SOUTH CAROLINA

PROJECT NO. 50003340-2

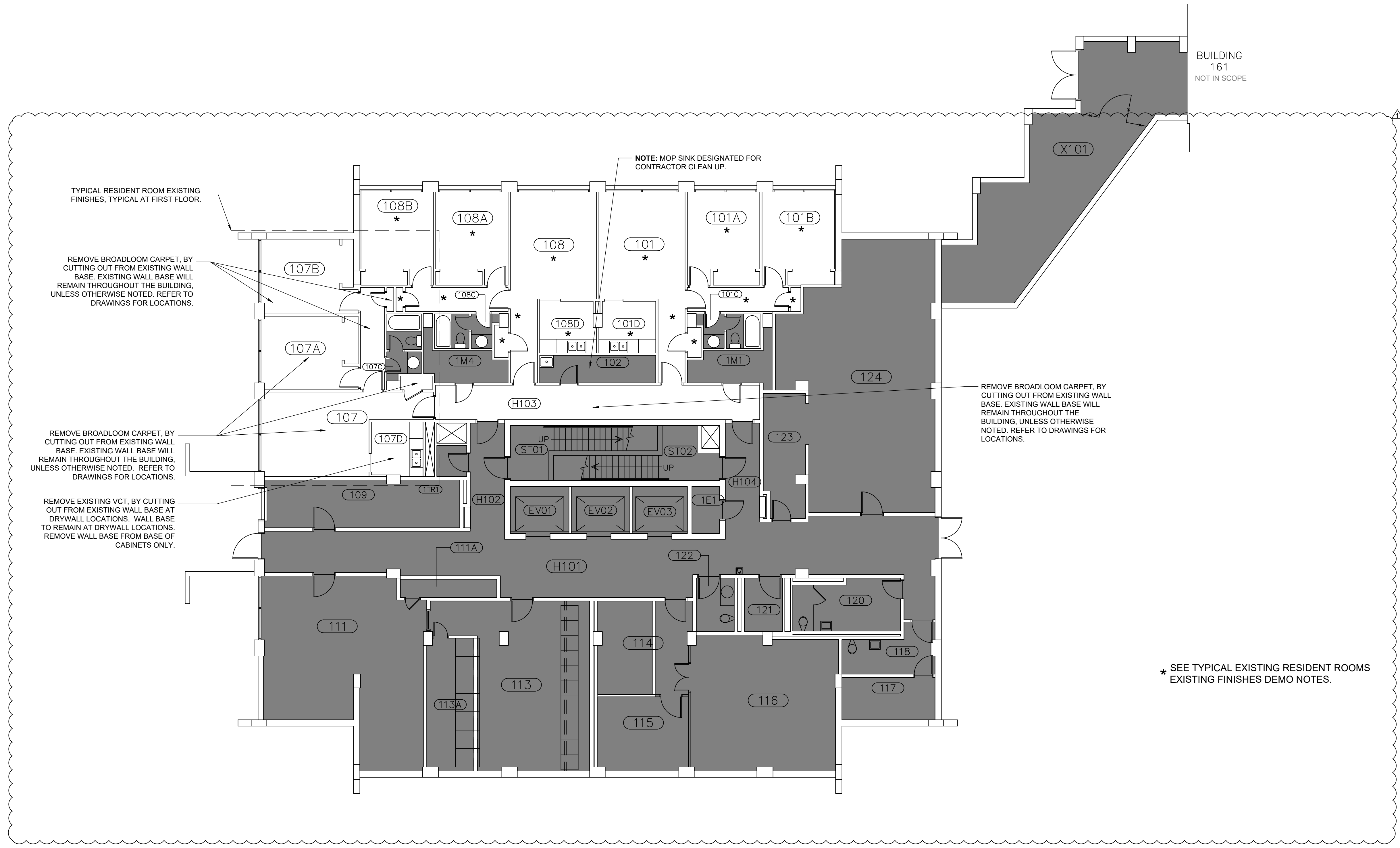
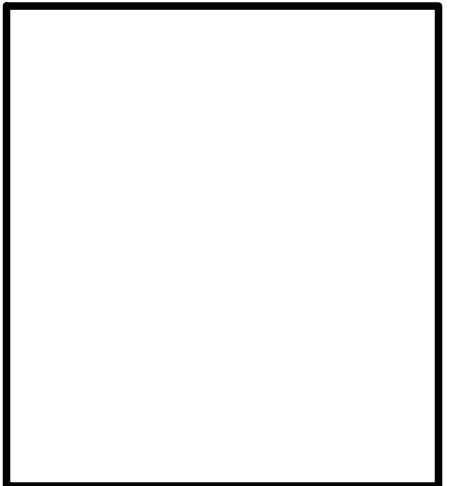
USC HOUSING PROJECT: BATES WEST FLOORING 2019

**100% BID DOCUMENTS
MARCH 5, 2019**

CONSTRUCTION &
RENOVATIONS
FOR UNIVERSITY HOUSING
1520 DEVINE STREET
COLUMBIA, SC 29208

<p style="text-align: center;">LOCATION MAP</p>  <p style="text-align: center;">DOWNTOWN COLUMBIA, SC</p>	<p style="text-align: center;">LEGEND</p> <div style="border: 1px solid black; padding: 5px; display: inline-block;"> <div style="background-color: gray; width: 20px; height: 10px; display: inline-block;"></div> NOT IN SCOPE </div>	<p style="text-align: center;">FINISH SCHEDULE</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:10%;">CODE</th> <th>SPECIFICATION</th> </tr> </thead> <tbody> <tr> <td>RB-4 <small>(APARTMENTS @ KITCHEN CABINETRY)</small></td> <td>MFR: JOHNSONITE COLLECTION: TRADITIONAL RUBBER WALL BASE (BASIS OF DESIGN) STYLE: TRADITIONAL W/TOE COLOR: 45 SANDALWOOD SIZE: 4" H X 120' COILS CONTACT: JESSICA KESSER 704.724.1310</td> </tr> </tbody> </table>	CODE	SPECIFICATION	RB-4 <small>(APARTMENTS @ KITCHEN CABINETRY)</small>	MFR: JOHNSONITE COLLECTION: TRADITIONAL RUBBER WALL BASE (BASIS OF DESIGN) STYLE: TRADITIONAL W/TOE COLOR: 45 SANDALWOOD SIZE: 4" H X 120' COILS CONTACT: JESSICA KESSER 704.724.1310	<p style="text-align: center;">SITE KEY PLAN</p>  <p style="text-align: center;">NOTE: LOCATION FOR CONTRACTOR'S DUMPSTER(S) IS APPROXIMATELY 25 FT OF BUILDING, 50 FT OF ELEVATORS.</p>																										
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<p style="text-align: center;">PROJECT SUMMARY OF WORK</p> <p>The Contractor must furnish all labor, materials and equipment required to perform the following: Protect, prepare, and perform removal of existing carpet, and existing VCT, by cutting out from existing rubber wall base at student apartments and residential hallways, and limited removal of rubber wall base on concrete walls at residential hallways, and on residential cabinetry ONLY. Preparation of substrates; replacement with new LVT in the apartments only, and replacement with new carpet tile in the residential hallways; install new wall base over existing wall base and at areas where wall base was removed at the following residence hall:</p> <p>Bates West - This building is 118,074 gross square feet with fourteen floors. There are 100 (2-bedroom) student apartment style resident rooms with one kitchen each, and a couple lobby level lounges, laundry room, game room, and office.</p> <p>Rubber wall base, ceramic tile base and quarry tile base will remain in building except where noted above and in drawings; and will not be included in the flooring Contractor's scope of work. Refer to drawings for detailed locations of limited base to be removed.</p>	<p style="text-align: center;">FINISH LEGEND</p> <table style="width:100%;"> <tr> <td>FLOOR FINISH</td> <td>_____</td> <td>LVT-1</td> </tr> <tr> <td>BASE FINISH</td> <td>_____</td> <td>RB-1</td> </tr> <tr> <td>WALL FINISH</td> <td>_____</td> <td>EXIST</td> </tr> <tr> <td>CEILING FINISH</td> <td>_____</td> <td>EXIST</td> </tr> </table>	FLOOR FINISH	_____	LVT-1	BASE FINISH	_____	RB-1	WALL FINISH	_____	EXIST	CEILING FINISH	_____	EXIST	<p style="text-align: center;">INDEX OF DRAWINGS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:10%;">DWG #</th> <th>DRAWING TITLE</th> </tr> </thead> <tbody> <tr> <td>T1.1</td> <td>TITLE SHEET</td> </tr> <tr> <td>ID0.1</td> <td>FIRST FLOOR DEMOLITION PLAN</td> </tr> <tr> <td>ID0.2</td> <td>SECOND FLOOR DEMOLITION PLAN</td> </tr> <tr> <td>ID0.3</td> <td>TYPICAL RESIDENTIAL FLOOR DEMOLITION PLAN (FLOORS 3 - 14)</td> </tr> <tr> <td>ID2.1</td> <td>FIRST FLOOR FINISH PLAN</td> </tr> <tr> <td>ID2.2</td> <td>SECOND FLOOR FINISH PLAN</td> </tr> <tr> <td>ID2.3</td> <td>TYPICAL RESIDENTIAL FLOOR FINISH PLAN (FLOORS 3 - 14)</td> </tr> <tr> <td>ID2.3A</td> <td>SECTION DETAIL - APARTMENT BATHROOM - THRESHOLD AND FLOORING TRANSITION</td> </tr> </tbody> </table>		DWG #	DRAWING TITLE	T1.1	TITLE SHEET	ID0.1	FIRST FLOOR DEMOLITION PLAN	ID0.2	SECOND FLOOR DEMOLITION PLAN	ID0.3	TYPICAL RESIDENTIAL FLOOR DEMOLITION PLAN (FLOORS 3 - 14)	ID2.1	FIRST FLOOR FINISH PLAN	ID2.2	SECOND FLOOR FINISH PLAN	ID2.3	TYPICAL RESIDENTIAL FLOOR FINISH PLAN (FLOORS 3 - 14)	ID2.3A	SECTION DETAIL - APARTMENT BATHROOM - THRESHOLD AND FLOORING TRANSITION
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<p>* INDICATES DRAWING SHEETS SHOULD BE REFERRED TO/PRINTED IN COLOR FOR FULL CLARITY OF DESIGN INTENT.</p>																																	

BATES WEST
BUILDING #: 162
UNIVERSITY OF
SOUTH CAROLINA



TYPICAL RESIDENT ROOM EXISTING FINISHES, TYPICAL AT FIRST FLOOR.

REMOVE BROADLOOM CARPET, BY CUTTING OUT FROM EXISTING WALL BASE. EXISTING WALL BASE WILL REMAIN THROUGHOUT THE BUILDING, UNLESS OTHERWISE NOTED. REFER TO DRAWINGS FOR LOCATIONS.

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REMOVE EXISTING VCT, BY CUTTING OUT FROM EXISTING WALL BASE AT DRYWALL LOCATIONS. WALL BASE TO REMAIN AT DRYWALL LOCATIONS. REMOVE WALL BASE FROM BASE OF CABINETS ONLY.

REMOVE BROADLOOM CARPET, BY CUTTING OUT FROM EXISTING WALL BASE. EXISTING WALL BASE WILL REMAIN THROUGHOUT THE BUILDING, UNLESS OTHERWISE NOTED. REFER TO DRAWINGS FOR LOCATIONS.

* SEE TYPICAL EXISTING RESIDENT ROOMS EXISTING FINISHES DEMO NOTES.

1 FIRST FLOOR - DEMOLITION PLAN
ID0.1

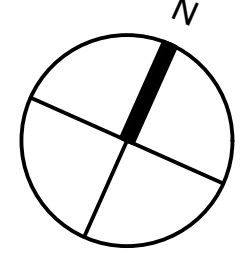
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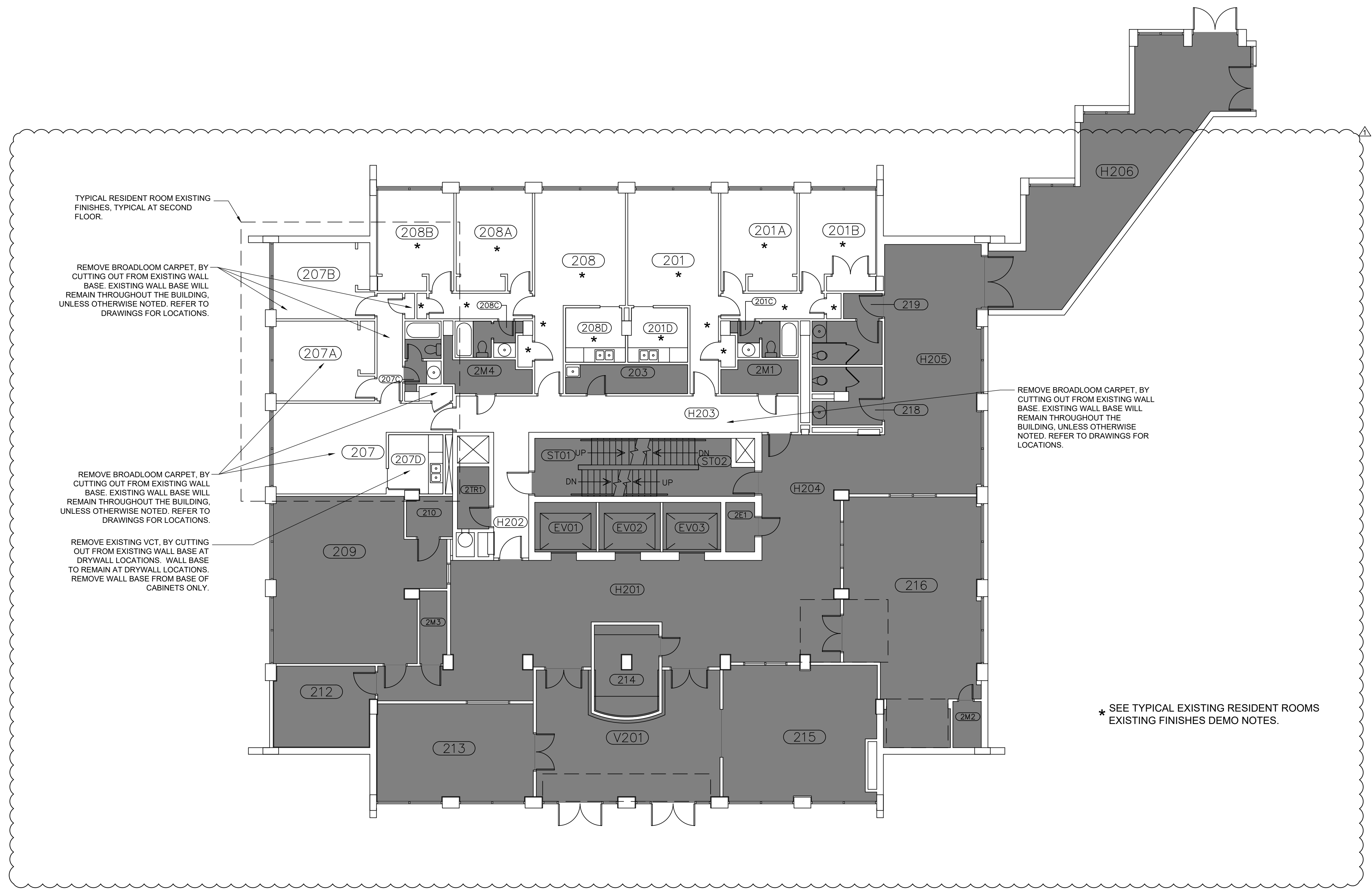
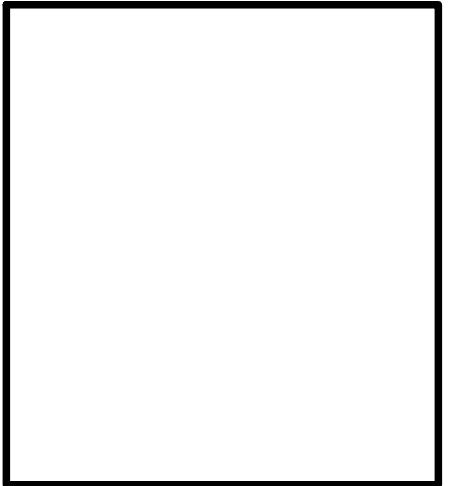
REVISIONS	
NO.	DESCRIPTION
1	04-02-19 ADDENDUM #2

DATE: 03-05-2019

ID0.1
1ST FL
DEMOLITION PLAN

***NOTE: CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS.





1 SECOND FLOOR - DEMOLITION PLAN
ID0.2

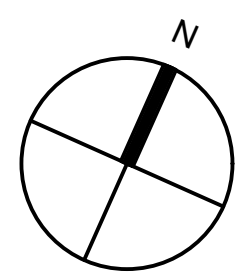
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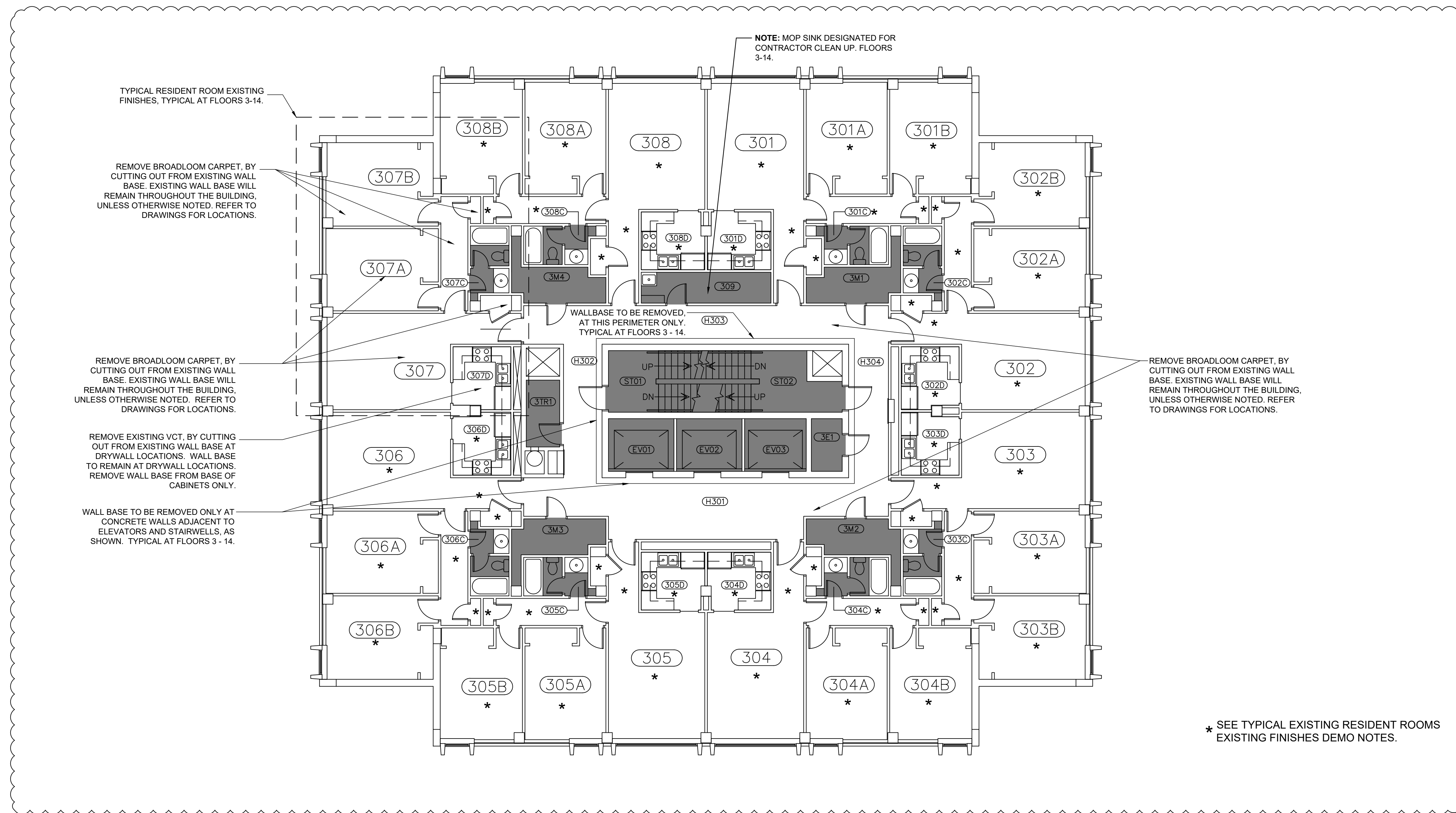
REVISIONS	
NO.	DESCRIPTION
1	04-02-19 ADDENDUM #2

DATE: 03-05-2019

ID0.2
2ND FL
DEMOLITION PLAN

***NOTE: CONTRACTOR TO FIELD
VERIFY ALL MEASUREMENTS.





1 TYPICAL RESIDENTIAL FLOOR - DEMOLITION PLAN (FLOORS 3-14)
ID0.3

SCALE: 1/8" = 1'-0"

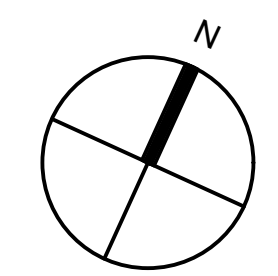
NOTE: AT LOCATIONS NOTED ABOVE, WALL BASE REMOVAL TO BE IN A MANNER NOT TO DISTURB PAINT ON WALL. GC WILL BE RESPONSIBLE FOR REPAIR/REPAINTING ALL AREAS DAMAGED DURING REMOVAL.

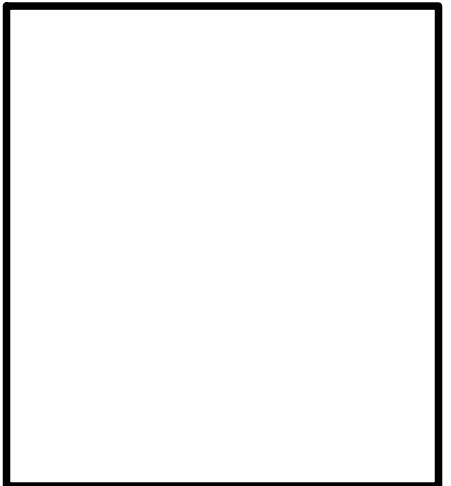
REVISIONS		DATE	DESCRIPTION
NO.	DATE	04-02-19	ADDENDUM #2

DATE: 03-05-2019

ID0.3
TYPICAL
RESIDENTIAL
FLOOR DEMOLITION
PLAN (FLOORS 3-14)

***NOTE: CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS.

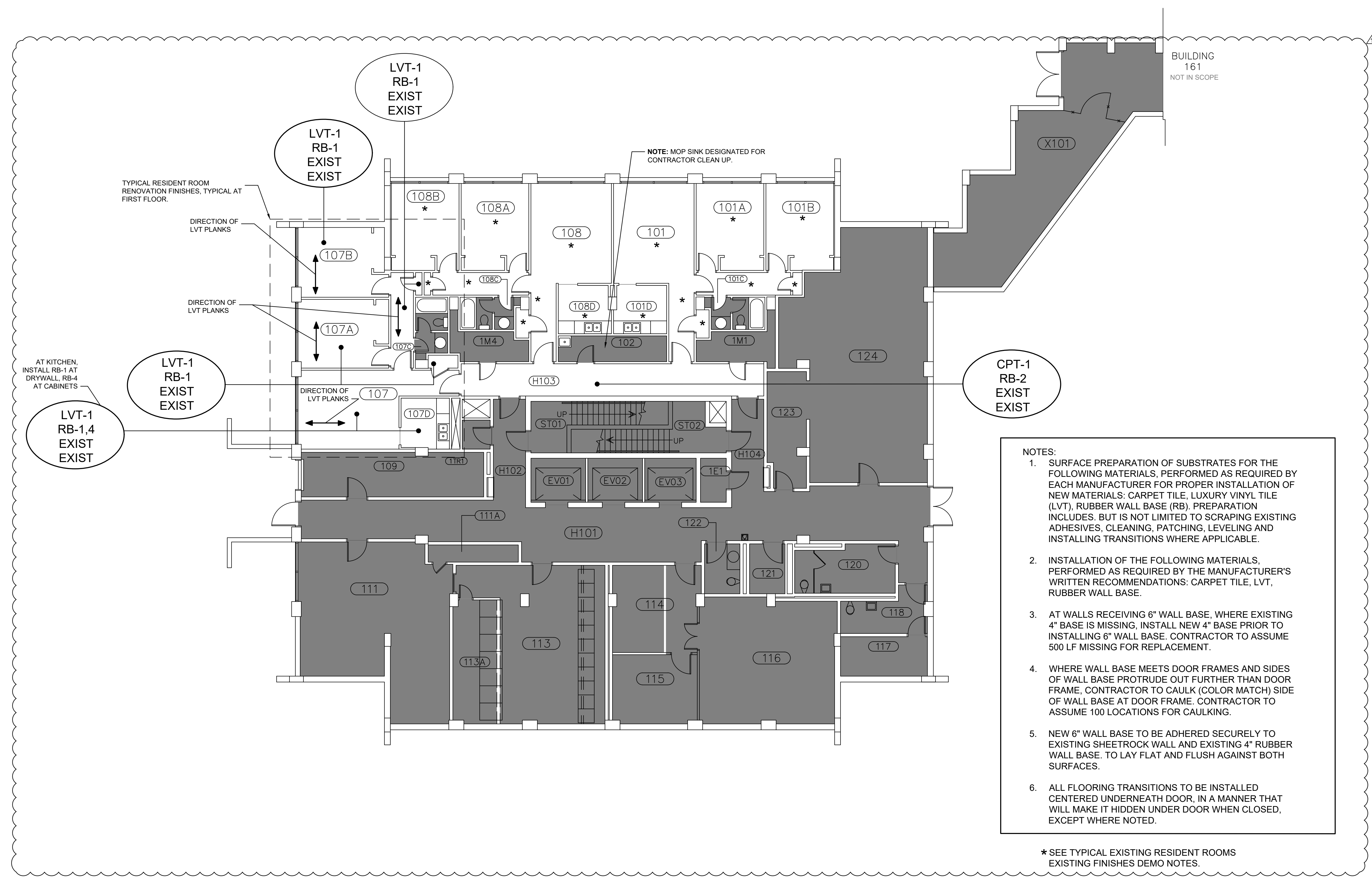




REVISIONS	
NO.	DESCRIPTION
1	04-02-19 ADDENDUM #2

DATE: 03-05-2019

ID2.1
1ST FL
FINISH PLAN



- NOTES:
1. SURFACE PREPARATION OF SUBSTRATES FOR THE FOLLOWING MATERIALS, PERFORMED AS REQUIRED BY EACH MANUFACTURER FOR PROPER INSTALLATION OF NEW MATERIALS: CARPET TILE, LUXURY VINYL TILE (LVT), RUBBER WALL BASE (RB). PREPARATION INCLUDES, BUT IS NOT LIMITED TO SCRAPING EXISTING ADHESIVES, CLEANING, PATCHING, LEVELING AND INSTALLING TRANSITIONS WHERE APPLICABLE.
 2. INSTALLATION OF THE FOLLOWING MATERIALS, PERFORMED AS REQUIRED BY THE MANUFACTURER'S WRITTEN RECOMMENDATIONS: CARPET TILE, LVT, RUBBER WALL BASE.
 3. AT WALLS RECEIVING 6" WALL BASE, WHERE EXISTING 4" BASE IS MISSING, INSTALL NEW 4" BASE PRIOR TO INSTALLING 6" WALL BASE. CONTRACTOR TO ASSUME 500 LF MISSING FOR REPLACEMENT.
 4. WHERE WALL BASE MEETS DOOR FRAMES AND SIDES OF WALL BASE PROTRUDE OUT FURTHER THAN DOOR FRAME, CONTRACTOR TO CAULK (COLOR MATCH) SIDE OF WALL BASE AT DOOR FRAME. CONTRACTOR TO ASSUME 100 LOCATIONS FOR CAULKING.
 5. NEW 6" WALL BASE TO BE ADHERED SECURELY TO EXISTING SHEETROCK WALL AND EXISTING 4" RUBBER WALL BASE. TO LAY FLAT AND FLUSH AGAINST BOTH SURFACES.
 6. ALL FLOORING TRANSITIONS TO BE INSTALLED CENTERED UNDERNEATH DOOR, IN A MANNER THAT WILL MAKE IT HIDDEN UNDER DOOR WHEN CLOSED, EXCEPT WHERE NOTED.

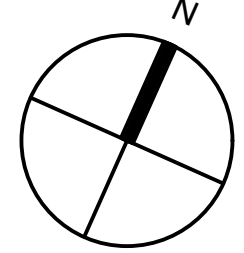
* SEE TYPICAL EXISTING RESIDENT ROOMS EXISTING FINISHES DEMO NOTES.

1 FIRST FLOOR - FINISH PLAN
ID2.1

SCALE: 1/8" = 1'-0"

NOTE: FINISH PLANS CONTAIN INFORMATION FOR ENTIRE BUILDING FOR UNIVERSITY RECORDS. THE SCOPE OF THIS PROJECT IS FOR COMPREHENSIVE FLOORING AND WALL BASE ONLY.

***NOTE: CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS.

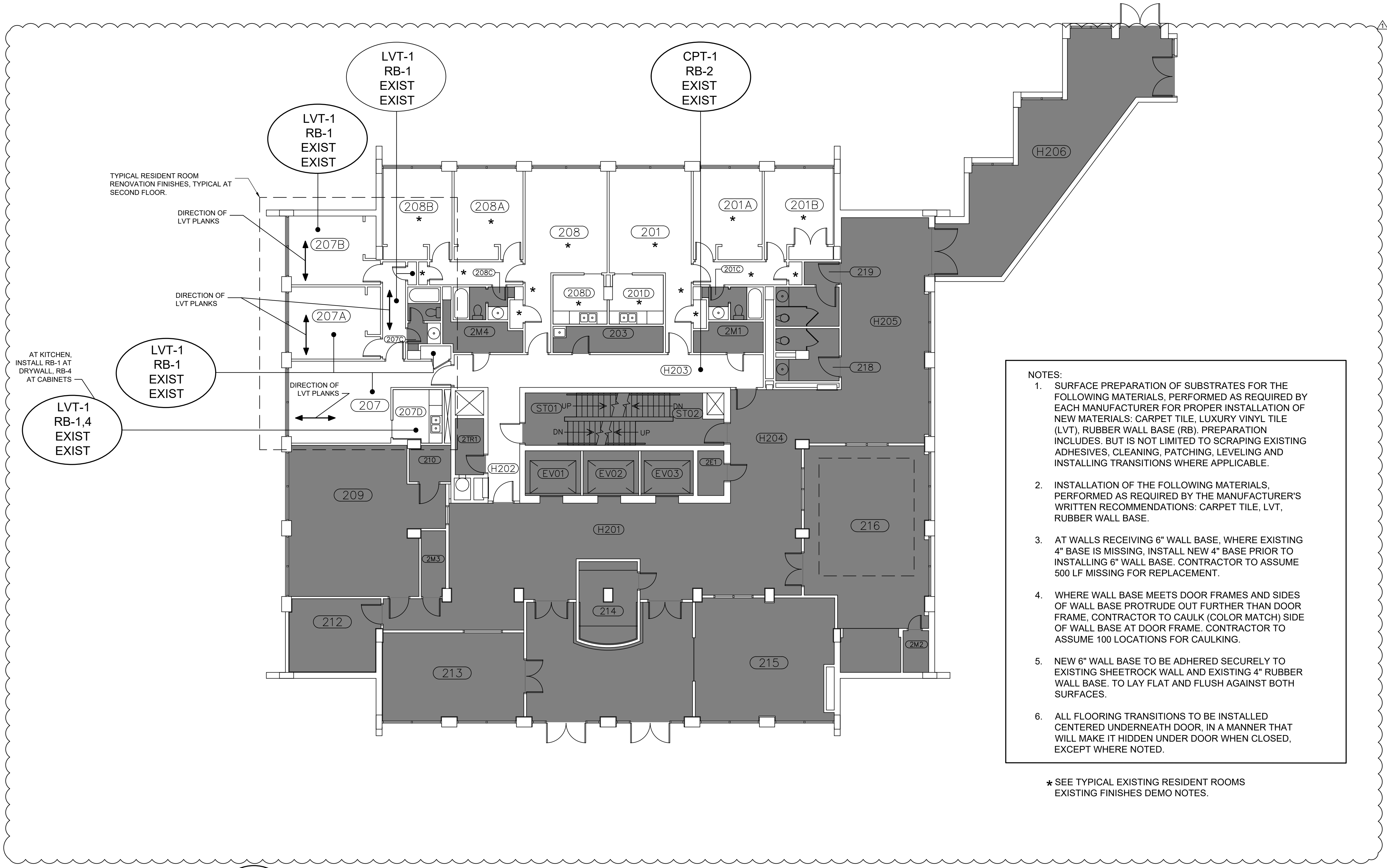




REVISIONS	
NO.	DESCRIPTION
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DATE: 03-05-2019

ID2.2
2ND FL
FINISH PLAN



- NOTES:
1. SURFACE PREPARATION OF SUBSTRATES FOR THE FOLLOWING MATERIALS, PERFORMED AS REQUIRED BY EACH MANUFACTURER FOR PROPER INSTALLATION OF NEW MATERIALS: CARPET TILE, LUXURY VINYL TILE (LVT), RUBBER WALL BASE (RB). PREPARATION INCLUDES, BUT IS NOT LIMITED TO SCRAPING EXISTING ADHESIVES, CLEANING, PATCHING, LEVELING AND INSTALLING TRANSITIONS WHERE APPLICABLE.
 2. INSTALLATION OF THE FOLLOWING MATERIALS, PERFORMED AS REQUIRED BY THE MANUFACTURER'S WRITTEN RECOMMENDATIONS: CARPET TILE, LVT, RUBBER WALL BASE.
 3. AT WALLS RECEIVING 6" WALL BASE, WHERE EXISTING 4" BASE IS MISSING, INSTALL NEW 4" BASE PRIOR TO INSTALLING 6" WALL BASE. CONTRACTOR TO ASSUME 500 LF MISSING FOR REPLACEMENT.
 4. WHERE WALL BASE MEETS DOOR FRAMES AND SIDES OF WALL BASE PROTRUDE OUT FURTHER THAN DOOR FRAME, CONTRACTOR TO CAULK (COLOR MATCH) SIDE OF WALL BASE AT DOOR FRAME. CONTRACTOR TO ASSUME 100 LOCATIONS FOR CAULKING.
 5. NEW 6" WALL BASE TO BE ADHERED SECURELY TO EXISTING SHEETROCK WALL AND EXISTING 4" RUBBER WALL BASE. TO LAY FLAT AND FLUSH AGAINST BOTH SURFACES.
 6. ALL FLOORING TRANSITIONS TO BE INSTALLED CENTERED UNDERNEATH DOOR, IN A MANNER THAT WILL MAKE IT HIDDEN UNDER DOOR WHEN CLOSED, EXCEPT WHERE NOTED.

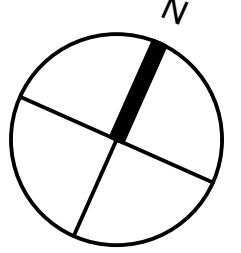
* SEE TYPICAL EXISTING RESIDENT ROOMS EXISTING FINISHES DEMO NOTES.

1 SECOND FLOOR - FINISH PLAN
ID2.2

SCALE: 1/8" = 1'-0"

NOTE: FINISH PLANS CONTAIN INFORMATION FOR ENTIRE BUILDING FOR UNIVERSITY RECORDS. THE SCOPE OF THIS PROJECT IS FOR COMPREHENSIVE FLOORING AND WALL BASE ONLY.

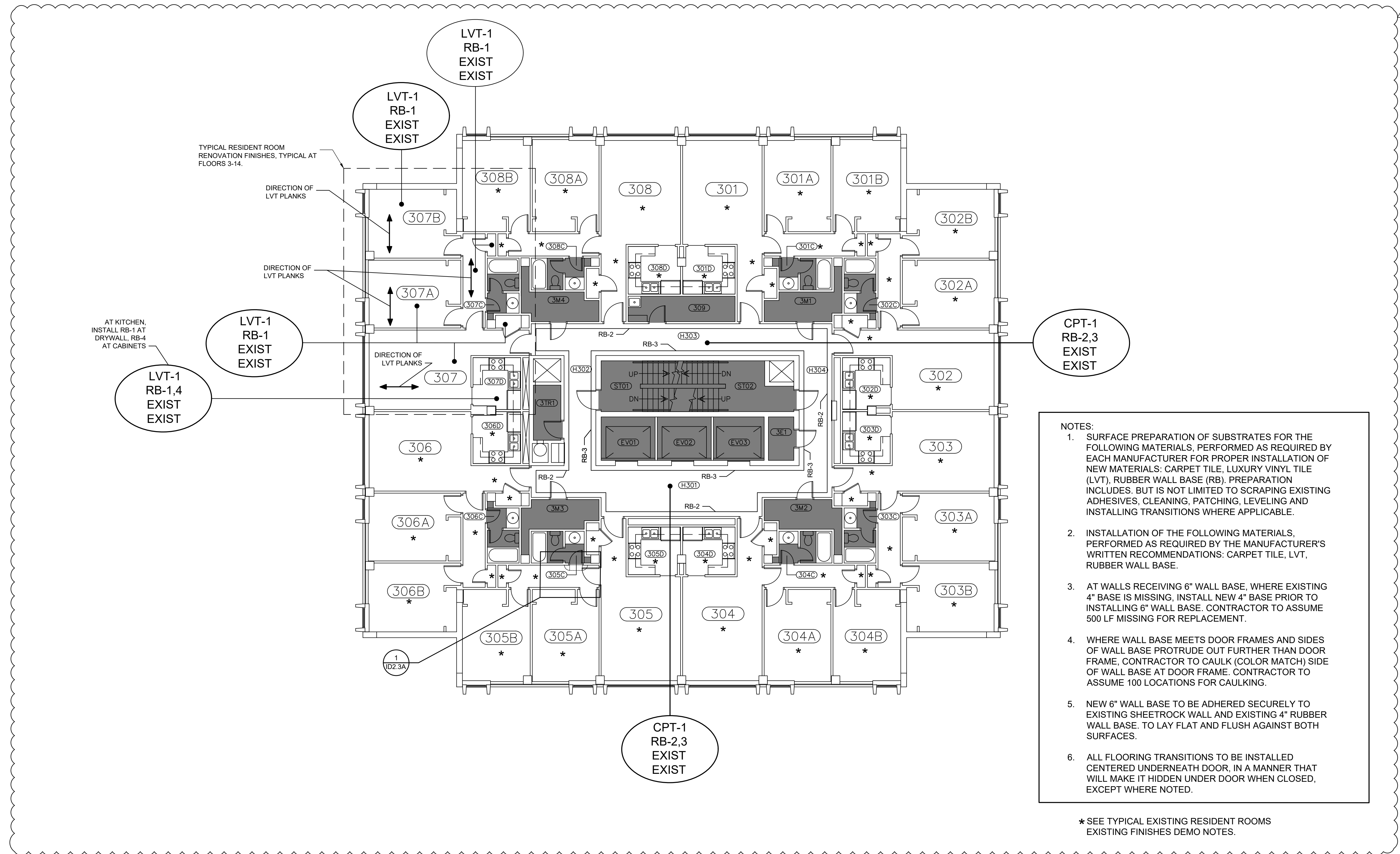
***NOTE: CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS.



REVISIONS		DATE	DESCRIPTION
NO.	DATE	04-02-19	ADDENDUM #2
1	04-02-19		

DATE: 03-05-2019

ID2.3
TYPICAL
RESIDENTIAL
FLOOR FINISH PLAN
(FLOORS 3-14)

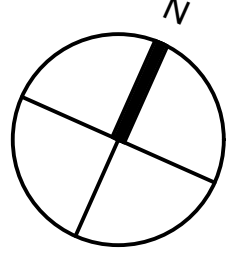


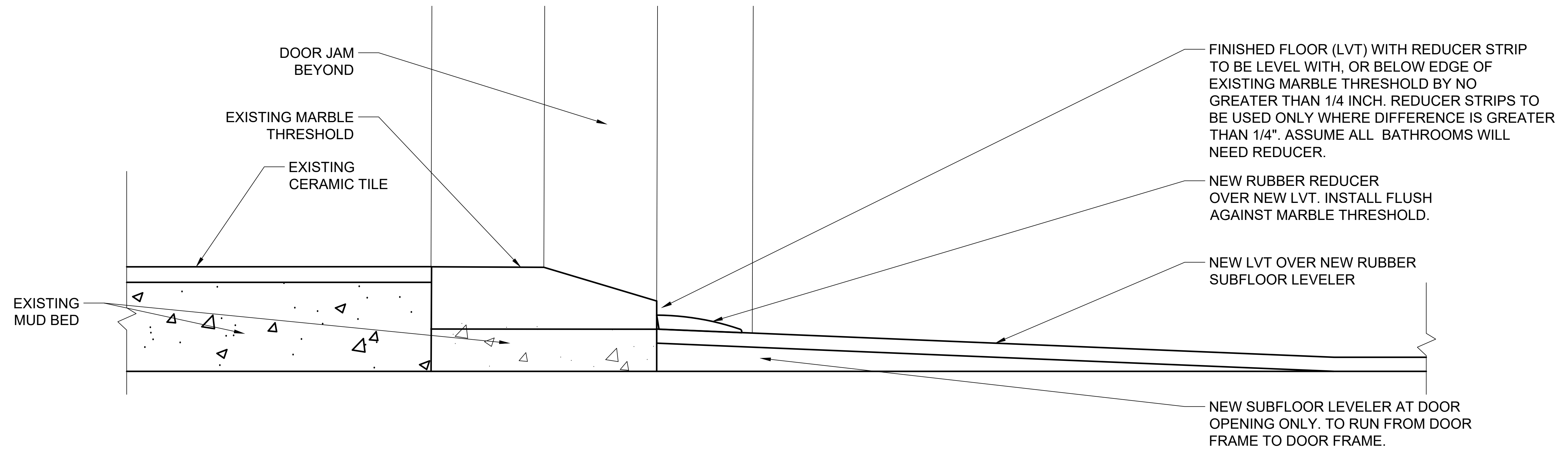
1 TYPICAL RESIDENTIAL FLOOR - FINISH PLAN (FLOORS 3-14)
ID2.3

SCALE: 1/8" = 1'-0"

NOTE: FINISH PLANS CONTAIN INFORMATION FOR ENTIRE BUILDING FOR UNIVERSITY RECORDS. THE SCOPE OF THIS PROJECT IS FOR COMPREHENSIVE FLOORING AND WALL BASE ONLY.

***NOTE: CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS.

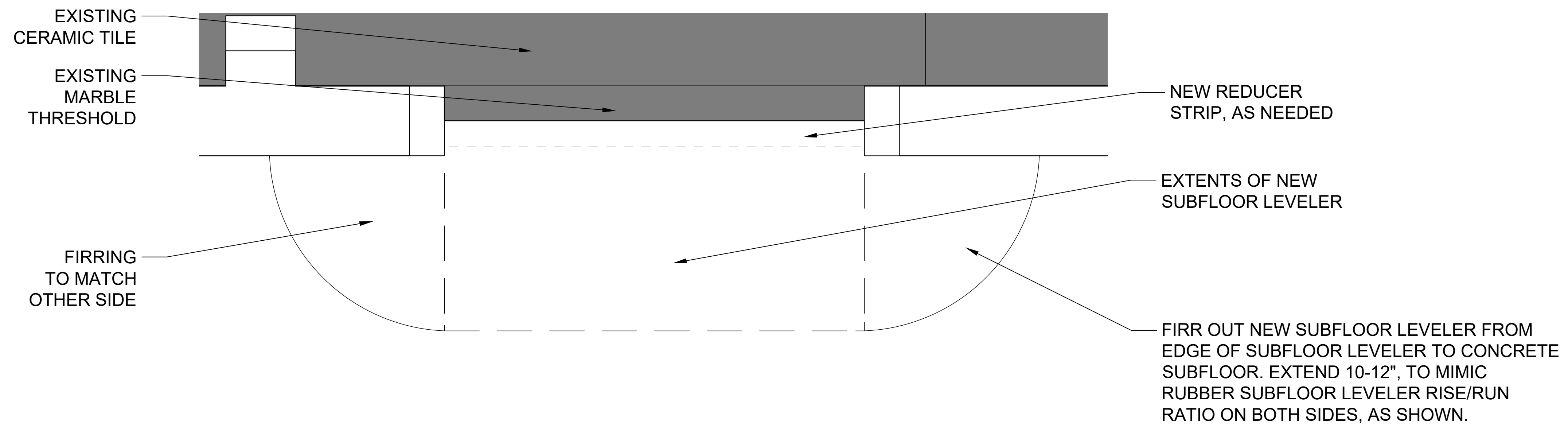




2
ID2.3A

SECTION DETAIL - APARTMENT BATHROOM - THRESHOLD AND FLOORING TRANSITION

SCALE: 1'-0" = 1'-0"

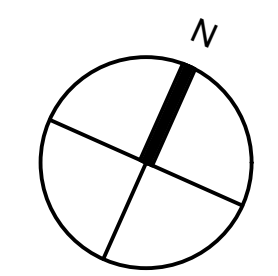


1
ID2.3A

PLAN DETAIL - APARTMENT BATHROOM - THRESHOLD AND FLOORING TRANSITION

SCALE: 3" = 1'-0"

***NOTE: CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS.



CONSTRUCTION &
RENOVATIONS
FOR UNIVERSITY HOUSING
1520 DEVINE STREET
COLUMBIA, SC 29208

BATES WEST
BUILDING #: 162
UNIVERSITY OF
SOUTH CAROLINA

REVISIONS		DATE	DESCRIPTION
NO.	DATE	DESCRIPTION	ADDENDUM #2
1	04-02-19		

DATE: 03-05-2019

ID2.3A
SECTION DETAIL -
APARTMENT
BATHROOM - THRESHOLD
AND FLOORING
TRANSITION