

Addendum

TO: Bidders
FROM: Little Diversified Architectural Consulting
4591 Durant Avenue
North Charleston, South Carolina 29405
DATE: May 14, 2024
PROJECT: Francis Marion University Village Apartments – Interior Renovations
4822 East Palmetto Street
Florence, South Carolina 29506
PROJECT NO: Little Project Number: 4142052600
State Project Number: OSE H18-N092-SG
ADDENDUM NO: 1

Addendum

The attention of the contractor(s) is called to the following clarifications, additions, and changes in Drawings and Specifications for the above-referenced Project. It shall be the responsibility of the contractor(s) to include these clarifications, additions, and changes to the Contract Documents dated April 24, 2024.

Addendum: Clarification Items

General Clarifications:

See attached Pre Bid Clarifications

Project Manual:

- Table of Contents revised to reflect this Addendum
- SE-330 Lump Sum Bid Form
 - Alternate added to 6.2 BID ALTERNATES
- Section 01 23 00 Alternates
 - New Section
- Section 02 41 19 Selective Demolition
 - 1.2.A References: Revised.
 - 3.4 SELECTIVE DEMOLITION PROCEDURES FOR SPECIFIC MATERIALS: Article added to address removal of resilient floor coverings.
- Section 09 65 19 Resilient Tile Flooring
 - Section revised to add floating resilient flooring (Alternate 1) and its installation.

Drawings:

FMU- Village Apts-Large BR Units.

All Sheets:

Scope of work includes First Floor (Single Floor Building)

FMU- Village Apts-1 BR Units.

All Sheets:

Scope of work includes first and second floors. 1st floor plan is typical for both floors

Sheets 111.A and 111.B finish schedule

Delete "ARDEX VB100 MOISTURE BARRIER"

FMU- Village Apts-4 BR Units.

All Sheets:

Scope of work includes first and second floors. 1st floor plan is typical for both floors

All sets, Demolition Drawings AD111, AD111.A, and A111.B

Replace Keynote 2 "REMOVING EXISTING LIGHTING AND PREPPING FOR NEW FIXTURES" with "REMOVE EXISTING FAN AND PREP FOR NEW FIXTURES. REMOVE EXISTING LIGHT SWITCHES AND PROVIDE SINGLE SWITCH WITH WALL PLATE TO CONTROL BOTH THE LIGHT FIXTURES AND THE FAN"

Provide "Greenheck, Bathroom Exhaust Fan, Product # SP-A110-QD, 98-130 CFM" at each fan location.

All sets, Drawings A111, A111.A, and A111.B

Delete lighting schedule

All sets, Drawings A111, A111.A, and A111.B, Finish Schedule

Add Alternate 1- SPC Flooring (in lieu of LVT 1)

Attachments

- Pre-Bid Meeting Sign in Sheet
 - Project Manual
 - Table of Contents**
 - SSE-330 Lump Sum Bid Form**
 - Section 01 23 00 Alternates**
 - Section 02 41 19 Selective Demolition**
 - Section 09 65 19 Resilient Tile Flooring**
 - Pre-Bid Clarifications
-

END OF ADDENDUM

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END OF SECTION 00 01 11

SE-330 LUMP SUM BID FORM

Bidders shall submit bids on only Bid Form SE-330.

BID SUBMITTED BY: _____
(Bidder's Name)

BID SUBMITTED TO: Francis Marion University
(Agency's Name)

FOR: PROJECT NAME: FMU - Village Apartments Interior Renovation
PROJECT NUMBER: H18-N092-SG

OFFER

§ 1. In response to the Invitation for Construction Services and in compliance with the Instructions to Bidders for the above-named Project, the undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into a Contract with the Agency on the terms included in the Bidding Documents, and to perform all Work as specified or indicated in the Bidding Documents, for the prices and within the time frames indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

§ 2. Pursuant to SC Code § 11-35-3030(1), Bidder has submitted Bid Security in the amount and form required by the Bidding Documents.

§ 3. Bidder acknowledges the receipt of the following Addenda to the Bidding Documents and has incorporated the effects of said Addenda into this Bid:

(Bidder, check all that apply. Note, there may be more boxes than actual addenda. Do not check boxes that do not apply)

ADDENDA: #1 #2 #3 #4 #5

§ 4. Bidder accepts all terms and conditions of the Invitation for Bids, including, without limitation, those dealing with the disposition of Bid Security. Bidder agrees that this Bid, including all Bid Alternates, if any, may not be revoked or withdrawn after the opening of bids, and shall remain open for acceptance for a period of **60** Days following the Bid Date, or for such longer period of time that Bidder may agree to in writing upon request of the Agency.

§ 5. Bidder herewith offers to provide all labor, materials, equipment, tools of trades and labor, accessories, appliances, warranties and guarantees, and to pay all royalties, fees, permits, licenses and applicable taxes necessary to complete the following items of construction work:

§ 6.1 **BASE BID WORK** *(as indicated in the Bidding Documents and generally described as follows):* _____

\$ _____, which sum is hereafter called the Base Bid.

(Bidder to insert Base Bid Amount on line above)

SE-330 LUMP SUM BID FORM

Bidders shall submit bids on only Bid Form SE-330.

§ 6.2 BID ALTERNATES as indicated in the Bidding Documents and generally described as follows:

ALTERNATE # 1 (Brief Description): Provide floating resilient flooring in lieu of adhered resilient flooring as specified in Section 09 65 19 Resilient Tile Flooring.

ADD TO or DEDUCT FROM BASE BID: \$ _____

(Bidder to mark appropriate box to clearly indicate the price adjustment offered for each Alternate)

ALTERNATE # 2 (Brief Description): _____

ADD TO or DEDUCT FROM BASE BID: \$ _____

(Bidder to mark appropriate box to clearly indicate the price adjustment offered for each Alternate)

ALTERNATE # 3 (Brief Description): _____

ADD TO or DEDUCT FROM BASE BID: \$ _____

(Bidder to mark appropriate box to clearly indicate the price adjustment offered for each Alternate)

§ 6.3 UNIT PRICES:

BIDDER offers for the Agency’s consideration and use, the following UNIT PRICES. The UNIT PRICES offered by BIDDER indicate the amount to be added to or deducted from the CONTRACT SUM for each item-unit combination. UNIT PRICES include all costs to the Agency, including those for materials, labor, equipment, tools of trades and labor, fees, taxes, insurance, bonding, overhead, profit, etc. The Agency reserves the right to include or not to include any of the following UNIT PRICES in the Contract and to negotiate the UNIT PRICES with BIDDER prior to including in the Contract.

<u>No.</u>	<u>ITEM</u>	<u>UNIT OF MEASURE</u>	<u>ADD</u>	<u>DEDUCT</u>
<u>1.</u>	<u>Moisture Mitigation - 4- BR</u>	<u>1 Unit</u>	<u>\$</u>	<u>\$</u>
<u>2.</u>	<u>Moisture Mitigation - 1-BR</u>	<u>1 Unit</u>	<u>\$</u>	<u>\$</u>
<u>3.</u>	<u>Moisture Mitigation - 1 BR Large</u>	<u>1 Unit</u>	<u>\$</u>	<u>\$</u>
<u>4.</u>	_____	_____	<u>\$</u>	<u>\$</u>
<u>5.</u>	_____	_____	<u>\$</u>	<u>\$</u>
<u>6.</u>	_____	_____	<u>\$</u>	<u>\$</u>

**SE-330
LUMP SUM BID FORM**

§ 7. LISTING OF PROPOSED SUBCONTRACTORS PURSUANT TO SECTION 3020(b)(i), CHAPTER 35, TITLE 11 OF THE SOUTH CAROLINA CODE OF LAWS, AS AMENDED
(See Instructions on the following page BF-2A)

Bidder shall use the below-listed Subcontractors in the performance of the Subcontractor Classification work listed:

(A) SUBCONTRACTOR LICENSE CLASSIFICATION or SUBCLASSIFICATION NAME <i>(Completed by Agency)</i>	(B) LICENSE CLASSIFICATION or SUBCLASSIFICATION ABBREVIATION <i>(Completed by Agency)</i>	(C) SUBCONTRACTOR and/or PRIME CONTRACTOR <i>(Required - must be completed by Bidder)</i>	(D) SUBCONTRACTOR'S and/or PRIME CONTRACTOR'S SC LICENSE NUMBER <i>(Requested, but not Required)</i>
BASE BID			
ALTERNATE #1			
ALTERNATE #2			
ALTERNATE #3			

If a Bid Alternate is accepted, Subcontractors listed for the Bid Alternate shall be used for the work of both the Alternate and the Base Bid work.

SE-330 LUMP SUM BID FORM

INSTRUCTIONS FOR SUBCONTRACTOR LISTING

1. Section 7 of the Bid Form sets forth an Agency-developed list of subcontractor license classifications or subclassifications for which Bidder is required to identify the entity (subcontractor(s) and/or himself) Bidder will use to perform this work.
 - a. **Columns A & B:** The Agency fills out these columns to identify the subcontractor license classification / subclassification and related license abbreviation for which the Bidder must list either a subcontractor or himself as the entity that will perform this work. In Column A, the subcontractor license classification/subclassification is identified by name and in Column B, the related contractor license abbreviation (per Title 40 of the SC Code of Laws) is listed. Abbreviations of licenses can be found at: <https://lir.sc.gov/clb/PDFFiles/CLBClassificationAbbreviations.pdf>. If the Agency has not identified a subcontractor license classification/subclassification, the Bidder does not list a subcontractor.
 - b. **Columns C and D:** In these columns, the Bidder identifies the subcontractors it will use for the work of each license listed by the Agency in Columns A & B. Bidder must identify only the subcontractor(s) who will perform the work and no others. Bidders must make sure that their identification of each subcontractor is clear and unambiguous. A listing that could be any number of different entities may be cause for rejection of the bid as non-responsive. For example, a listing of M&M without additional information may be problematic if there are multiple different licensed contractors in South Carolina whose names start with M&M.
2. **Subcontractor Defined:** For purposes of subcontractor listing, a subcontractor is an entity who will perform work or render service to the prime contractor to or about the construction site pursuant to a contract with the prime contractor. Bidder should not identify sub-subcontractors in the spaces provided on the bid form but only those entities with which Bidder will contract directly. Likewise, do not identify material suppliers, manufacturers, and fabricators that will not perform physical work at the site of the project but will only supply materials or equipment to the Bidder or proposed subcontractor(s).
3. **Subcontractor Qualifications:** Bidder must only list subcontractors who possess a South Carolina contractor's license that includes the license classification and/or subclassification identified by the Agency in Columns A & B. The subcontractor license must also be within the appropriate license group for the work. If Bidder lists a subcontractor who is not qualified to perform the work, the Bidder will be rejected as non-responsive.
4. **Use of Own forces:** If, under the terms of the Bidding Documents and SC Contractor Licensing laws, Bidder is qualified to perform the work of a listed subcontractor classification or subclassification and Bidder does not intend to subcontract such work but to use Bidder's own employees to perform such work, the Bidder must insert itself in the space provided.
5. **Use of Multiple Subcontractors:**
 - a. If Bidder intends to use multiple subcontractors to perform the work of a single license classification/subclassification, Bidder must insert the name of each subcontractor Bidder will use, preferably separating the name of each by the word **"and"**. If Bidder intends to use both his own employees to perform a part of the work of a single license classification/subclassification and to use one or more subcontractors to perform the remaining work, Bidder must insert itself and each subcontractor, preferably separating them with the word **"and"**. Bidder must use each entity listed for the work of a single license classification/subclassification in the performance of that work.
 - b. **Optional Listing Prohibited:** Bidder may not list multiple subcontractors for a license classification/subclassification in a form that provides the Bidder the option, after bid opening or award, to choose one or more but not all the listed subcontractors to perform the work for which they are listed. A listing, which on its face requires subsequent explanation to determine whether it is an optional listing, is non-responsive. If Bidder intends to use multiple entities to perform the work for a single listing, Bidder must clearly set forth on the bid form such intent. Bidder may accomplish this by simply inserting the word **"and"** between the names of each entity listed. Agency will reject as non-responsive a listing that contains the names of multiple subcontractors separated by a blank space, the word "or", a virgule (that is a /), or any separator that the Agency may reasonably interpret as an optional listing.
6. If Bidder is awarded the contract, Bidder must, except with the approval of the Agency for good cause shown, use the listed entities to perform the work for which they are listed.
7. If Bidder is awarded the contract, Bidder will not be allowed to substitute another entity as subcontractor in place of a subcontractor listed in Section 7 of the Bid except for one or more of the reasons allowed by the SC Code of Laws.
8. Bidder's failure to identify an entity (subcontractor or himself) to perform the work of a subcontractor listed in Columns A & B will render the Bid non-responsive.

SE-330 LUMP SUM BID FORM

§ 8. LIST OF MANUFACTURERS, MATERIAL SUPPLIERS, AND SUBCONTRACTORS OTHER THAN SUBCONTRACTORS LISTED IN SECTION 7 ABOVE (*FOR INFORMATION ONLY*):

Pursuant to instructions in the Invitation for Construction Services, if any, Bidder will provide to Agency upon the Agency's request and within 24 hours of such request, a listing of manufacturers, material suppliers, and subcontractors, other than those listed in Section 7 above, that Bidder intends to use on the project. Bidder acknowledges and agrees that this list is provided for purposes of determining responsibility and not pursuant to the subcontractor listing requirements of SC Code § 11-35-3020(b)(i).

§ 9. TIME OF CONTRACT PERFORMANCE AND LIQUIDATED DAMAGES

a) CONTRACT TIME

Bidder agrees that the Date of Commencement of the Work shall be established in a Notice to Proceed to be issued by the Agency. Bidder agrees to substantially complete the Work within NOTE* Calendar Days from the Date of Commencement, subject to adjustments as provided in the Contract Documents.

b) LIQUIDATED DAMAGES

Bidder further agrees that from the compensation to be paid, the Agency shall retain as Liquidated Damages the amount of \$ 500.00 for each Calendar Day the actual construction time required to achieve Substantial Completion exceeds the specified or adjusted time for Substantial Completion as provided in the Contract Documents. This amount is intended by the parties as the predetermined measure of compensation for actual damages, not as a penalty for nonperformance.

§ 10. AGREEMENTS

- a) Bidder agrees that this bid is subject to the requirements of the laws of the State of South Carolina.
- b) Bidder agrees that at any time prior to the issuance of the Notice to Proceed for this Project, this Project may be canceled for the convenience of, and without cost to, the State.
- c) Bidder agrees that neither the State of South Carolina nor any of its agencies, employees or agents shall be responsible for any bid preparation costs, or any costs or charges of any type, should all bids be rejected or the Project canceled for any reason prior to the issuance of the Notice to Proceed.

§ 11. ELECTRONIC BID BOND

By signing below, the Principal is affirming that the identified electronic bid bond has been executed and that the Principal and Surety are firmly bound unto the State of South Carolina under the terms and conditions of the AIA Document A310, Bid Bond, referenced in the Bidding Documents.

ELECTRONIC BID BOND NUMBER: _____

SIGNATURE AND TITLE: _____

**SE-330
LUMP SUM BID FORM**

CONTRACTOR'S CLASSIFICATIONS AND SUBCLASSIFICATIONS WITH LIMITATION

SC Contractor's License Number(s): _____

Classification(s) & Limits: _____

Subclassification(s) & Limits: _____

By signing this Bid, the person signing reaffirms all representation and certification made by both the person signing and the Bidder, including without limitation, those appearing in Article 2 of the SCOSE Version of the AIA Document A701, Instructions to Bidders, is expressly incorporated by reference.

BIDDER'S LEGAL NAME: _____

ADDRESS: _____

TELEPHONE: _____

EMAIL: _____

SIGNATURE: _____ **DATE:** _____

PRINT NAME: _____

TITLE: _____

SECTION 01 23 00 - ALTERNATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Specification Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for alternates.

1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if the Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. Alternates described in this Specification Section are part of the work only if enumerated in the Agreement.
 - 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternates into the work. No other adjustments are made to the Contract Sum.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. Alternate 1: Floating Resilient Flooring.
 - 1. Base Bid: Remove existing resilient flooring, where installed, in accordance with Section 02 41 19 Selective Demolition and install adhered resilient flooring as specified in Section 09 65 19 Resilient Tile Flooring.
 - 2. Alternate: Install floating resilient flooring over existing resilient flooring, where installed, in accordance with Section 09 65 19 Resilient Tile Flooring.

END OF SECTION 01 23 00

May 14, 2024
Addendum 1

Francis Marion University – Village Apartments
Interior Renovation
Construction Documents

4142052600
OSE H18-N092-SG



SECTION 02 41 19 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Demolition, removal, and reinstallation of selected portions of building or structure.

1.2 REFERENCES

A. Acronyms and Abbreviations:

1. AHJ: Authority (Authorities) Having Jurisdiction.
2. EPA: Environmental Protection Agency.
3. RFCI: Resilient Floor Covering Institute.

B. Definitions:

1. Remove: Means to detach items from existing construction and dispose of them off-site unless indicated to be salvaged or reinstalled.
2. Remove and Reinstall: Means to detach items from existing construction, in a manner to prevent damage, prepare for reuse, and reinstall where indicated.
3. Existing to Remain: Means to leave existing items that are not to be removed and that are not otherwise indicated to be salvaged or reinstalled.
4. Dismantle: Means to remove by disassembling or detaching an item from a surface, using gentle methods and equipment to prevent damage to the item and surfaces; disposing of items unless indicated to be salvaged or reinstalled.

1.3 MATERIALS OWNERSHIP

- A. Unless otherwise indicated, demolition waste becomes property of Contractor.

1.4 PREINSTALLATION MEETINGS

- A. Predemolition Conference: Conduct conference at Project site.

1. Review and finalize selective demolition schedule; verify items the Owner will remove prior to start of demolition activities if any.

1.5 INFORMATIONAL SUBMITTALS

- A. Proposed Protection Measures: Submit report, including Drawings, that indicates the measures proposed for protecting individuals and property, for environmental protection, for dust control and, for noise control. Indicate proposed locations and construction of barriers.

- B. Schedule of Selective Demolition Activities: Sequence of selective demolition and removal work, with starting and ending dates

1. Ensure Owner's on-site operations are uninterrupted.

- C. Predemolition Photographs or Video: Show existing conditions of adjoining construction, including finish surfaces, that might be misconstrued as damage caused by salvage and demolition operations.

1.6 FIELD CONDITIONS

- A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.
- B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
 - 1. Before selective demolition, Owner will remove items to be identified.
- C. Notify Designer of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
- D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the work.
 - 1. If suspected hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.
- E. Storage or sale of removed items or materials on-site is not permitted.
- F. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
 - 1. Maintain fire-protection facilities in service during selective demolition operations.

1.7 WARRANTY

- A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials and using approved contractors so as not to void existing warranties, if applicable.

1.8 COORDINATION

- A. Arrange selective demolition schedule so as not to interfere with Owner's operations.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of the AHJ.
- B. Standards: Comply with ANSI/ASSP A10.6 and NFPA 241.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Survey of Existing Conditions: Record existing conditions by use of measured drawings, preconstruction photographs or video, or templates.

3.2 PROTECTION

- A. Temporary Protection: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
- B. Remove temporary barricades and protections where hazards no longer exist.

3.3 SELECTIVE DEMOLITION, GENERAL

- A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the work within limitations of governing regulations and as follows:
 - 1. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping. Temporarily cover openings to remain.
 - 2. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
 - 3. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.
 - 4. Maintain fire watch during and for at least 8 hours after flame-cutting operations.
 - 5. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
 - 6. Dispose of demolished items and materials promptly.
- B. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
- C. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are complete.

3.4 SELECTIVE DEMOLITION PROCEDURES FOR SPECIFIC MATERIALS

- A. Resilient Floor Coverings: Remove floor coverings and adhesive in accordance with recommendations in the RFCI publication *Recommended Work Practices for the Removal of Resilient Floor Coverings*. Do not use methods requiring solvent-based adhesive strippers.

3.5 DISPOSAL OF DEMOLISHED MATERIALS

- A. Remove demolition waste materials from Project site and dispose of them in an EPA-approved construction and demolition waste landfill acceptable to the AHJ unless indicated to be recycled.
 - 1. Do not allow demolished materials to accumulate on-site.
 - 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
 - 3. Comply with Section 01 74 19 Construction Waste Management and Disposal.
- B. Burning: Do not burn demolished materials.

3.6 CLEANING

- A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

END OF SECTION 02 41 19

SECTION 09 65 19 - RESILIENT TILE FLOORING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Solid (luxury) vinyl floor tile.
2. SPC floor tile for floating installation method. (Alternate 1)
3. Supplementary components and accessories normally furnished or otherwise necessary for a complete installation.

1.2 REFERENCES

A. Acronyms and Abbreviations:

1. INSTALL: International Standards & Training Alliance.
2. LVT: Luxury Vinyl Tile.
3. SCAQMD: South Coast Air Quality Management District.
4. SPC: Stone Plastic Composite or Stone Polymer Core.
5. VOC: Volatile Organic Compounds.

B. Definitions:

1. Floor Tile: Means the LVT or SPC.
2. Manufacturer: Means the LVT or SPC manufacturer unless otherwise indicated.

1.3 SUBMITTALS

A. Action Submittals:

1. Product Data: For each type of product; include Health Product Declaration and Environmental Product Declaration. Indicate VOC content for adhesive.
2. Shop Drawings: For each type of resilient floor tile.
 - a. Include floor tile layouts, edges, columns, doorways, enclosing partitions, built-in furniture, cabinets, and cutouts.
 - b. Show details of special patterns.
3. Samples: Full-size units of each type, color, and pattern of floor tile required.
4. Product Schedule: For floor tile. Use same designations indicated on the Drawings.

B. Informational Submittals:

1. Qualification Data: For installer.

C. Closeout Submittals:

1. Maintenance Data: For floor tile to include in maintenance manuals.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: An entity that employs installers and supervisors who are competent in techniques required by manufacturer for floor tile installation, or a certified INSTALL resilient floor covering installer.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Store floor tile and installation materials in dry spaces protected from the weather, with ambient temperatures maintained within range recommended by manufacturer, but not less than 55 deg F or more than 85 deg F. Store floor tiles on flat surfaces.

1.6 FIELD CONDITIONS

- A. Maintain ambient temperatures within range recommended by manufacturer, but not less than 70 deg F or more than 95 deg F, in spaces to receive floor tile during the following time periods:
 - 1. 48 hours before installation.
 - 2. During installation.
 - 3. 48 hours after installation.
- B. After installation maintain ambient temperatures within range recommended by manufacturer, but not less than 55 deg F or more than 95 deg F.
- C. Close spaces to traffic during, and for 48 hours after, floor tile installation.
- D. Install floor tile after other finishing operations, including painting, have been completed.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Fire-Test-Response Characteristics: For resilient tile flooring, as determined by testing identical products according to ASTM E 648 or NFPA 253 by a qualified testing agency.
 - 1. Critical Radiant Flux Classification: Class I, not less than 0.45 W/sq. cm.

2.2 SOLID LUXURY VINYL TILE

- A. LVT:
 - 1. Basis-of-Design Product: Subject to compliance with the Contract Documents provide the product indicated in the Finish Schedule on the Drawings as manufactured by the following.
 - a. Mannington Commercial. (Mannington Mills, Inc.)
 - 2. Acceptable Manufacturers: Subject to compliance with the Contract Documents provide the basis-of-design product or comparable product by one of the following.
 - a. Armstrong Flooring. (Armstrong World Industries)
 - b. Cobalt Surfaces.
 - c. J&J Flooring LLC.

- B. Tile Standard: ASTM F 1700.
 - 1. Class: Class III, Printed Film Vinyl Tile.
 - 2. Type: Type B, Embossed Surface.
- C. Thickness: At least 2.5 mm.
- D. Color: As indicated in the Finish Schedule on the Drawings.

2.3 STONE PLASTIC COMPOSITE/SOLID POLYMER CORE TILE FLOORING (ALTERNATE 1)

- A. SPC:
 - 1. Basis-of-Design Product: Subject to compliance with the Contract Documents provide the following.
 - a. “Respite” Style Number 4090V” as manufactured by Shaw Contract. (Shaw Industries Group)
 - 2. Acceptable Products: Subject to compliance with the Contract Documents provide the basis-of-design product or one of the following.
 - a. “Parkland 20 USA” as manufactured by Mannington Commercial.
 - b. “CLICK REFRESH” as manufactured by Patcraft.
- B. Overall Thickness: At least 5 mm.
- C. Wear Layer Thickness: At least 20 mil.
- D. Color: As selected by the Architect.

2.4 INSTALLATION MATERIALS

- A. Trowelable Leveling and Patching Compounds: Latex-modified, portland cement based or blended hydraulic-cement-based formulation provided or approved by the manufacturer for applications indicated.
- B. Adhesives: Water-resistant type supplied, recommended, or required by the flooring and adhesive manufacturers to suit products and substrate conditions indicated.
 - 1. Allowable VOC Content: Adhesives, adhesive bonding primers, and adhesive primers must comply with SCAQMD Rule 1168 VOC limits.
 - a. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene, and trichloroethylene).
- C. Floating Floor Tile Installation Materials: As supplied, recommended, or required by the manufacturer as necessary for a complete installation.
- D. Other Accessories: As supplied, recommended, or required by the manufacturer as necessary for a complete installation.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, with installer present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the work.
 - 1. Verify that finishes of substrates comply with tolerances and other requirements specified in other Specification Sections and that substrates are free of cracks, ridges, depressions, scale, and foreign deposits that might interfere with adhesion of floor tile.
- B. Do not proceed with installation until unsatisfactory conditions have been corrected.
 - 1. Installation of floor tile indicates acceptance of surfaces and conditions.

3.2 PREPARATION

- A. Prepare substrates according to manufacturer's written instructions to ensure adhesion of resilient products.
- B. Concrete Substrates: Prepare according to ASTM F 710.
 - 1. Verify that substrates are dry and free of curing compounds, sealers, and hardeners.
 - 2. Remove substrate coatings and other substances that are incompatible with adhesives and that contain soap, wax, oil, or silicone, using mechanical methods recommended by manufacturer. Do not use solvents.
 - 3. Alkalinity and Adhesion Testing: Perform tests recommended by the manufacturer. Do not proceed with installation until substrate alkalinity falls within range on pH scale recommended by manufacturer in writing, but not less than 5 or more than 10 pH.
 - 4. Moisture Testing: Perform tests so that each test area does not exceed 1000 sq. ft., and perform no fewer than 3 tests in each installation area and with test areas evenly spaced in installation areas.
 - a. Relative Humidity Test: Using in-situ probes, ASTM F 2170. Do not proceed with installation until substrates have a relative humidity level measurement of not more than 85 percent unless otherwise recommended or required in writing by the manufacturer.
- C. Fill cracks, holes, and depressions in substrates with trowelable leveling and patching compound and remove bumps and ridges to produce a uniform and smooth substrate.
- D. Do not install floor tiles until they are same temperature as space where they are to be installed.
 - 1. At least 48 hours in advance of installation, move resilient floor tile and installation materials into spaces where they will be installed.
- E. Immediately before installation, sweep and vacuum clean substrates indicated to be covered by resilient floor tile.

3.3 FLOOR TILE INSTALLATION

- A. Comply with manufacturer's written instructions for installing floor tile.

- B. Lay out floor tiles from center marks established with principal walls, discounting minor offsets, so tiles at opposite edges of room are of equal width. Adjust as necessary to avoid using cut widths that equal less than one-half tile at perimeter.
 - 1. Lay tiles in pattern indicated.
- C. Match floor tiles for color and pattern by selecting tiles from cartons in the same sequence as manufactured and packaged, if so numbered. Discard broken, cracked, chipped, or deformed tiles.
 - 1. Lay tiles in pattern of colors and sizes indicated.
- D. Scribe, cut, and fit floor tiles to butt neatly and tightly to vertical surfaces and permanent fixtures including built-in furniture, cabinets, pipes, outlets, and door frames.
- E. Extend floor tiles into toe spaces, door reveals, closets, and similar openings. Extend floor tiles to center of door openings.
- F. Maintain reference markers, holes, and openings that are in place or marked for future cutting by repeating on floor tiles as marked on substrates. Use chalk or other nonpermanent, nonstaining marking device.
- G. Install floor tiles on covers for telephone and electrical ducts, building expansion-joint covers, and similar items in finished floor areas. Maintain overall continuity of color and pattern between pieces of tile installed on covers and adjoining tiles. Tightly adhere tile edges to substrates that abut covers and to cover perimeters.
- H. Adhered Floor Tiles: Adhere floor tiles to flooring substrates using a full spread of adhesive applied to substrate to produce a completed installation without open cracks, voids, raising and puckering at joints, telegraphing of adhesive spreader marks, and other surface imperfections.
- I. Floating Floor Tiles (Alternate 1): Install floor tiles to flooring substrates to produce a completed installation without open cracks, voids, raising and puckering of joints, telegraphing of existing flooring, and other surface imperfections.
 - 1. Maintain required expansion gap around the entire perimeter of the floor and any obstacles in the floor.

3.4 CLEANING AND PROTECTION

- A. Comply with manufacturer's written instructions for cleaning and protection of floor tile.
- B. Perform the following operations immediately after completing floor tile installation:
 - 1. Remove adhesive and other blemishes from exposed surfaces.
 - 2. Sweep and vacuum surfaces thoroughly.
 - 3. Damp-mop surfaces to remove marks and soil.
- C. Protect floor tile products from damage from construction operations and placement of equipment and fixtures during remainder of construction period using methods recommended in writing by the manufacturer.

END OF SECTION 09 65 19

May 14, 2024
Addendum 1

Francis Marion University – Village Apartments
Interior Renovation
Construction Documents

4142052600
OSE H18-N092-SG

LITTLE[™]
DIVERSIFIED ARCHITECTURAL CONSULTING

Francis Marion University Village Apartments – Interior Renovations
Pre-Bid Clarifications

1. Dates vary on when the existing carpet and vinyl tiles were installed.
2. Moisture barrier treatment is only expected to be required on the ground floor.
3. See specifications (Section 09 65 13 2.1) for preference on wall base.
4. See specifications (Section 09 65 19 Resilient Tile Flooring) for acceptable LVT manufacturer.
5. There are no restrictions on working hours.
6. Cashiers check, that would be refundable, would be accepted in lieu of the bid bond.
7. With estimated NTP on June 1, there are 61 estimated days to complete with Aug 1 completion.
8. The contractors clock starts after notice to proceed.
9. Conex are allowed on site to store furniture.
10. The total amount of units is 114 units.
11. 28 units currently have LVT.
12. 86 units currently have carpet.
13. Upstairs units are typically gypcrete subfloors.
14. Typical units have gypcrete subfloors, some repair with OSB has occurred in some units.
15. All 1st floor units are to be priced on slabs.
16. See specifications (Section 09 05 61.13, 3.3 F) for how units are to be prepped to create a level bonding surface.
17. New flooring will end at Water Heater closet door with transition strip. Water heaters will not be removed.
18. Only fans will be replaced per this addendum. See drawing clarifications listed in addendum summary.
19. Fan will be switched with light fixture per this addendum. See drawing clarifications listed in addendum summary.
20. Moisture mitigation is to be included as unit price allowances.
21. Bid includes providing dumpster on site.
22. No 3 phase power is available.
23. Furniture, Appliances and Fixtures (toilets) are the responsibility of the Contractor.