

**Addendum No. 1
February 8, 2024**

Project: Minnehaha County Jail Sealant Replacement
Project location: 305 West 4th Street, Sioux Falls, South Dakota
Project number: 0213.3020.23

Architect: Architecture Incorporated

Letting: February 14, 2024
Time: 10:15 am
Location: Minnehaha County Auditor
415 N. Dakota Avenue, Suite 102
Sioux Falls, South Dakota 57104

Scope of this Addendum:

To all bidders and all others to whom drawings and specifications have been issued by Architecture Incorporated, this Addendum forms a part of the Contract Documents. Acknowledge receipt of this addendum by listing its number and date in the bidder's Form of Proposal. Failure to do so may subject bidder to disqualification. This addendum modifies the drawings and specifications as follows:

GENERAL ITEMS:

1) GENERAL INFORMATION

a) Pre-Bid Conference

- i) Minutes from the Pre-Bid Conference held February 7, 2024, are attached to this addendum.

2) SPECIFICATION SECTION – Instructions to Bidders and Terms and Conditions for Solicitations for the Invitation for Bid (IFB) Supplies, Equipment, Materials, or Services

a) Item No. 2d – Unit Prices

- i) Omit paragraph 2.d. – The bid does not include unit prices.

b) Item No. 10 – Method of Award

- i) Omit sentence “Available budget will determine what areas receive paint, the County reserves the right to choose what areas will be painted base on submitted pricing.” Painting is not included in the project.

3) SPECIFICATION SECTION 011000 – SUMMARY

a) Paragraph 1.8 Work Restrictions, H. Employee Screening

- i) Omit H. Employee Screening – Employee screening is not required.

4) SPECIFICATION SECTION 015000 – TEMPORARY FACILITIES AND CONTROLS

a) Paragraph 3.2, Temporary Utility Installation, F. Electric Power Service

- i) Add 5. The Owner will provide a source point of connection, 220V, accessible from the roof of the Jail.
- b) Paragraph 3.3, Support Facilities Installation, B. Traffic Controls
 - i) Add 3. Provide traffic control measures for closure of sidewalks and parking lane as required for the work. The Contractor shall prepare and submit Traffic Control Plan to the City of Sioux Falls for approval.
- 5) SPECIFICATION SECTION 079200 – JOINT SEALANTS
 - a) Replace Section 079200 – Joint Sealants in its entirety with Section 079200 – Joint Sealants (Urethane), pages 1 - 6. Joint sealant shall be urethane sealant in lieu of silicone sealant.
- 6) DRAWING 5.10 – EXTERIOR ELEVATIONS
 - a) Details 3, 4, and 5/5.10 – Revise details as shown on Revised Drawing 5.10 dated February 7, 2024.
 - i) Remove existing sealant and backer rods at all sealant joints. Existing joints are single sealant and backer rod joints.
 - ii) All sealant joints shall be double backer rod and double sealant joints.
 - iii) Omit reference to interior sealant joints. All the work for the project is exterior work.
 - iv) “Compression Strips” and “Pin and Shim” noted are existing.
- 7) DRAWING 5.10 and 5.11 – EXTERIOR ELEVATIONS
 - a) Clarification: In addition to removing and replacing sealant at all precast openings, including door frames, windows and louvers, the work shall include removing and replacing sealant at all penetrations.

END OF ADDENDUM



Minnehaha County Jail Sealant Replacement Project **Minnehaha County, South Dakota**

Prebid Conference

Date: February 7, 2024 1:00 PM

Bid Date: February 14, 2024

Project: Minnehaha County Jail Sealant Replacement
Project location: 305 West 4th Street, Sioux Falls, South Dakota
Project number: 0213.3020.23

Attendees:

Mark Kriens, Minnehaha County Director of Facilities and Construction
Mike Mattson, Warden, Minnehaha County Jail
Craig Heinemann, Heinemann Restoration
Mitch Heinemann, Heinemann Restoration
Travis Leischner, Mid-Continental Restoration
Rusty Felt, Midland Restoration Company, Inc.
Tanner Jones, Jones Caulking
Elizabeth Squyer, Architecture Incorporated

1. The Pre-bid Conference was held at the Minnehaha County Administration Building, 3rd Floor Commissioner's Training Room.
2. Introductions were made.
3. Elizabeth Squyer provided a project overview:
 - a. Project Schedule: Date of Substantial Completion: Not later than **July 18, 2024.**
 - b. Date of Final Completion (completion of punch lists) and Invoicing:
Not later than **August 1 2024.**
 - c. Liquidated Damages: This Project provides for liquidated damages for the Contractor's delay in completion of the work. Liquidated damages in the sum of **\$500** per working day will be assessed for each day the punchlist items remain incomplete and shall commence 14 calendar days after Substantial Completion.
 - d. The Minnehaha County Jail will be fully occupied during the time period of this Project.
 - 1) Maintain exits as required by building code and the City of Sioux Falls.
 - 2) The successful Contractor shall coordinate all work activities closely with the Owner.
4. Parking/Staging Area at the Minnehaha County Jail was discussed.
 - a. Parking/Staging Area/Area for Job Trailer will be available on site for the Contractor.

- b. Space near the building will be reserved for one lift and one truck.
- c. Parking/Staging and Use of the Site will be reviewed at the Preconstruction Meeting.

5. Access to the Roof

- a. Access to the Jail roof is available. Workers will be escorted by staff both up and down. It is expected to take 20 minutes each time. Access is by roof hatch. The roof hatch locks from the inside.

6. Swing Stage

- a. It is acceptable to install a swing stage on the roof of the Jail. Work hours will need to be approved by the Warden. The swing stage needs to be maintained so there is no unauthorized access to it from the ground.

7. Job Box – it is acceptable to place a job box on the roof of the Jail.

8. Electrical availability – it was asked if 220v power is available from the roof. The Owner will review what is available.

9. Background check for Workers – Background checks for workers will not be required.

10. Unit Prices – it was clarified that there are no unit prices. Bid is a lump sum bid.

11. Sealant

- a. Bidders pointed out that the silicone sealant specified has a long lead time and prices are fluctuating.
- b. A bidder asked if sealant needed to be fully cured before installing second backer rod and sealant.
 - i. Answer: Comply with sealant manufacturer's recommendations.
- c. Craig Heinemann noted that the sealant at the existing joints is urethane sealant.
- d. It was asked if the existing joints are single backer rod and sealant or double backer rod and sealant.
 - i. Answer: On 2/8/2024, a sample removed from the jail precast panel showed the existing joints to be single backer rod and sealant joints.
- e. All openings below elevation 47'-10" shall be resealed. This includes louvers, windows and other openings and penetrations. The horizontal joint between the original panels and the vertical addition does not need to be resealed as this joint was installed when the expansion was constructed.
 - i. Craig Heinemann noted that the existing sealant at the windows is urethane sealant.

12. Temporary Barriers and Street Closure requirements are the responsibility of the Contractor.

13. Addendum No. 1 will be issued. Current items in the addendum were reviewed and include the following:

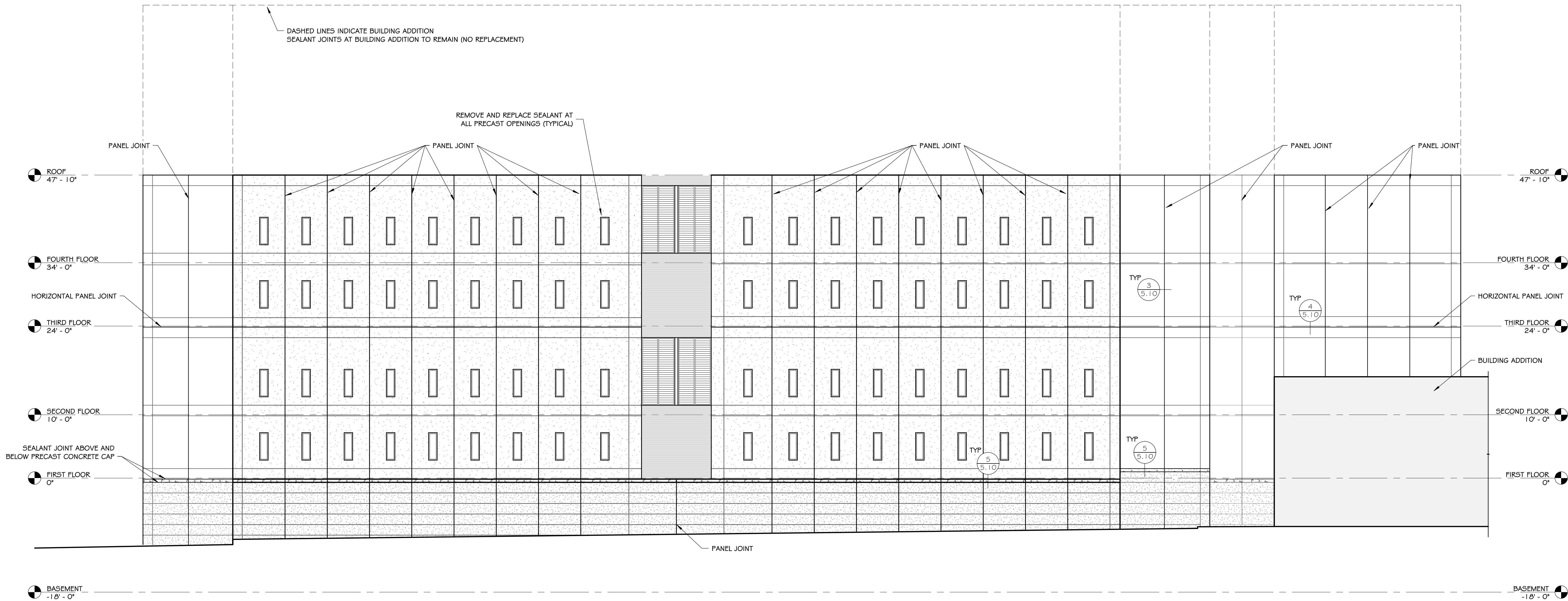
1) DRAWING 5.10 – EXTERIOR ELEVATIONS

- a) Details 3, 4, and 5/5.10 – Revise details as shown on Revised Drawing 5.10 dated February 7, 2024.
 - i) Remove existing sealant and backer rods at all sealant joints.
 - ii) All sealant joints shall be double backer rod and double sealant joints.
 - iii) Omit reference to interior sealant joints. All the work for the project is exterior work.
 - iv) “Compression Strips” and “Pin and Shim” noted in the details are existing to remain.

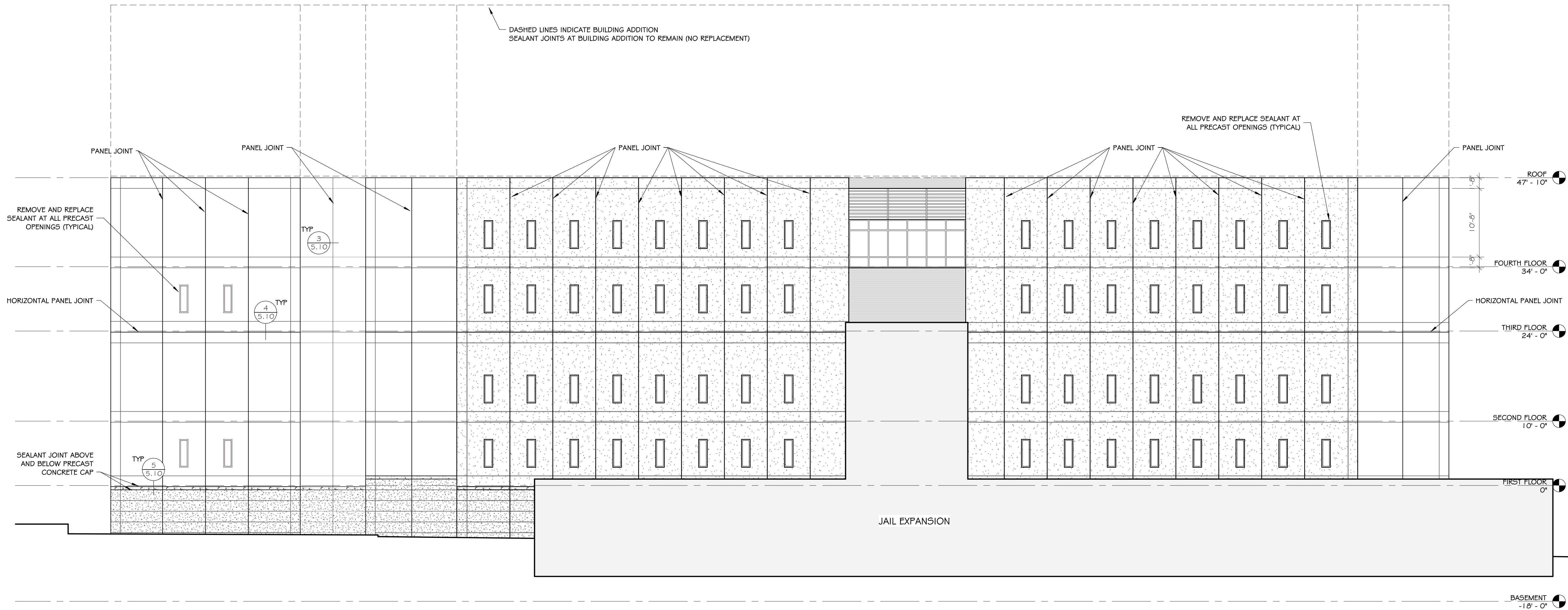
Submitted by:

Elizabeth Squyer, AIA
Architecture Incorporated

2/7/2024 11:30:13 AM



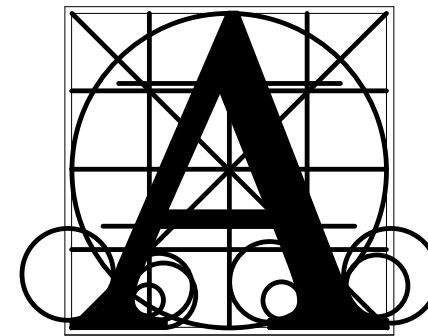
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

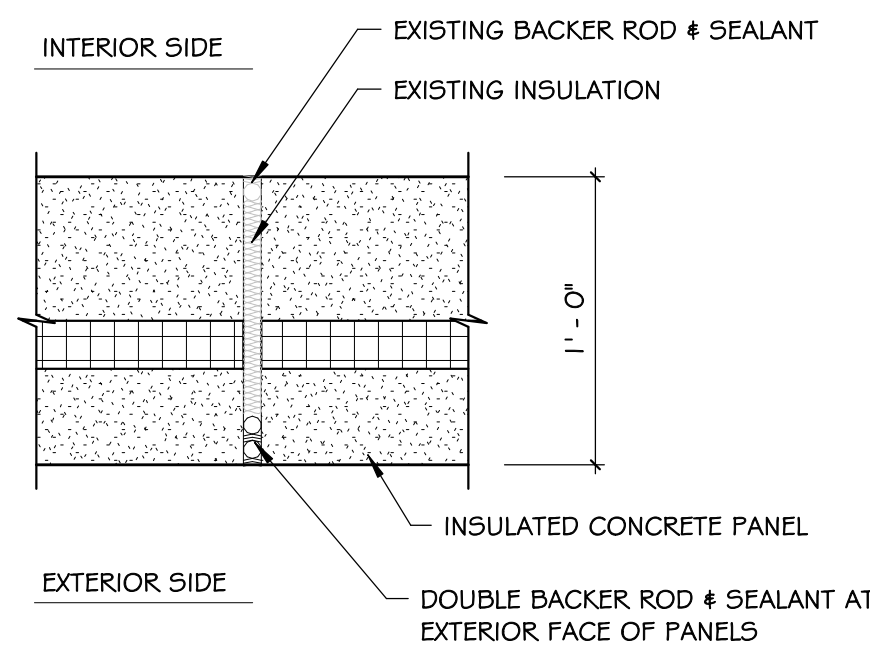
- GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE. REPORT DISCREPANCIES TO THE ARCHITECT.
- REMOVE AND REPLACE SEALANT AT ALL PANEL JOINTS.



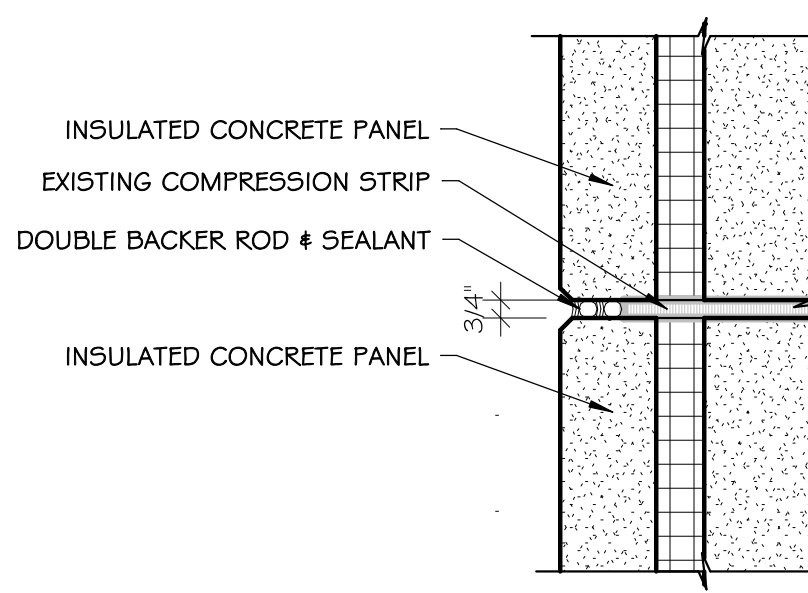
Architecture
Incorporated

415 South Main Avenue
P.O. Box 2140
Sioux Falls, South Dakota 57101
Phone: (605) 339-1711

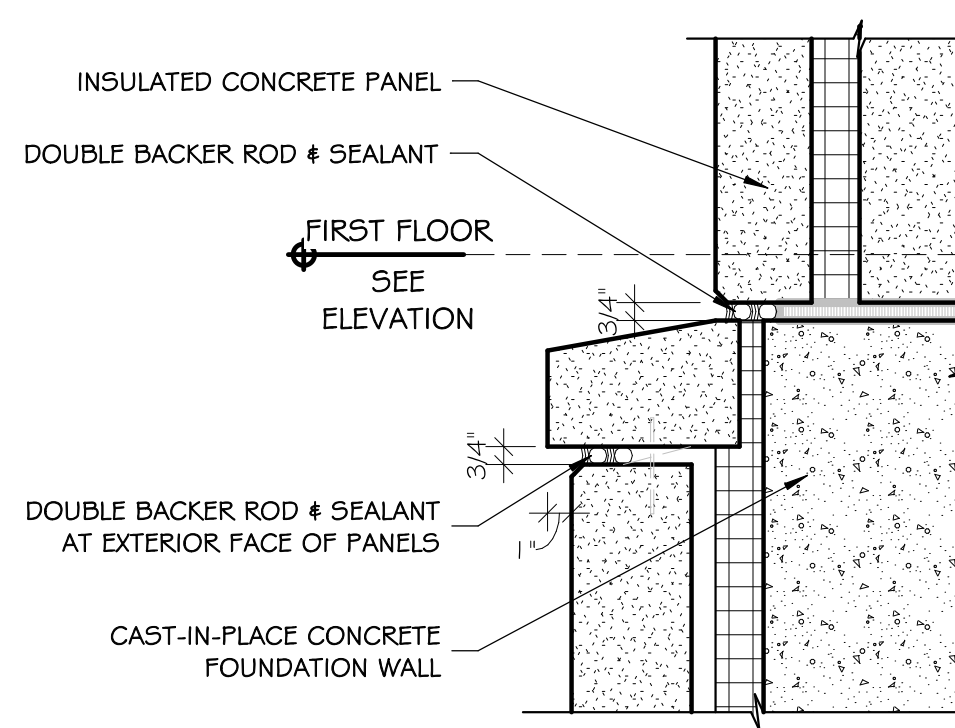
815 St. Joseph Street, Suite 203
Rapid City, South Dakota 57701
Phone: (605) 721-1158



3 DETAIL AT VERTICAL PANEL JOINT
SCALE: 1 1/2" = 1'-0"



4 DETAIL AT HORIZONTAL PANEL JOINT
SCALE: 1 1/2" = 1'-0"



5 DETAIL AT PRECAST CONCRETE CAP
SCALE: 1 1/2" = 1'-0"

Project
Minnehaha County Jail Sealant Replacement
sheet contents
EXTERIOR ELEVATIONS

number 0213.3020.23
date January 23, 2024
revision February 7, 2024
drawn ZJG checked ADE

DATE	DESCRIPTION

5.10

SECTION 079200 - JOINT SEALANTS (URETHANE)

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Removing and reinstalling joint sealants on exterior precast wall panels.

1.3 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at [**Project site**].

1.4 SUBMITTALS

- A. Product Data: For each joint-sealant product indicated.
- B. Samples for Verification: For each kind and color of joint sealant required, provide Samples with joint sealants in 1/2-inch- (13-mm-) wide joints formed between two 6-inch- (150-mm-) long strips of material matching the appearance of exposed surfaces adjacent to joint sealants.
- C. Joint Sealant Schedule: Include the following information:
 - 1. Joint sealant application, joint location, and designation.
 - 2. Joint sealant manufacturer and product name.
 - 3. Joint sealant formulation.
 - 4. Joint sealant color.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: Manufacturer's authorized representative who is trained and approved for installation of units required for this Project.
- B. Source Limitations: Obtain each kind of joint sealant from single source from single manufacturer.

1.6 PRECONSTRUCTION JOINT-SEALANT-SUBSTRATE TESTS

- A. Conduct preconstruction joint-sealant-substrate tests and field tests to determine where primer is needed for adhesion of sealant.
- B. Submit results to the Architect.

1.7 MOCKUPS

- A. Install sealant in mockups of assemblies specified in other Sections that are indicated to receive joint sealants specified in this Section. Use materials and installation methods specified in this Section.

1.8 WARRANTY

- A. Special Installer's Warranty: Installer agrees to repair or replace joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period.

- 1. Warranty Period: **[Two]** years from date of Substantial Completion.

- B. Manufacturer's Weatherseal Warranty: Manufacturer agrees to furnish joint sealants to repair or replace those joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period.

- 1. Weatherseal Warranty Period: **[Two]** years from date of Substantial Completion.

1.9 PROJECT CONDITIONS

- A. Do not proceed with installation of joint sealants under the following conditions:

- 1. When ambient and substrate temperature conditions are outside limits permitted by joint-sealant manufacturer **or are below 40 deg F (5 deg C)**.
 - 2. When joint substrates are wet.
 - 3. Where joint widths are less than those allowed by joint-sealant manufacturer for applications indicated.
 - 4. Where contaminants capable of interfering with adhesion have not yet been removed from joint substrates.

PART 2 - PRODUCTS

2.1 MATERIALS, GENERAL

- A. Compatibility: Provide joint sealants, backings, and other related materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by joint-sealant manufacturer, based on testing and field experience.
- B. Liquid-Applied Joint Sealants: Comply with ASTM C 920 and other requirements indicated for each liquid-applied joint sealant specified, including those referencing ASTM C 920 classifications for type, grade, class, and uses related to exposure and joint substrates.
- C. Stain-Test-Response Characteristics: Where sealants are specified to be nonstaining to porous substrates, provide products that have undergone testing according to ASTM C 1248 and have not stained porous joint substrates indicated for Project.
- D. Colors of Exposed Joint Sealants: **[As selected by Architect from manufacturer's full range]**.
 - 1. Existing Joint Sealant Colors: Match existing joint sealant colors on the existing facility. The Contractor shall submit physical joint sealant samples for verification purposes.

- a. Color No. 1 - Joint Sealant at Exterior Side of Insulated Precast Panels
- b. Color No. 2 - Joint Sealant at Base of Insulated Exterior Precast Panels

2.2 PERFORMANCE REQUIREMENTS

- A. Provide joint-sealant products that effectively reduce airborne sound transmission through perimeter joints and openings in building construction, as demonstrated by testing representative assemblies according to ASTM E 90.

2.3 URETHANE JOINT SEALANTS

- A. Single-Component, Nonsag, Urethane Joint Sealant: ASTM C 920, Type S, Grade NS, Class 25, for Use NT.

- 1. Products: Subject to compliance with requirements, **[available products that may be incorporated into the Work include, but are not limited to, the following]:**

- a. BASF Building Systems; Sonolastic NP 1.
- b. Bostik, Inc.; Chem-Calk 900.
- c. May National Associates, Inc.; Bondaflex PUR 25.
- d. Pacific Polymers International, Inc.; **[Elasto-Thane 230 Type II]**.
- e. Pecora Corporation; Dynatrol-XL.
- f. Sika Corporation, Construction Products Division; **[Sikaflex – 1a] [Sikaflex – 15LM]**.
- g. Tremco Incorporated; **[Dymonic] [Vulkem 116]**.

- 2. Applications: Use at all exterior building joints.

- B. Multicomponent, Nonsag, Urethane Joint Sealant: ASTM C 920, Type M, Grade NS, Class 25, for Use NT.

- 1. Products: Subject to compliance with requirements, **[available products that may be incorporated into the Work include, but are not limited to, the following]:**

- a. BASF Building Systems; Sonolastic NP 2.
- b. Bostik, Inc.; Chem-Calk 500.
- c. May National Associates, Inc.; Bondaflex PUR 2 NS.
- d. Pacific Polymers International, Inc.; **[Elasto-Thane 227 High Shore Type II] [Elasto-Thane 227 R Type II] [Elasto-Thane 227 Type II]**.
- e. Pecora Corporation; Dynatred.
- f. Sika Corporation, Construction Products Division; **[Sikaflex - 2c NS] [Sikaflex - 2c EZ Mix]**.
- g. Tremco Incorporated; Vulkem 227.

- 2. Applications: Use at all exterior building joints.

2.4 JOINT SEALANT BACKING

- A. General: Provide sealant backings of material that are nonstaining; are compatible with joint substrates, sealants, primers, and other joint fillers; and are approved for applications indicated by sealant manufacturer based on field experience and laboratory testing.

- B. Cylindrical Sealant Backings: ASTM C 1330, **Type C (closed-cell material with a surface skin) Type O (open-cell material), Type B (bicellular material with a surface skin), or any of the preceding types, as approved in writing by joint-sealant manufacturer for joint application indicated**, and of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance.
- C. Bond-Breaker Tape: Polyethylene tape or other plastic tape recommended by sealant manufacturer for preventing sealant from adhering to rigid, inflexible joint-filler materials or joint surfaces at back of joint. Provide self-adhesive tape where applicable.

2.5 MISCELLANEOUS MATERIALS

- A. Primer: Material recommended by joint-sealant manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint-sealant-substrate tests and field tests.
- B. Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to manufacturers of sealants and sealant backing materials, free of oily residues or other substances capable of staining or harming joint substrates and adjacent nonporous surfaces in any way, and formulated to promote optimum adhesion of sealants to joint substrates.
- C. Masking Tape: Nonstaining, nonabsorbent material compatible with joint sealants and surfaces adjacent to joints.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine joints indicated to receive joint sealants, with Installer present, for compliance with requirements for joint configuration, installation tolerances, and other conditions affecting joint-sealant performance.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with joint-sealant manufacturer's written instructions and the following requirements:
 1. Remove all foreign material from joint substrates that could interfere with adhesion of joint sealant, including dust, paints (except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer), old joint sealants, oil, grease, waterproofing, water repellents, water, surface dirt, and frost.
 2. Clean porous joint substrate surfaces by brushing, grinding, mechanical abrading, or a combination of these methods to produce a clean, sound substrate capable of developing optimum bond with joint sealants. Remove loose particles remaining after cleaning operations above by vacuuming or blowing out joints with oil-free compressed air. Porous joint substrates include the following:
 - a. Concrete.
 - b. Masonry.

- c. Unglazed surfaces of ceramic tile.
 - d. Exterior insulation and finish systems.
- 3. Remove laitance and form-release agents from concrete.
- 4. Clean nonporous joint substrate surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues capable of interfering with adhesion of joint sealants. Nonporous joint substrates include the following:
 - a. Metal.
 - b. Glass.
 - c. Porcelain enamel.
 - d. Glazed surfaces of ceramic tile.
- B. Joint Priming: Prime all joint substrates according to joint-sealant manufacturer's written instructions. Apply primer to comply with joint-sealant manufacturer's written instructions. Confine primers to areas of joint-sealant bond; do not allow spillage or migration onto adjoining surfaces.
- C. Masking Tape: Use masking tape where required to prevent contact of sealant or primer with adjoining surfaces that otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove sealant smears. Remove tape immediately after tooling without disturbing joint seal.

3.3 INSTALLATION OF JOINT SEALANTS

- A. General: Comply with joint-sealant manufacturer's written installation instructions for products and applications indicated, unless more stringent requirements apply.
- B. Sealant Installation Standard: Comply with recommendations in ASTM C 1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.
- C. Install sealant backings of kind indicated to support sealants during application and at position required to produce cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.
 - 1. Do not leave gaps between ends of sealant backings.
 - 2. Do not stretch, twist, puncture, or tear sealant backings.
 - 3. Remove absorbent sealant backings that have become wet before sealant application and replace them with dry materials.
- D. Install bond-breaker tape behind sealants where sealant backings are not used between sealants and backs of joints.
- E. Install sealants using proven techniques that comply with the following and at the same time backings are installed:
 - 1. Place sealants so they directly contact and fully wet joint substrates.
 - 2. Completely fill recesses in each joint configuration.
 - 3. Produce uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability.
- F. Tooling of Nonsag Sealants: Immediately after sealant application and before skinning or curing begins, tool sealants according to requirements specified in subparagraphs below to form smooth, uniform beads of configuration indicated; to eliminate air pockets; and to ensure contact and adhesion of sealant with sides of joint.

1. Remove excess sealant from surfaces adjacent to joints.
 2. Use tooling agents that are approved in writing by sealant manufacturer and that do not discolor sealants or adjacent surfaces.
 3. Provide concave joint profile per Figure 8A in ASTM C 1193, unless otherwise indicated.
- G. Remove and replace all sealant joints between architectural precast wall panels at exterior face of precast wall panels, as indicated on drawings; NO EXCEPTIONS.
1. Existing sealant joints are single backer rod and sealant joints.
 2. New sealant joints shall be double backer rod and sealant joints.
 3. Remove and replace all sealant joints at door frames, windows, and louvers.
 4. Remove and replace all sealant joints at all penetrations at the architectural precast wall panels.

3.4 CLEANING

- A. Clean off excess sealant or sealant smears adjacent to joints as the Work progresses by methods and with cleaning materials approved in writing by manufacturers of joint sealants and of products in which joints occur.

3.5 PROTECTION

- A. Protect joint sealants during and after curing period from contact with contaminating substances and from damage resulting from construction operations or other causes so sealants are without deterioration or damage at time of Substantial Completion. If, despite such protection, damage or deterioration occurs, cut out and remove damaged or deteriorated joint sealants immediately so installations with repaired areas are indistinguishable from original work.

3.6 JOINT-SEALANT SCHEDULE

- A. Joint-Sealant Application: Vertical and horizontal **[exterior]** joints in **[architectural precast]** surfaces and at perimeter joints between **[architectural precast]** and frames of **[doors]** **[windows]** **[and]** **[louvers]** and all penetrations.
1. Joint Sealant: [Single component nonsag urethane sealant] or [Multicomponent nonsag urethane sealant].
 2. Joint-Sealant Color: **[As selected by Architect from manufacturer's full range of colors]**.

END OF SECTION 079200