



Department of Administrative Services Purchasing and Contracts

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CLARK COUNTY, NEVADA BID NO. 603613-15 DESERT BREEZE RECREATION CENTER EXTERIOR & INTERIOR PAINTING

March 11, 2015

ADDENDUM NO. 1

INVITATION TO BID

1. The bid opening date of March 19, 2015 at 2:15:00 p.m. **remains unchanged.**

SITE VISIT

2. A site visit has been scheduled for Friday, March 13, 2015 at 10:00 a.m. Meeting place will be at the Desert Breeze Recreation Center Main Entrance located at 8275 Spring Mountain Road, Las Vegas, Nevada 89117.

SPECIFICATIONS

3. **Delete** original Specification Section 09 24 00 Portland Cement Plastering in its entirety and **replace** with the attached revised Section 09 24 00 Portland Cement Plastering.
4. **Delete** original Specification Section 09 90 00 Painting and Coating in its entirety and **replace** with the attached revised Section 09 90 00 Painting and Coating.

QUESTIONS

5. QUESTION: Is moving the furniture part of the Base Bid?

RESPONSE: No, the Owner will provide moving services under a separate contract.

Except as modified herein all other bid specifications, terms and conditions shall remain the same.

ISSUED BY:

SANDY MOODY-UPTON
Purchasing Analyst II

Attachments: Specification Section No. 09 24 00
Specification Section No. 09 90 00

Cc: Chuck James, Real Property Management
Kety Allred, Real Property Management
Johny Corona RAFI Architecture

Brian Connolly, Real Property Management
Jeff Warm, RAFI Architecture

SECTION 09 24 00
PORTLAND CEMENT PLASTERING

PART 1 GENERAL

1.01 REFERENCE STANDARDS

- A. ASTM C150/C150M - Standard Specification for Portland Cement; 2012.
- B. ASTM C207 - Standard Specification for Hydrated Lime for Masonry Purposes; 2006 (Reapproved 2011).
- C. ASTM C926 - Standard Specification for Application of Portland Cement-Based Plaster; 2012a.
- D. PCA EB049 - Portland Cement Plaster/Stucco Manual; Portland Cement Association; 2003.

1.02 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements, for submittals procedures.
- B. Product Data: Provide data on plaster materials, characteristics and limitations of products specified.

1.03 QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in performing the work of this section with minimum 5 years documented experience.

1.04 MOCK-UP

- A. Locate where directed.
- B. Mock-up may remain as part of the Work.

1.05 FIELD CONDITIONS

- A. Do not apply plaster when substrate or ambient air temperature is under 50 degrees F (10 degrees C) or over 80 degrees F (27 degrees C).

PART 2 PRODUCTS

2.01 PLASTER MATERIALS

- A. Portland Cement, Aggregates, and Other Materials: In accordance with ASTM C926.
- B. Premixed One-Coat Stucco: Mixture of Portland cement, complying with ASTM C150/C150M, hydrated lime complying with ASTM C207, fibers and other approved ingredients, install in accordance with ASTM C926.
 - 1. Products:
 - a. The QUIKRETE Companies; QUIKRETE® One Coat Fiberglass Reinforced Stucco: www.quikrete.com.
 - b. Magna Wall, an Oldcastle brand; Magna Wall Fiber Reinforced One Coat Stucco: www.magnawall.com.
 - c. Substitutions: See Section 01 60 00 - Product Requirements.

2.02 PLASTER MIXES

- A. Mix only as much plaster as can be used prior to initial set.
- B. Mix materials dry, to uniform color and consistency, before adding water.
- C. Protect mixtures from freezing, frost, contamination, and excessive evaporation.
- D. Do not retemper mixes after initial set has occurred.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify the suitability of existing conditions before starting work.
- B. There is approximately 4700 lf of cracks in the existing smooth coat stucco that need to be filled and sanded smooth. The contractor is responsible for field verifying all existing conditions prior to starting work.

- C. There is approximately 100 lf of cracks in the existing EIFS located on the East side of the building that requires patching. The contractor is responsible for field verifying all existing conditions prior to starting work.

3.02 PLASTERING

- A. Apply premixed plaster in accordance with manufacturer's instructions.
- B. Apply plaster in accordance with ASTM C926.
- C. Moist cure base coats.
- D. Apply second coat immediately following initial set of first coat.
- E. After curing, dampen previous coat prior to applying finish coat.
- F. Finish Texture: Smooth trowel to a consistent finish to match existing.
- G. Avoid excessive working of surface. Delay troweling as long as possible to avoid drawing excess fines to surface.
- H. Moist cure finish coat for minimum period of 48 hours.

3.03 APPLICATION

- A. Cracks and gaps wider than 1/16" (1.5 mm) should be routed open, dusted and patched with an elastomeric patching compound. Use an acrylic caulk around windows, doors and trim. Scuff sand glossy surfaces.
 - 1. Using a scraper, remove any loose debris from the cracked area.
 - 2. Following the manufacturer's directions on the label, mix the appropriate ratio of stucco patch and water in an empty plastic 5-gallon container.
 - 3. Using a rubber float, press the patching material into the damaged area. Spread no more than a ¼" thick layer into the crack. Allow it to set. Continue to apply stucco patch material in ¼" layers until it is flush with the existing surface.
 - 4. Before the last coat of patching material dries, remove any excess material using a clean rubber float in a circular sweeping motion. Blend the repaired area into the existing texture. Allow the area to dry.
 - 5. Remove any final dust or debris from the finished repair.

END OF SECTION

SECTION 09 90 00
PAINTING AND COATING

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Surface preparation.
- B. Field application of paints and other coatings.
- C. Scope: Finish all interior and exterior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated, including the following:
 - 1. Exposed surfaces of steel lintels and ledge angles.
 - 2. Mechanical and Electrical:
 - a. In finished areas, paint all insulated and exposed ducts, unless otherwise indicated.
- D. Do Not Paint or Finish the Following Items:
 - 1. Items fully factory-finished unless specifically so indicated; materials and products having factory-applied primers are not considered factory finished.
 - 2. Items indicated to receive other finishes.
 - 3. Items indicated to remain unfinished.
 - 4. Fire rating labels, equipment serial number and capacity labels, and operating parts of equipment.
 - 5. Non-metallic roofing and flashing.
 - 6. Stainless steel, anodized aluminum, bronze, terne, and lead items.
 - 7. Marble, granite, slate, and other natural stones.
 - 8. Floors, unless specifically so indicated.
 - 9. Glass.
 - 10. Concrete masonry in utility, mechanical, and electrical spaces.
 - 11. Acoustical materials, unless specifically so indicated.
 - 12. Concealed pipes, ducts, and conduits.

1.02 REFERENCE STANDARDS

- A. 40 CFR 59, Subpart D - National Volatile Organic Compound Emission Standards for Architectural Coatings; U.S. Environmental Protection Agency; current edition.

1.03 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide complete list of all products to be used, with the following information for each:
 - 1. Manufacturer's name, product name and/or catalog number, and general product category (e.g. "alkyd enamel").
 - 2. MPI product number (e.g. MPI #47).
 - 3. Cross-reference to specified paint system(s) product is to be used in; include description of each system.
- C. Certification: By manufacturer that all paints and coatings comply with VOC limits specified.
- D. Maintenance Data: Submit data on cleaning, touch-up, and repair of painted and coated surfaces.
- E. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
 - 1. See Section 01 60 00 - Product Requirements, for additional provisions.
 - 2. Extra Paint and Coatings: 1 gallon (4 L) of each color; store where directed.
 - 3. Label each container with color in addition to the manufacturer's label.

1.04 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified, with minimum three years documented experience.

1.05 MOCK-UP

- A. See Section 01 40 00 - Quality Requirements, for general requirements for mock-up.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
- B. Container Label: Include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.
- C. Paint Materials: Store at minimum ambient temperature of 45 degrees F (7 degrees C) and a maximum of 90 degrees F (32 degrees C), in ventilated area, and as required by manufacturer's instructions.

1.07 FIELD CONDITIONS

- A. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.
- B. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.
- C. Minimum Application Temperatures for Latex Paints: 45 degrees F (7 degrees C) for interiors; 50 degrees F (10 degrees C) for exterior; unless required otherwise by manufacturer's instructions.
- D. Provide lighting level of 80 ft candles (860 lx) measured mid-height at substrate surface.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Provide all paint and coating products used in any individual system from the same manufacturer; no exceptions.
- B. Provide all paint and coating products from the same manufacturer to the greatest extent possible.
 - 1. In the event that a single manufacturer cannot provide all specified products, minor exceptions will be permitted provided approval by Architect is obtained using the specified procedures for substitutions.
- C. Substitutions: See Section 01 60 00 - Product Requirements.

2.02 PAINTS AND COATINGS - GENERAL

- A. Paints and Coatings: Ready mixed, unless intended to be a field-catalyzed coating.
 - 1. Provide paints and coatings of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
 - 2. Supply each coating material in quantity required to complete entire project's work from a single production run.
 - 3. Do not reduce, thin, or dilute coatings or add materials to coatings unless such procedure is specifically described in manufacturer's product instructions.
- B. Primers: Where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.
- C. Volatile Organic Compound (VOC) Content:
 - 1. Provide coatings that comply with the most stringent requirements specified in the following:
 - a. 40 CFR 59, Subpart D--National Volatile Organic Compound Emission Standards for Architectural Coatings.
 - 2. Determination of VOC Content: Testing and calculation in accordance with 40 CFR 59, Subpart D (EPA Method 24), exclusive of colorants added to a tint base and water added at project site; or other method acceptable to authorities having jurisdiction.
- D. Flammability: Comply with applicable code for surface burning characteristics.

- E. Sheens: Provide the sheens specified; where sheen is not specified, sheen will be selected later by Architect from the manufacturer's full line.
- F. Colors: As indicated on drawings
 - 1. In finished areas, finish pipes, ducts, conduit, and equipment the same color as the wall/ceiling they are mounted on/under.

2.03 PAINT SYSTEMS - EXTERIOR

- A. Paint EC-OP - All Exterior Surfaces Indicated to be Painted, Unless Otherwise Indicated: Including stucco.
 - 1. Preparation as specified by manufacturer.
 - 2. Two top coats and one coat primer recommended by manufacturer.
 - 3. Top Coat(s): MPI Exterior Pigmented Elastomeric, Water Based (MPI #113), flat.
- B. Paint ME-OP-2A - Ferrous Metals, Primed, Alkyd, 2 Coat:
 - 1. Touch-up with rust-inhibitive primer recommended by top coat manufacturer.
 - 2. Semi-gloss: Two coats of alkyd enamel

2.04 PAINT SYSTEMS - INTERIOR

- A. Paint I-OP - All Interior Surfaces Indicated to be Painted, Unless Otherwise Indicated: Including gypsum board and shop primed steel.
 - 1. Two top coats and one coat primer.
 - 2. Top Coat(s): MPI Institutional Low Odor/VOC Interior Latex; MPI #143-148.
 - 3. Flat: MPI gloss level 1; use this sheen for ceilings and other overhead surfaces.
 - 4. Satin: MPI gloss level 4; use this sheen for items subject to frequent touching by occupants, including door frames and railings.
 - 5. Primer(s): As follows unless other primer is required or recommended by manufacturer of top coats:
 - a. All Substrates: MPI #149, Institutional Low Odor/VOC Primer Sealer, unless a different primer is specified.
 - b. Concrete Masonry: MPI #4, Latex Block Filler; heavy coat squeegeed into pores.
 - c. Steel -- Shop Primer: MPI #76, Quick Dry Alkyd Primer for Metal.
- B. Paint I-OP-MD-DT - Medium Duty Door/Trim: For surfaces subject to frequent contact by occupants, including metals:
 - 1. Medium duty applications include doors, door frames, railings, handrails, guardrails, and balustrades
 - 2. Two top coats and one coat primer.
 - 3. Top Coat(s): MPI High Performance Architectural Interior Latex; MPI #139,140, 141.
 - 4. Semi-Gloss: MPI gloss level 5; use this sheen at all locations.
- C. Paint I-OP-HD - Heavy Duty Vertical and Overhead: Including galvanized steel.
 - 1. Applications: See Finish Schedule.
 - 2. Two top coats and one coat primer; primer may be omitted if top coat manufacturer approves.
 - 3. Top Coat(s): MPI High-Build Epoxy, Flat; MPI #108.
 - 4. Flat: MPI gloss level 1; use this sheen at all locations.
 - 5. Primer(s): As recommended by manufacturer of top coats.

2.05 ACCESSORY MATERIALS

- A. Accessory Materials: Provide all primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials required to achieve the finishes specified whether specifically indicated or not; commercial quality.
- B. Patching Material: Latex filler.
- C. Fastener Head Cover Material: Latex filler.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that surfaces are ready to receive work as instructed by the product manufacturer.
- B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.
- C. Test shop-applied primer for compatibility with subsequent cover materials.
- D. Measure moisture content of surfaces using an electronic moisture meter. Do not apply finishes unless moisture content of surfaces are below the following maximums:
 - 1. Gypsum Wallboard: 12 percent.
 - 2. Masonry, Concrete, and Concrete Unit Masonry: 12 percent.
- E. There is approximately 1200 lf of small cracks (Cracks and gaps smaller than 1/16" (1.5 mm)) located in the existing stucco Sand Finish that requires examination and paint to cover the cracks. The contractor is responsible for field verifying all existing conditions prior to starting work.

3.02 PREPARATION

- A. Clean surfaces thoroughly and correct defects prior to coating application.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces or finishing.
- D. Seal surfaces that might cause bleed through or staining of topcoat.
- E. Remove mildew from impervious surfaces by scrubbing with solution of tetra-sodium phosphate and bleach. Rinse with clean water and allow surface to dry.
- F. Concrete and Unit Masonry Surfaces to be Painted: Remove dirt, loose mortar, scale, salt or alkali powder, and other foreign matter. Remove oil and grease with a solution of tri-sodium phosphate; rinse well and allow to dry. Remove stains caused by weathering of corroding metals with a solution of sodium metasilicate after thoroughly wetting with water. Allow to dry.
- G. Gypsum Board Surfaces to be Painted: Fill minor defects with filler compound. Spot prime defects after repair.
- H. Aluminum Surfaces to be Painted: Remove surface contamination by steam or high pressure water. Remove oxidation with acid etch and solvent washing. Apply etching primer immediately following cleaning.
- I. Galvanized Surfaces to be Painted: Remove surface contamination and oils and wash with solvent. Apply coat of etching primer.
- J. Corroded Steel and Iron Surfaces to be Painted: Prepare using at least SSPC-SP 2 (hand tool cleaning) or SSPC-SP 3 (power tool cleaning) followed by SSPC-SP 1 (solvent cleaning).
- K. Uncorroded Uncoated Steel and Iron Surfaces to be Painted: Remove grease, mill scale, weld splatter, dirt, and rust. Where heavy coatings of scale are evident, remove by hand or power tool wire brushing or sandblasting; clean by washing with solvent. Apply a treatment of phosphoric acid solution, ensuring weld joints, bolts, and nuts are similarly cleaned. Prime paint entire surface; spot prime after repairs.
- L. Shop-Primed Steel Surfaces to be Finish Painted: Sand and scrape to remove loose primer and rust. Feather edges to make touch-up patches inconspicuous. Clean surfaces with solvent. Prime bare steel surfaces. Re-prime entire shop-primed item.

3.03 APPLICATION

- A. Remove unfinished louvers, grilles, covers, and access panels on mechanical and electrical components and paint separately.
- B. Apply products in accordance with manufacturer's instructions.

- C. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.
- D. Apply each coat to uniform appearance.
- E. Sand wood and metal surfaces lightly between coats to achieve required finish.
- F. Vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.
- G. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.

END OF SECTION