



**DANE COUNTY DEPT. OF  
PUBLIC WORKS, HIGHWAY &  
TRANSPORTATION**

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Public Works Engineering Division

# ADDENDUM

DECEMBER 6, 2019

**ATTENTION ALL REQUEST FOR BID (RFB) HOLDERS**

**RFB NO. 318048 - ADDENDUM NO. 4**

**CITY-COUNTY BUILDING FAÇADE JOINT REPAIR AND POWERWASHING**

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**BIDS DUE:** TUESDAY, DECEMBER 17, 2019, 2:00 PM. DUE DATE AND  
TIME ARE NOT CHANGED BY THIS ADDENDUM.

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This Addendum is issued to modify, explain or clarify the original Request for Bid (RFB) and is hereby made a part of the RFB. Please attach this Addendum to the RFB.

**PLEASE NOTE THE FOLLOWING CONTRACTOR SUBMITTED QUESTIONS AND  
CLARIFICATIONS:**

1. Section 03 09 00- Concrete Restoration: Please confirm this is a 2 stage joint.

*Response: Yes*

2. Section 04 010 40 – Maintenance of Stone Assemblies, Unused anchor removal: Please clarify how many should be included and is there any type of repair to be include.

*Response: See P.9, Line 45*

3. Section 04 010 40 – Maintenance of Stone Assemblies, Reset 8 panels: Can you clarify where these are located and the average stone size (length, height & depth)?

*Response: Predominantly the southerly facades, grade-level (MLK Jr Blvd) and second story; panels measuring approximately 24” x 36” x 3”.*

4. How many LF should be included for work keynote 4 on (drawing Sheet) A100. Please confirm this is single stage sealant joint and also what type of material should be used.

*FEI: Disregard Keynote 4 for this sheet; it only pertains when there is a call-out.*

5. How many LF should be included for work keynote 4 on (drawing Sheet) A300. Please confirm this is single stage sealant joint and also what type of material should be used.

*Response: +/-60 LF. Single-stage, like specified in Section 07 01 90.*

6. How many LF should be included for work keynote 4 on (drawing Sheet) A500. Please confirm this is single stage sealant joint and also what type of material should be used.

*Response: Disregard Keynote 4 for this sheet; it only pertains when there is a call-out.*

7. The unit pricing for tuckpointing requested on the bid form is listed as SF. Can you revise to LF?

*Response: See “Specification”, Item 1, this addendum.*

8. Page 1 of the bid form specifies a very specific scope of work along with associated quantities. This scope of work is not correct based upon most recent addendums. Can you please update the quantities and scope of work. Below is what we understand the scope of work to be along with the correct quantities per the addendums and bidding documents.

Concrete Façade Repairs:

- Perform a multi-step restoration cleaning process all areas 100%
- Clean all windows 100%
- Patch repair at 750 SF
- Injection repair at 500 LF
- Sealant replacement (two-stage) – 7,500 LF

Stone Façade Repairs:

- Perform a multi-step restoration cleaning process all areas 100%
- Clean all windows 100%
- Grind & point – 28,700 LF
- Sealant replacement – 2,000 LF
- Remove & reset 8 panels

Miscellaneous:

- Sealant replacement at stainless steel panels – 60 LF
- Scaffold inspection time – 12 hours

*Response: In efforts for the Client to be general and not concise here, leaving the Technical Sections and Drawings to define the Work, the summary is not refined. Your summary is correct.*

9. Page BF-2 of the bid form the first 2 items request a cost for either single stage or two-stage. I was assuming these were for the concrete areas. I was also under the assumption that all concrete areas were two-stage but a price for single stage is requested. Please clarify.

*Response: Concrete regions are two-stage; single-stage joints exist sporadically around stonework.*

10. Page 04 01 40-1, line 18 states to “paint steel uncovered during work”. Please confirm this only applies as it relates to resetting the 8 stones. If additional steel painting is required please clarify.

*Response: It applies to the re-setting of stone; non-concealed abandoned steel may exist but will be regarded with separate directive (I.e. change order process).*

11. Please confirm that all areas that are being caulked do not currently have mortar installed.

*Response: Confirmed.*

12. Can biodegradable chemical solutions be used in power washing of the building?

*Response: No. Only the use of pressure sprayed warm/hot water should be included in the bid. Chemical solution products and processes described in the specifications will only be allowed if prior approval is granted by the Owner, and such approvals will be processed by Change Order.*

13. If areas during the project (repair areas, etc.) are encountered and are suspected to contain ACM will the County be responsible for testing samples?

*Response: Yes, The County Safety Officer is an Accredited Asbestos Inspector and would have samples sent in for testing.*

**14.** Is there a detail for the two stage sealant?

*Response: You are referred to “Architectural Precast-Concrete Sealant & Joint Guide”, pages 10-13 (attached), published by Canadian Precast/Prestressed Concrete Institute, available at www.cpci.ca.*

**15.** Per addendum 2, it was stated that additional testing was being conducted on sealant to determine if other areas outside of the window perimeters contained asbestos. Has this report been released?

*Response: More testing to coincide with the work. Bidder shall assume No Asbestos Present but shall be certified to work with ACBM should conditions exist. Modifications to the contract under these circumstances shall be processed by Change Order.*

**16.** Is there a specific area set aside for jobsite equipment (e.g. trailer, compressor, etc.)?

*Response: A specific area is not defined at this time, though Facilities Management will work with the contractor to accommodate onsite staging and some storage. Bidder/Contractor must assume their limitations will be dictated by the City of Madison and they should be consulted in advance.*

If any additional information about this Addendum is needed, please call Eric Urtes, AIA, at 608/266-4798, [urtes.eric@countyofdane.com](mailto:urtes.eric@countyofdane.com).

Sincerely,  
*Eric Urtes, AIA*  
Project Manager

Enclosures:  
Architectural Precast-Concrete Sealant & Joint Guide - page 10-13

H:\Shared\ENGINEERING DIVISION\Eric Urtes\318048 - CCB Facade Joint Repair and Powerwashing\Addenda\Addendum #4\318048-Addendum 4.docx

# Preferred Practice of Modified Rain Screen

(two stage joint sealants)

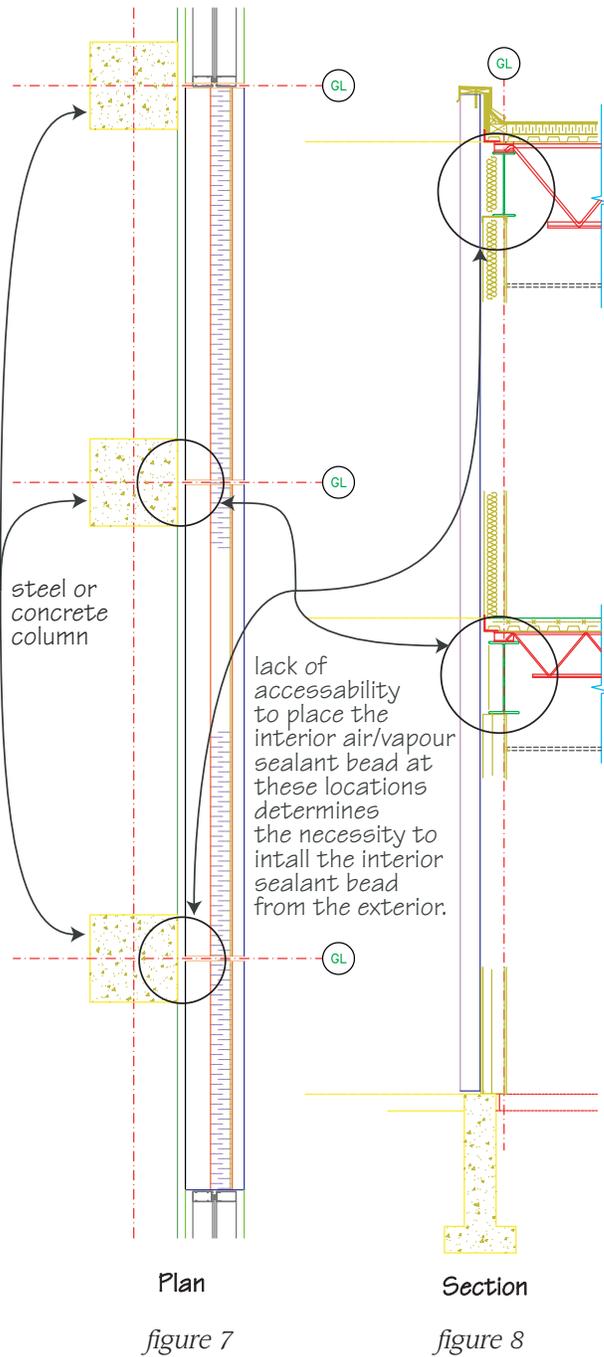
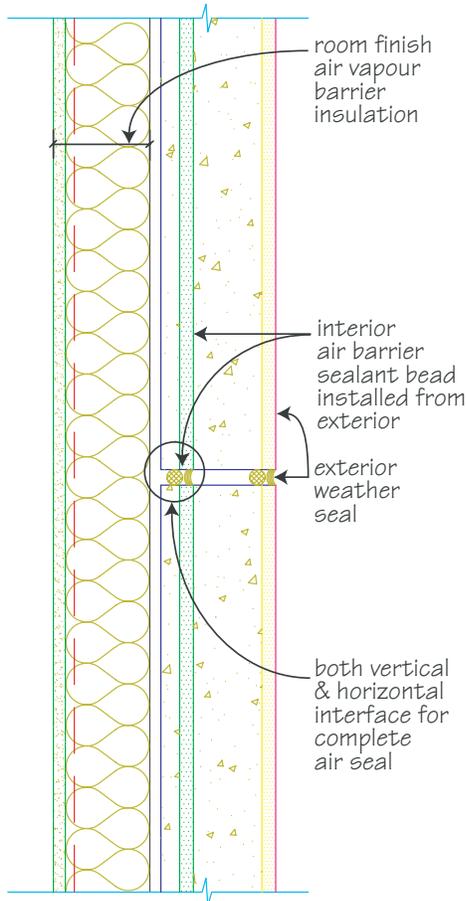


figure 9

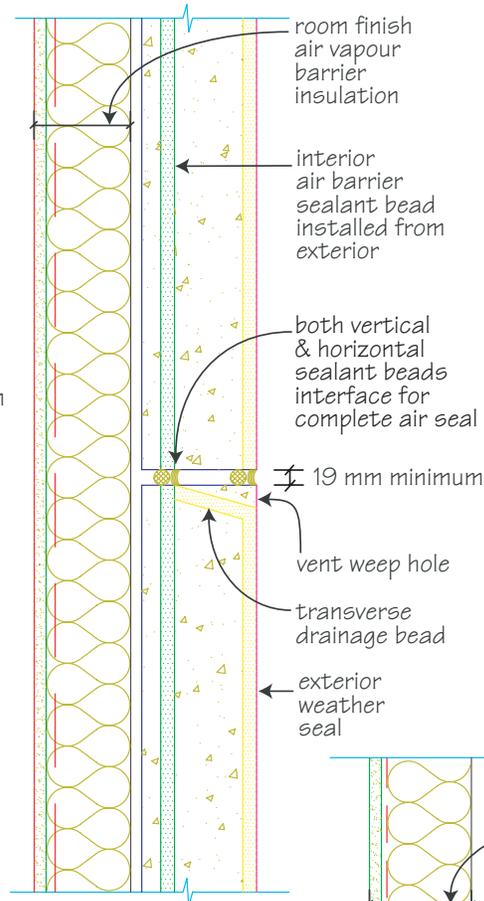
Although it has been common practice to caulk the interior seal from the building interior, this is changing, as many interior joints are not accessible from the interior. (figures 7 and 8) Attempts to close off from the exterior are prone to not being done. Considerable expense is added to proper completion of an interior seal when all precast panel connections (figure 9) must be sealed tight to prevent the transfer of air and moisture.

## Modified Rain Screen (two stage joint sealants)



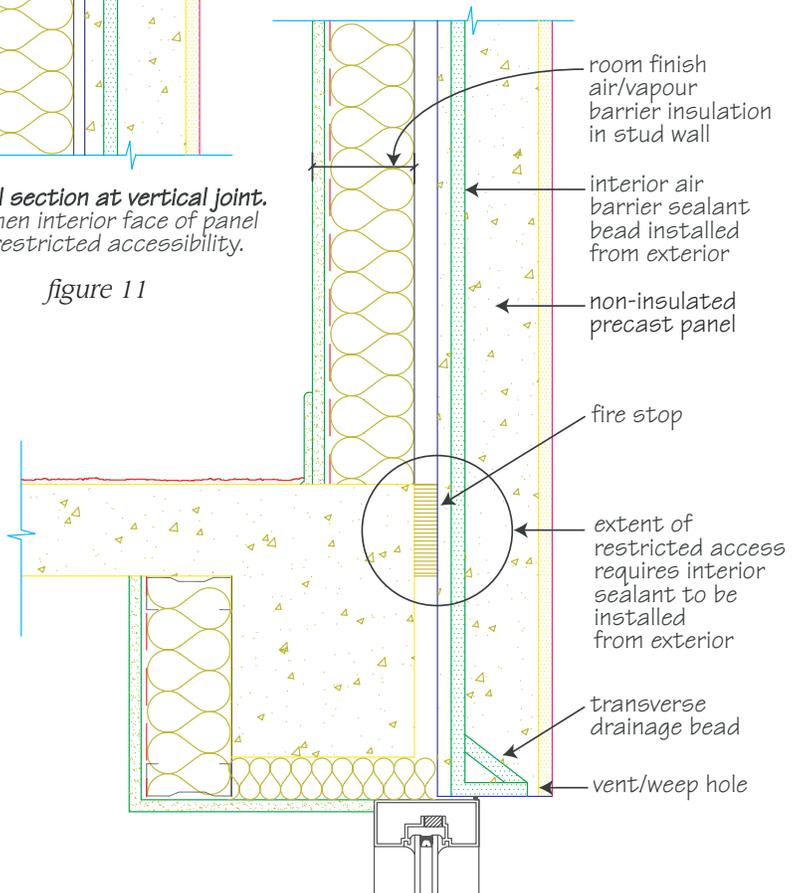
**Plan section at horizontal joint.**  
Use when interior face of panel has restricted accessibility.

figure 10



**Vertical section at vertical joint.**  
Use when interior face of panel has restricted accessibility.

figure 11

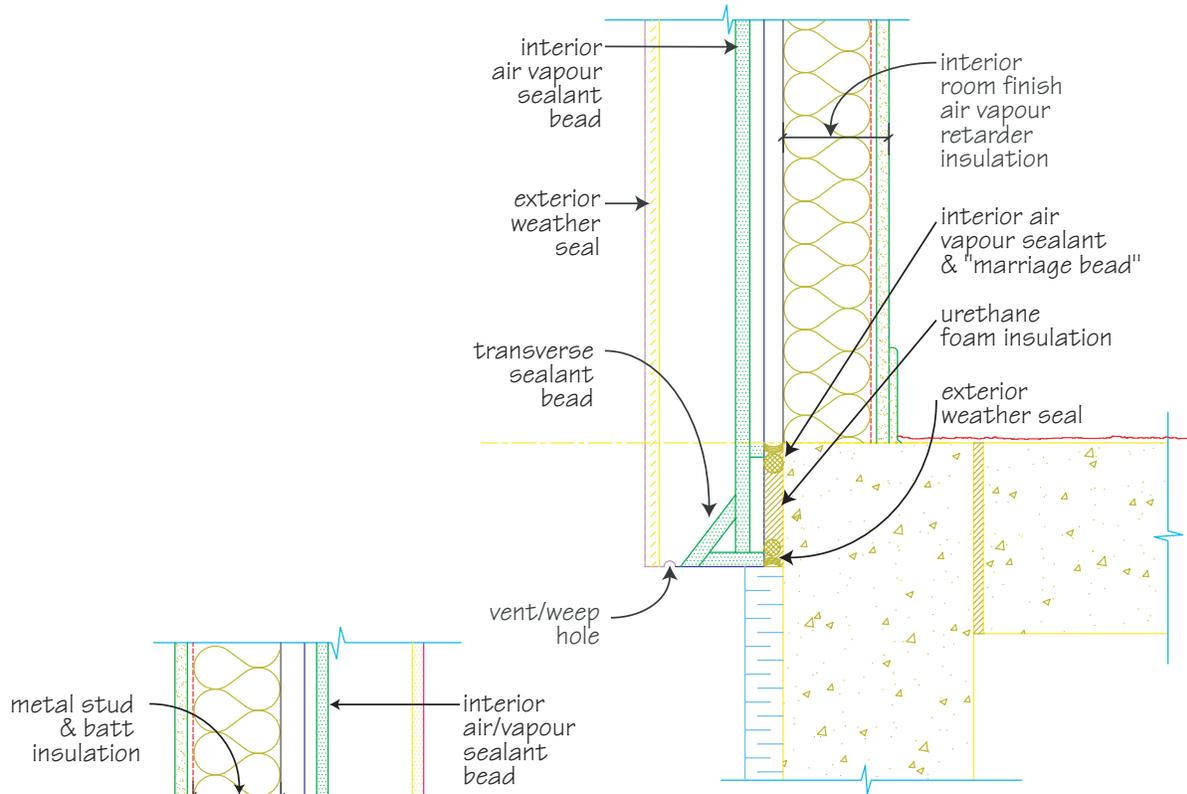


**Section at vertical joint.**  
Use when interior face of panels are not accessible from interior.

figure 12

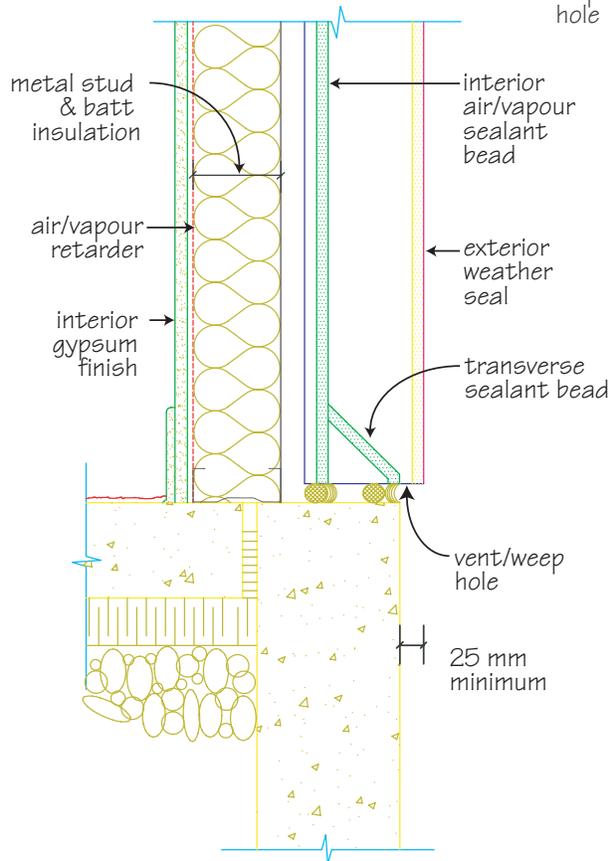
Panel configurations and joint sizes should permit a careful applicator to successfully install both the air/vapour seal and the weather barrier from the exterior. The normal positions of the backing and sealant would be reversed for the interior air seal. (figures 10 to 16). The special tools required may include an extension for the nozzle of the caulking gun and a longer tool for tooling the air/vapour seal.

## Base Details



Base detail panel running past foundation.  
Single wythe non-insulated precast panel.

figure 14



Panel bearing on foundation  
Single wythe non-insulated precast panel.

figure 13



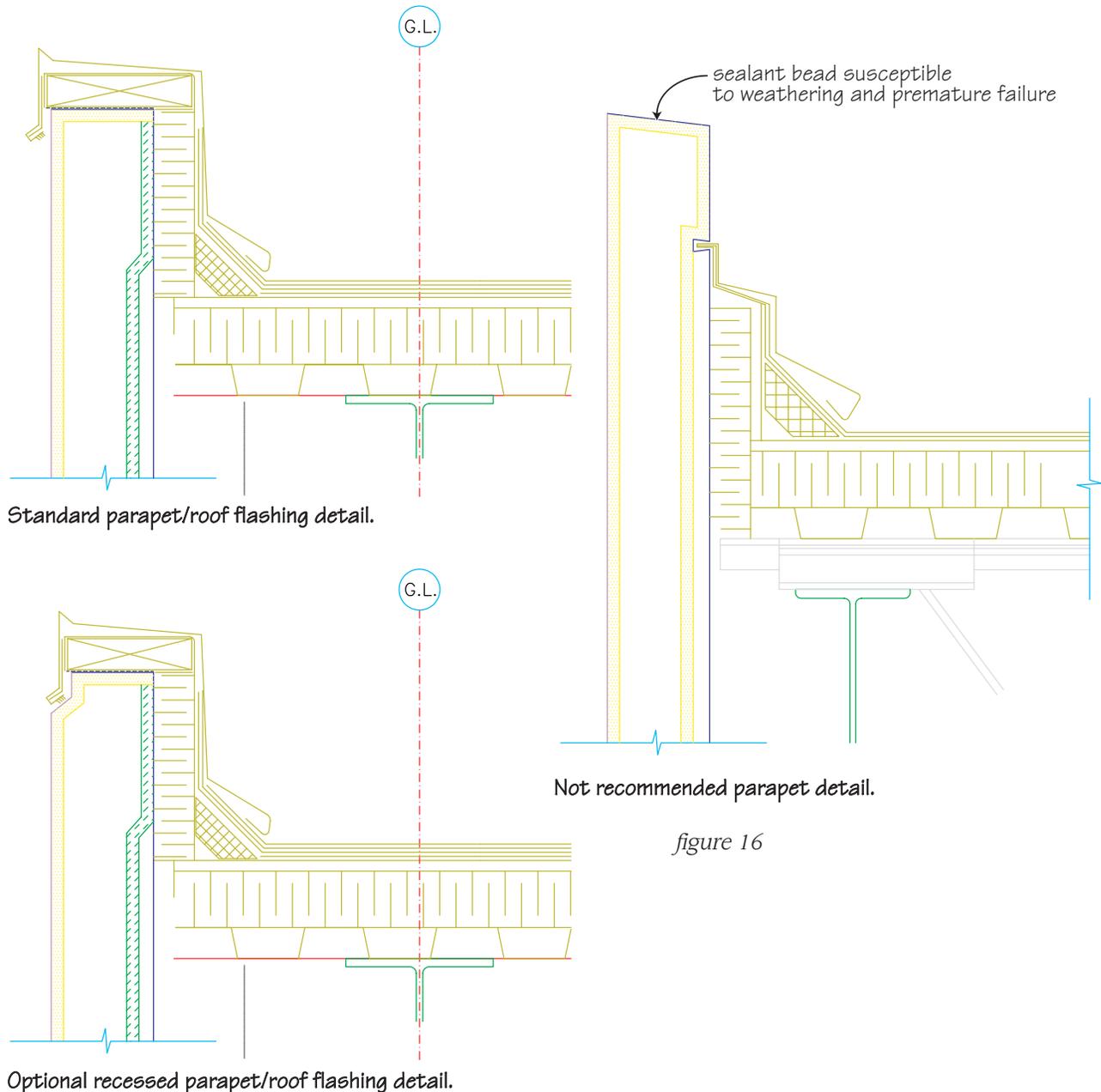


figure 16

figure 15

The architect, building science consultant, precast concrete manufacturer, erector, and sealant applicator must all understand the function of the modified rain screen joint if optimum results are to be achieved. The dimensions of the joints must be maintained at all times.

The most common mistakes in the installation of two-stage joints are:

- Leaving gaps in the air seal,
- Making the exterior weather seal airtight, and/or
- Improperly venting or draining the joint air cavity.