

**DOCUMENT 00 90 00**  
**ADDENDUM**

**ADDENDUM No.:** 2

**DATE:** June 20, 2024

**RE:** NORTHWOOD TECHNICAL COLLEGE  
NEW RICHMOND MEDICAL LABORATORY EDUCATION CENTER  
821 WEST EIGHTH STREET  
NEW RICHMOND, WISCONSIN 54017  
PROJECT NO. 23082

**FROM:** HSR Associates, Inc  
100 Milwaukee Street  
La Crosse, WI 54603  
(608) 784-1830

**TO:** Prospective Bidders

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This addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated May 2022. Acknowledge receipt of this Addendum in the space provided on the bid form. Failure to do so may subject the Bidder to disqualification.

This Addendum consists of: 1 page, 0 documents, 2 sections, and 0 drawings.

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**CHANGES TO GENERAL REQUIREMENTS:**

1. Section 01 23 00 Alternates
  - a. See the revised section included in this addendum. Disregard the previous version.
  - b. Swapped sub-paragraphs 1.05 C.2.a. and 1.05 D.2.a.. These paragraphs describe base bid work in the Facility Construction (Div 02 -14) portion of the specification. The description were mis-matched to the headings within the section and the drawings.

**CHANGES TO SPECIFICATIONS:**

2. Section 07 54 00 Thermoplastic Membrane Roofing
  - a. See the narrative, immediately below, describing revisions to the section.
  - b. Paragraph 2.03 E.: Added specification for cleaner.
  - c. Paragraph 3.01 E.: Removed specification for cleaning the existing roof from this location.
  - d. Paragraph 3.02: Added new paragraph describing requirements for cleaning and preparing the existing roof.

**END OF DOCUMENT 00 90 00**

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## SECTION 01 23 00

### ALTERNATES

#### PART 1 GENERAL

##### 1.01 SECTION INCLUDES

- A. Description of Alternates.

##### 1.02 RELATED REQUIREMENTS

- A. Document 00 21 13 - Instructions to Bidders: Instructions for preparation of pricing for Alternates.

##### 1.03 DESCRIPTION

- A. Conditions of the Contract and pertinent portions of Sections in Division One of this Project Manual, apply to the Work of this Section as fully as though repeated herein.
- B. This Section describes the alternates to the project. Refer to the Product/Execution Articles of the Contract Documents for information pertaining to the work of each alternate.
- C. Each proposal under an alternate shall include all incidental work and all adjustments necessary to accommodate the changes. All work shall meet the requirements of the Contract Documents.
- D. Each alternate proposal shall be submitted as an individual cost for the particular alternate and shall be proposed under the premise that no other alternates have been accepted. Should the work of an alternate called for by the Bid Form not affect the cost of the work, "No Change" shall be stated.
- E. Owner may, at Owner's option, vary the scope of the work by authorizing alternates which will add to the work, deduct from the work or substitute materials, equipment or methods.
- F. Immediately following Award of Contract, awarded Contractor shall prepare and distribute to each party involved, notification of the status of each alternate. Indicate whether alternates have been accepted, rejected, or deferred for consideration at a later date. Include a complete description of negotiated modifications to alternates, if any.

##### 1.04 ACCEPTANCE OF ALTERNATES

- A. Alternates quoted on Bid Forms will be reviewed and accepted or rejected at Owner's option. Accepted Alternates will be identified in the Owner-Contractor Agreement.

##### 1.05 SCHEDULE OF ALTERNATES

- A. Alternate No. 1 - Renovations (Student Lounge 103, Unisex Toilet 104, Kitchen/Vending 105, Conference Room 106, Lockers 107)
  - 1. The alternate work is shown on the drawings. The base bid work is described in narrative form below.
  - 2. Base bid:
    - a. Facility Construction (Div 02-14):
      - 1) Perform removal work as shown on drawings.
      - 2) Make the following changes from drawings related to work to be provided:
        - (a) Provide east wall of Student Lounge 103/Unisex TR 104 including door 104, but without the following: window E, wall opening at keynote 15 and half-high wall with solid surface cap.
        - (b) Do not provide new gyp board on exterior walls, flooring, walls, casework, lockers, or ceilings within outlined area on remodel plan. This will be considered a shell space.
        - (c) Do not provide window shades in the area defined as alternate.
    - b. Fire Protection:
      - 1) Provide upright fire protection sprinkler heads throughout area per NFPA #13.
    - c. Plumbing:
      - 1) Base bid provide domestic cold, hot and hot recirc water piping valved and capped at mains in Corridor-C100. Provide sanitary vent piping into space and cap for future. Sanitary waste piping shall be installed below grade and roughed in through floor for alternate fixtures. Saw cut and patch floor as required for below grade work.

- d. Mechanical:
    - 1) Base bid provide (1) open-ended supply duct within each enclosed space along with duct volume damper to allow balancing to airflows listed on plans. Provide (1) open-ended return duct within each enclosed space along with duct volume damper to allow balancing to airflows listed on plans. Open-ended supply and return ducts shall be located on separate sides of space to avoid short circuiting of air. Provide thermostats as shown on plans. Provide HWS/R pipe stub takeoffs with isolation valves for each potential future fin tube radiators. Fin tube radiators, diffusers, grilles, and ceiling exhaust fans in this space are not part of this alternative.
  - e. Electrical:
    - 1) Base bid provide (4) type F lighting fixtures chain hung in the area with occupancy sensor and local switch by the entry to the space. Provide (3) receptacles in the area. Circuit to lighting and receptacle circuits that are called out in the alternate bid, one circuit for lighting and one for receptacles.
  - 3. Alternate: State the amount to be added to the base bid to complete removal and provide remodel work per plans.
- B. Alternate No. 2 - Renovations (Education Office 112, Patient Room Replica 114, Unisex Toilet 116, Multi-Purpose Room 117, Storage 118)
- 1. The alternate work is shown on the drawings. The base bid work is described in narrative form below.
  - 2. Base bid:
    - a. Facility Construction (Div 02-14):
      - 1) Make the following changes from drawings related to removal of select portions of the existing building:
        - (a) Do not cut-out existing concrete slab in basement for new footings.
        - (b) Do not remove existing glulam beams or structural posts on first floor.
        - (c) Do not remove the windows and or door on south exterior wall between grid lines A and just east of F as outlined on removal plan. Do not remove the windows between just north of grid line 8 and grid 9 on the east exterior wall as outlined on the removal plan.
        - (d) Do not remove the existing roof system B and roof structure in outlined areas as shown on roof plan. Do not remove existing gutter and downspout.
      - 2) Make the following changes from drawings related to work to be provided:
        - (a) Do not provide new columns or footings in the basement.
        - (b) On first floor, provide north wall of Multi-Purpose Room 117 and portion of Storage 118. Provide east wall of Education Office 112. Provide west wall of Education Office 112/Storage 118 with door 118 but without door 112. Provide wall between Corridor C101 and Multi-Purpose Room 117 without door 117. Provide portion of north wall and all of west wall at Unisex TR 116 without door 116. Provide north, east, west and a portion of south walls of Patient Room Replica 114 without door 114.
        - (c) Do not provide new gyp board on exterior walls, flooring, walls, casework, windows, solid surface window stools, infilling of windows or door, or ceilings within outlined area on remodel plan. This will be considered a shell space.
        - (d) Do not provide new roof type C in outline area as shown on roof plan. Do not reinstall salvaged gutter and downspout. Do not provide install new plywood soffit as shown in outlined area on wall section 3/A200.
        - (e) Do not provide window shades in the area defined as alternate.
    - b. Fire Protection:
      - 1) Provide upright fire protection sprinkler heads throughout area per NFPA #13.
    - c. Plumbing:
      - 1) Provide domestic cold, hot and hot recirc water piping valved and capped at mains in Corridor-C101. Provide hot water recirc line connection at supply line to mop sink in Janitor/Supply-115. Provide sanitary vent piping into space and cap for future.

- d. Mechanical:
    - 1) Provide (1) open-ended supply duct within each enclosed space along with duct volume damper to allow balancing to airflows listed on plans. Provide (1) open-ended return duct within each enclosed space along with duct volume damper to allow balancing to airflows listed on plans. Open-ended supply and return ducts shall be located on separate sides of space to avoid short circuiting of air. Provide thermostats as shown on plans. Provide HWS/R pipe stub takeoffs with isolation valves for each potential future fin tube radiators. Fin tube radiators, diffusers, grilles, and ceiling exhaust fans in this space are not part of this alternative.
  - e. Electrical:
    - 1) Provide (6) type F lighting fixtures chain hung in the area with occupancy sensor and local switch by the entry to the space. Provide (3) receptacles in the area. Circuit to lighting and receptacle circuits that are called out in the alternate bid, one circuit for lighting and one for receptacles.
    - 2) Patient Room Replica: Provide (2) Type F lighting fixtures chain hung in the area with occupancy sensor and local switch by the entry to the space. Provide (4) receptacles in the area. Circuit to lighting and receptacle circuits that are called out in the alternate bid, one circuit for lighting and one for receptacles.
  - 3. Alternate: State the amount to be added to the base bid to complete removal and provide remodel work per plans.
- C. Alternate No. 3 - New Exterior Windows (Student Lounge 103, Conference Room 106, Classroom 113)
- 1. The alternate work is shown on the drawings. The base bid work is described in narrative form below.
  - 2. Base bid:
    - a. Facility Construction (Div 02-14):
      - 1) Do not remove windows, but do remove window blinds, on north exterior wall between grid G and Z outlined on removal plan.
      - 2) Do not remove windows, but do remove window blinds, on west wall between grid line 1 to just north of grid line 2 and between just north of grid line 5 to grid line 8 outlined on removal plan.
      - 3) Do not provide new windows, solid surface window stools or window shades on north exterior wall between grids G and Z outlined on remodel plan.
      - 4) Do not provide new windows, solid surface window stools or window shades on west exterior wall between grid line 1 to just north of grid line 2 and between just north of grid line 5 to grid line 8 outlined on remodel plan.
  - 3. Alternate: State the amount to be added to the base bid to complete removal and provide remodel work per plans.
- D. Alternate No. 4 - New Exterior Windows (Simulation Lab 108, Lab 110)
- 1. The alternate work is shown on the drawings. The base bid work is described in narrative form below.
  - 2. Base bid:
    - a. Facility Construction (Div 02-14):
      - 1) Do not remove windows, but do remove the existing window blinds, on east exterior wall between grids 3 and 6 and on west wall between just north of grid line 2 to just south of grid line 4 as outlined on removal plan.
      - 2) Do not provide new windows or solid surface window stools between grids 3 and 6 on east exterior wall or just north of grid line 2 to just south of grid line 4 on west exterior wall as outlined on remodel plan.
  - 3. Alternate: State the amount to be added to the base bid to complete removal and provide remodel work per plans.

**PART 2 PRODUCTS - NOT USED**  
**PART 3 EXECUTION - NOT USED**

**END OF SECTION**

**SECTION 07 54 00**  
**THERMOPLASTIC MEMBRANE ROOFING**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Adhered system with thermoplastic roofing membrane.
- B. Flashings.

**1.02 RELATED REQUIREMENTS**

- A. Applicable provisions of Division 1 govern the work of this section.
- B. Section 01 23 00 - Alternates: A portion of the work of this section is an alternate.
- C. Section 01 40 00 - Quality Requirements: Additional requirements for inspection and testing of the existing roofing system.

**1.03 REFERENCE STANDARDS**

- A. ASTM C1289 - Standard Specification for Faced Rigid Cellular Polyisocyanurate Thermal Insulation Board; 2023a.
- B. ASTM D6878/D6878M - Standard Specification for Thermoplastic Polyolefin-Based Sheet Roofing; 2021.
- C. FM DS 1-28 - Wind Design; 2015, with Editorial Revision (2024).
- D. NRCA (RM) - The NRCA Roofing Manual; 2024.
- E. NRCA (WM) - The NRCA Waterproofing Manual; 2021.

**1.04 SUBMITTALS**

- A. See Section 01 30 00 - Administrative Requirements for procedures.
- B. Provide submittal transmittals that include all submittal items identified in each submittal group below.
- C. Review Submittals - Preparatory:
  - 1. Product Data: Provide data indicating membrane materials, flashing materials, insulation, and fasteners.
  - 2. Shop Drawings: Submit drawings that indicate joint or termination detail conditions, conditions of interface with other materials, and paver layout.
- D. Review Submittals - Samples:
  - 1. Samples for Verification: Submit two samples 8 by 8 inches in size illustrating membrane.
- E. Information Submittals - Preparatory:
  - 1. Manufacturer's Installation Instructions: Indicate membrane seaming precautions and perimeter conditions requiring special attention.
  - 2. Installer's qualification statement.
- F. Information Submittals: During Execution:
  - 1. Field Reports and Inspection Reports: Indicate procedures followed, ambient temperatures, humidity, wind velocity during application, and supplementary instructions given.
- G. Closeout Submittals:
  - 1. Warranty Documentation:
    - a. Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.
    - b. Submit installer's written verification that installation complies with warranty conditions for waterproof membrane.

**1.05 QUALITY ASSURANCE**

- A. Applicator Qualifications: Company specializing in performing the work of this section:
  - 1. Approved by membrane manufacturer.

2. Prior approval required 10 days prior to bid date. Provide A/E with the following information:
  - a. Certification from manufacturer as an approved applicator.
  - b. Documentation of at least five years experience.
  - c. References for at least five jobs of equivalent size and type.

#### **1.06 DELIVERY, STORAGE, AND HANDLING**

- A. Deliver materials in manufacturer's original containers, dry and undamaged, with seals and labels intact, unless otherwise indicated.
- B. Store materials in weather protected environment, clear of ground and moisture.
- C. Ensure storage and staging of materials does not exceed static and dynamic load-bearing capacities of roof decking.
- D. Protect foam insulation from direct exposure to sunlight.

#### **1.07 FIELD CONDITIONS**

- A. Do not apply roofing membrane in conditions outside of the manufacturer's recommendations.
- B. Do not apply roofing membrane to damp or frozen deck surface or when precipitation is expected or occurring.
- C. Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed the same day.
- D. Schedule applications so that no partially completed sections of roof are left exposed at end of workday.

#### **1.08 WARRANTY**

- A. See Section 01 78 00 - Closeout Submittals for additional warranty requirements.
- B. Type/Term:
  1. Provide a 20 year Roofing System (NDL) Warranty to 72 mile per hour wind. Warranty shall include membrane, and all other products supplied by manufacturer/installer. (ALL DETAILS TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIAL REQUIREMENTS FOR 20 YEAR WARRANTY.)
- C. Correct defective Work within a two year period after Date of Substantial Completion.
- D. Provide Warranty to the portion of the work included in the Alternate.

### **PART 2 PRODUCTS**

#### **2.01 MANUFACTURERS**

- A. Thermoplastic Polyvinyl Chloride (PVC) Membrane Roofing Materials:
  1. Carlisle SynTec Systems; Sure-Flex PVC: [www.carlisle-syntec.com](http://www.carlisle-syntec.com).
  2. Elevate; Elevate PVC Membrane: [www.holcimelevate.com](http://www.holcimelevate.com).
  3. Versico Roofing Systems; VersiFlex PVC: [www.versico.com](http://www.versico.com).
  4. Substitutions: See Section 01 25 00 - Substitution Procedures for requirements.

#### **2.02 MEMBRANE ROOFING AND ASSOCIATED MATERIALS**

- A. Membrane Roofing Materials: 60 mil thickness.
- B. Seaming Materials: As recommended by membrane manufacturer.
  1. Provide welded seams at locations of new membrane to new membrane seams.
  2. Test welded seams at new to existing membrane in an area of existing membrane that will be removed. Photo document and report the results in written form to A/E prior to performing welded seams to existing membrane material. If found to be unsuitable provide adhesive seams at areas of new membrane to existing membrane.
- C. Flexible Flashing Material: Same material as membrane.
- D. Membrane Color: Match the existing (reported to be white) with the best match from the manufacturer's standard color options.

## **2.03 ACCESSORIES**

- A. Membrane Adhesive: As recommended by membrane manufacturer.
- B. Surface Conditioner for Adhesives: Compatible with membrane and adhesives.
- C. Thinners and Cleaners: As recommended by adhesive manufacturer, compatible with membrane.
- D. Sealants: As recommended by membrane manufacturer.
- E. Cleaner for existing soiled roof: Trisodium Phosphate / water solution (1:16) with bleach if necessary to clean mildew.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify that surfaces and site conditions are ready to receive work.
- B. Verify deck is supported and secure.
- C. Verify deck is clean and smooth, flat, free of depressions, waves, or projections, properly sloped and suitable for installation of roof system.
- D. Verify deck surfaces are dry and free of snow or ice.

### **3.02 PREPARATION - EXISTING ROOFING MEMBRANE**

- A. Protect landscaping and existing building from contact with cleaning solution. Perform pre-cleaning and post-cleaning rinse with water and provide plastic sheeting barrier during cleaning.
- B. Clean existing roofing prior to performing roofing work. Use detergent and pressure wash. Set pressure to prevent damage to the existing roofing. (Maybe 2,000 psi).
- C. At locations to be welded or adhered, remove deteriorated material prior to joining to the adjacent new material.

### **3.03 INSTALLATION, GENERAL**

- A. Perform work in accordance with manufacturer's instructions, NRCA (RM), and NRCA (WM) applicable requirements.
- B. Do not apply roofing membrane during cold or wet weather conditions.
- C. Do not apply roofing membrane when ambient temperature is outside the temperature range recommended by manufacturer.
- D. Do not apply roofing membrane to damp or frozen deck surface or when precipitation is expected or occurring.
- E. Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed the same day.
- F. Coordinate this work with installation of associated counter flashings installed by other sections as the work of this section proceeds.

### **3.04 INSTALLATION - MEMBRANE**

- A. Roll out membrane, free from wrinkles or tears. Place sheet into place without stretching.
- B. Shingle joints on sloped substrate in direction of drainage.
- C. Fully Adhered Application: Apply adhesive to substrate at rate recommended by manufacturer. Fully embed membrane in adhesive except in areas directly over or within 3 inches of expansion joints. Fully adhere one roll before proceeding to adjacent rolls.
- D. Overlap edges and ends and seal seams by contact adhesive, minimum 3 inches. Seal permanently waterproof. Apply uniform bead of sealant to joint edge.
- E. At intersections with vertical surfaces:
  - 1. Extend membrane over cant strips and up a minimum of 4 inches onto vertical surfaces.
  - 2. Fully adhere flexible flashing over membrane and up to termination strips.
- F. Around roof penetrations, seal flanges and flashings with flexible flashing.

### **3.05 FIELD QUALITY CONTROL**

- A. See Section 01 40 00 - Quality Requirements for additional requirements.
- B. Field inspection, testing and certification shall be performed as required by the manufacturer.
- C. Provide on-site attendance of roofing manufacturer's representative testing of weld seams of new membrane to old membrane.

### **3.06 CLEANING**

- A. See Section 01 70 00 - Execution and Closeout Requirements for additional requirements.
- B. Remove bituminous markings from exposed finished surfaces.
- C. In areas where exposed finished surfaces are soiled by work of this section, consult manufacturer of surfaces for cleaning advice and comply with their documented instructions.
- D. Repair or replace defaced or damaged finishes caused by work of this section.

### **3.07 PROTECTION**

- A. Protect installed roofing and flashings from construction operations.
- B. Where traffic must continue over finished roof membrane, protect surfaces using durable materials.

**END OF SECTION**