

**ADDENDUM NO. 1**

*to*

**BIDDING DOCUMENTS**

*for*

**ELMIRA CORNING REGIONAL AIRPORT**

**ELMIRA CORNING REGIONAL AIRPORT TERMINAL  
REVITALIZATION – PHASE IV**

**M-J PROJECT NO.: 18302.05**

*May 29, 2018*

**ADDENDUM NO. 1**  
**May 29, 2018**

**INSTRUCTIONS TO ALL HOLDERS OF CONTRACT DOCUMENTS**

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Your attention is directed to the following interpretations of changes in and additions to the Contract Documents for the construction of the Elmira Corning Regional Airport Terminal Revitalization – Phase IV project at the Elmira Corning Regional Airport.

Bidders shall acknowledge receipt of this addendum (including date) on page P-5 of the Proposal Documents.

## **REVISIONS/CLARIFICATIONS TO CONTRACT DOCUMENTS**

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### **SPECIFICATIONS**

1. SECTION 070124.04 – Replace with attached section.

### **DRAWINGS**

1. Replace the followings sheets in their entirety with the attached:
  - a. A-208 TOWER RESTORATION – ELEVATION AND DETAILS

### **RESPONSE TO BIDDER QUESTIONS**

#### **Questions - A**

Is apprenticeship required and being enforced?

Response: There are no apprenticeship requirements.

#### **Questions - B**

Clarify MBE/WBE/DBE Goals.

Response: This project does not contain any MBE/WBE/DBE requirements.

#### **Questions - C**

What is the funding source for project?

Response: The project is funded with Passenger Facility Charge (PFC's).

#### **Questions - D**

Please confirm the completion date, currently noted as 10/31/18.

Response: The completion date is 10/31/18

**END OF ADDENDUM NO. 1**

## Section 070124.04

## REHABILITATION OF EXTERIOR INSULATION AND FINISH SYSTEMS

**PART 1 - GENERAL**

## 1.1 GENERAL PROVISIONS

- A. Attention is directed to the CONTRACT AND GENERAL CONDITIONS and all Sections within DIVISION 01 - GENERAL REQUIREMENTS which are hereby made a part of this Section of the Specifications.
- B. Equality of material, article, assembly or system other than those named or described in this Section shall be determined in accordance with the provisions of the CONTRACT AND GENERAL CONDITIONS.

## 1.2 SUMMARY

- A. Clean exterior insulation and finish systems (EIFS) surfaces. Cleaning work includes, but is not limited to:
  - 1. Provide cleaning of existing wall surface in preparation for resurfacing and/or recoating. Remove all dirt, grime, stains, and inappropriate coatings from existing EIFS without damaging underlying materials and give the concrete a clean, uniform appearance without blotches, streaks, runs, or any other kind of spotty appearance
  - 2. Protect pedestrian and vehicular traffic, adjacent materials and buildings, and building contents.
  - 3. Prepare and implement a program for the collection, neutralization and disposal of all effluent from cleaning operations in accordance with federal, state, and local authorities.
  - 4. Clear all drains prior to commencing work, and prevent solids from entering drains throughout the work.
- B. Repair distress and construction deficiencies of exterior insulation and finish system (EIFS) cladding. Repair base coat, reinforcing mesh, and finish coats.
- C. Repair flashing and waterproofing deficiencies at EIFS terminations.
- D. Resurface wall to provide uniform appearance in accordance with owner's requirements.

## 1.3 RELATED REQUIREMENTS

- A. Section 085113.04 – Aluminum Windows: Replacement windows.
- B. Section 09 91 00 - PAINTING: Field-applied painting.

## 1.4 REFERENCES

- A. Referenced Standards: Comply with applicable requirements of the following standards and those others referenced in this Section, under the provisions of Section 01 42 00 - REFERENCES. The standards referenced herein are included to establish recognized minimum quality only. Where these standards conflict with other specified requirements, the most restrictive requirements shall govern. Equivalent quality and testing standards will be acceptable, subject to their timely submission, review and acceptance by the Engineer.
  - 1. ASTM C 578 - Specification for Foam Plastic Insulation
  - 2. ASTM C 920 - Specification for Elastomeric Joint Sealants
  - 3. ASTM C 1382 - Specification for Sealants for EIFS

4. ASTM D 4258 - Standard Practice for Surface Cleaning of Concrete for Coating
5. ASTM E 2430 - Specification for EIFS Reinforcing Mesh
6. ASTM E 2568 - Specification for EIFS
7. ASTM E 2570 - Specification for Water-resistive Barrier Coatings
- 8.
9. SSPC-SP 13/NACE 6 - Surface Preparation of Concrete
10. ICRI No. 03732 - Selecting and Specifying Concrete Surface Preparation for Sealers, Coatings, and Polymer Overlays
11. ACGIH (American Conference of Governmental Industrial Hygienists ) - Threshold Limit Values for Chemical Substances and Physical Agents and Biological Exposure Indices

B. Definitions:

1. EIFS: Exterior Insulation and Finish System

## 1.5 SUBMITTALS

A. Submit the following under provisions of Section 01 33 00 - SUBMITTAL PROCEDURES:

1. Literature: Manufacturer's product data sheets, specifications, chemical, functional, and environmental characteristics. Include manufacturer's test data demonstrating compliance with specifications, and shall include shelf life, mixing instructions, application instructions and storage requirements.
2. Manufacturer's installation instructions: Indicate preparation required, installation techniques, environmental restrictions, and jointing requirements.
3. Review statement: Written statement, signed by the applicator, stating that the Contract Drawings have been reviewed by an agent of the exterior insulation and finish system manufacturer; accompanied by a written statement from the manufacturer that the selected finish system is proper, compatible, and adequate for the application shown.
  - a. The applicator will notify the Architect and Owner in writing that the existing conditions are in conflict with the Contract Documents for the proper application of the selected finish system.
4. Work Description: Do not begin work on site until the work description has been approved in writing. Work description shall include, but not be limited to:
  - a. Materials and Procedure: Description of materials, methods, tools, and equipment to be used for cleaning and repairs.
  - b. Protection: Description, including drawings, of proposed materials and methods of protection for preventing harm, damage, or deterioration caused by work of this Section to persons (whether involved in the Work or not), building elements, materials, and finishes, surrounding landscape and site, and the environment (including air and water).
  - c. Alternate Methods and Materials (If Any): Proposed alternate methods and materials to those specified for EIFS restoration. Provide evidence of successful use on comparable projects and demonstrate effectiveness for use on this Project
  - d. Methods of Protection: Prior to commencing the cleaning and repair operations, the Contractor shall submit a written description of proposed materials and methods of protection for preventing damage to any material not being cleaned, for review.

- e. Methods of Effluent Control: Prior to commencing the cleaning operations, the Contractor shall submit a written description of proposed materials and methods for the containment, neutralization and disposal of all effluent.
- 5. Shop Drawings: Dimensioned drawings at appropriate scales detailing locations in which existing EIFS is to be repaired and in which new EIFS is to be installed.
  - a. 1/4 inch scale elevations, indicating wall and soffit joint pattern and joint details.
  - b. Large scale design details of control joints, edges and terminations showing complete installation details.
  - c. Provide crack repair detail for cracks not wider than 1/16-inch (1.6 mm) nominal width.
  - d. Provide crack repair detail for cracks wider than 1/16-inch (1.6 mm) but not wider than 1/8-inch (3.2 mm).
  - e. Detail flashing installation, repair or replacement conditions and indicate locations on shop drawings. Flashing details shall include as minimum:
    - 1) **Provide head flashing above windows where shown on drawings**
    - 2) Provide flashing at the bottom of the EIFS surfaces.
    - 3) Provide flashing at floor line expansion joints in multi-story construction.
    - 4) Termination of EIFS above paved grade , soil, landscape and roofing materials.
    - 5) Cap flashing details.
    - 6) Projections in EIFS.
- 6. Selection samples:
  - a. Sample card indicating Manufacturer's full range of colors available for selection by Architect.
  - b. Provide finish samples as requested, to assist in the Architect's initial selection of colors and textures.
- 7. Verification samples:
  - a. 12 inch long samples of control joints, casings and trim elements.
  - b. 12 by 12 inch samples of reinforcing material.
  - c. 12 by 12 inch samples of insulation board.
  - d. 24 by 24 inch fabricated panels, in selected color, illustrating material and finish texture.
- B. Submit the following under provisions of Section 01 78 00 - CLOSEOUT SUBMITTALS:
  - 1. Manufacturer's field quality control reports of manufacturer's field inspections.
  - 2. Manufacturer's warranties: Include coverage of materials and installation and resultant damage from failure of installation to resist penetration of moisture.

## 1.6 COORDINATION AND SEQUENCING

- A. Closely Coordinate work with use of building entrances and exits.

## 1.7 QUALITY ASSURANCE

- A. Restoration Specialist: Firm regularly engaged in EIFS, stucco and plaster restoration work, including cleaning and patching of EIFS surfaces, that can demonstrate to Owner's satisfaction that, within previous five years, it has successfully performed and completed in a timely manner at least three projects similar in scope and type to work required on this Project.

1. Foreman: EIFS Restoration shall be directly supervised by a full- time foreman with experience equal to or greater than that required of Restoration Specialist. Foreman shall be on site daily for duration of work of this Section. Same foreman shall remain on job throughout work unless his performance is deemed unacceptable.
2. Mechanics: Restoration shall be carried out by a steady crew of skilled mechanics who are thoroughly experienced with materials and methods specified and have a minimum of three years' experience in the application of stucco on historic buildings similar to the work required by this Section. In acceptance or rejection of work of this Section, no allowance will be made for workers' inattention or lack of skill.

#### 1.8 PRE-INSTALLATION CONFERENCE

- A. At least two weeks prior to commencing the work of this Section, conduct a pre-installation conference at the Project site. Coordinate time of meeting to occur prior to installation of work under the related sections named below.
  1. Required attendees: Owner, Engineer, Contractor, Masonry cleaning subcontractor's Project Superintendent, and representatives of other related trades as directed by the Engineer or Contractor, and representatives for installers of related work.
  2. Agenda:
    - a. Protection of existing surfaces not scheduled for cleaning..
    - b. Review of staging and material storage locations.
    - c. Methods of effluent control.
    - d. Scheduling of cleaning and restoration operations and methods to be employed.
    - e. Coordination of work by other trades.
    - f. Installation procedures for new EIFS coatings.
    - g. Establish weather and working temperature conditions to which Engineer and Contractor must agree.
    - h. Emergency rain protection procedure.
    - i. Discuss process for manufacturer's inspection and acceptance of completed Work of this Section.

#### 1.9 MOCK-UPS

- A. Provide panel mock-ups for cleaning to demonstrate standards for work of this Section. Provide panels for each of the condition specified below, having minimum sizes as noted. Prepare the mockup panels in locations selected by the Engineer.
  1. Cleaning of EIFS wall: 160 square feet (minimum)
  2. EIFS Repairs: 40 square foot (minimum).
  3. EIFS Recoating: 160 square foot (minimum).
- B. Mockup panels shall be prepared using the same workmen, methods and materials that shall be employed for the remainder of the Work At the discretion of the Engineer, mockups shall be prepared in the presence of the Engineer.
- C. Repeat using different cleaning methods for each type of surface. Prepare as many demonstration panels as required, until acceptable by Engineer.
- D. The accepted panel and method of procedure for each type of surface will become the standard for reviewing subsequent Work of this Section.



### 1.10 DELIVERY, STORAGE AND HANDLING

- A. Delivery and Acceptance Requirements:
  - 1. Do not deliver items to the site, until all specified submittals have been submitted to, and approved by, the Engineer.
  - 2. Deliver materials in original unopened packages, containers or bundles bearing brand name, and identification of manufacturer, with labels and package seals intact and legible.
- B. Storage and Handling Requirements:
  - 1. Store and handle materials following manufacturer's recommended procedures, and in accordance with material safety data sheets.
  - 2. Protect materials from damage due to moisture, direct sunlight, excessive temperatures, surface contamination, corrosion and damage from construction operations and other causes.
  - 3. Store cleaning materials in accordance with the manufacturer's written directions, above ground, under cover, with sufficient ventilation to prevent the buildup of flammable vapors and at temperatures between 35 and 95 degrees F.
  - 4. Protect liquid products from freezing and temperatures greater than 90 degrees F (32 degrees C). Do not store in direct sunlight
- C. Rigid insulation materials are combustible and may constitute a fire hazard, do not expose insulation materials to open flames or other ignition sources, comply fully with manufacturer's recommendations and the requirements of local authorities having jurisdiction, for delivery, handling, storage and installation.
- D. Damaged material: Remove any damaged or contaminated materials from job site immediately, including materials in broken packages, packages containing water marks, or show other evidence of damage, unless Engineer specifically authorizes correction thereof and usage on project.

### 1.11 ENVIRONMENTAL REQUIREMENTS

- A. Do not wash down or wet surfaces when temperature may drop below 40 degrees Fahrenheit within 24 hours.
- B. Do not perform cleaning work of this Section when winds are greater than 10 miles per hour.
- C. Weather Conditions for EIFS Application: Apply materials only when surface and ambient temperatures are above 40 degrees F (4 degrees C) and are expected to remain above 40 degrees F (4 degrees C) for 24 hours after application.
  - 1. Do not apply EIFS when rain is forecast within 48 hours of application unless installed EIFS surfaces are protected from rain. Do not install EIFS in extreme weather conditions. Protect all surfaces from exposure to weather during application and curing.

### 1.12 WARRANTY

- A. General: Submit warranties under provisions of Section 01 78 00 - CLOSEOUT SUBMITTALS, and in compliance with Section 01 78 36 – WARRANTIES.
- B. Provide 5 year warranty under provisions of Section 01 78 00 - CLOSEOUT SUBMITTALS. Warranty shall include certification that the proper cleaning methods and materials were

employed for the surface cleaned and that no further damage has been done to the structure by the restoration methods employed

## **PART 2 - PRODUCTS**

### **2.1 CLEANING MATERIALS**

- A. General: All chemical materials shall be safe in use and shall comply with city, state, or federal environmental and safety regulations. All effluents shall be contained, neutralized and disposed of as recommended by the manufacturer in compliance with federal, state and local authorities having jurisdiction.
1. Mix and use commercially available cleaning solutions in accordance with the cleaning product manufacturer's instructions.
  2. Use and dispose of cleaning solutions and rinse water in accordance with applicable local regulations.
  3. DO NOT USE solvent based cleaners (acetone, gasoline, ketones, mineral oils, or turpentine)
- B. Mild Detergent Wash:
1. General: Solution of 1 - 2 cups tri-sodium-phosphate (TSP) substitute per gallon of warm water.
  2. Detergents:
    - a. "General Purpose Cleaner" by Wind-lock Corp., [www.wind-lock.com](http://www.wind-lock.com)
    - b. "Wash Down" by Demand Products, [www.demandproducts.com](http://www.demandproducts.com)
    - c. "EIFS Clean 'N Prep" by PROSOCO, [www.prosoco.com](http://www.prosoco.com)
- C. Efflorescence Removal:
1. Efflorescence and Scale Remover, by Demand Products
  2. Sentry Efflorescence and Scale Remover, by Wind-lock Corp.
  3. Other commercial efflorescence cleaners as recommended by the cleaning material manufacturer for the surface to be cleaned
- D. Algae and Mildew Removal:
1. Solution of 1/2 to 1 quart household bleach to 1 gallon of water (may be added to TSP substitute detergent solution for general cleaning)
  2. "Miracle Mildew Remover" by Wind-lock Corp.
  3. Other commercial algae and mildew cleaners as recommended by the cleaning material manufacturer for the surface to be cleaned.
- E. Water for Cleaning: Clean, potable, non-staining and free of oils, acids, alkalis, salts and organic matter.
- F. Liquid-Strippable Masking Agent: Manufacturer's standard product for protecting glass, metal and polished stone surfaces from effects of masonry cleaners: "Sure Klean Strippable Masking"; ProSoCo, Inc., Kansas City, KS, or equal as provided by cleaner manufacturer.

### **2.2 CLEANING EQUIPMENT**

- A. Brushes: Natural or nylon fiber bristle only. Wire brushes shall not be used

- B. Hand Tools: Scrapers and application paddles shall be made of wood or plastic with rounded edges. Metallic tools shall not be used.
- C. Spray Equipment for Chemical Cleaners: Low-pressure tank or chemical pump with stainless steel, cone shaped spray tip.
- D. Spray Equipment for Water: Equipment capable of controlled spray application of water at pressures, volume, and temperature required, with not less than 15 degrees. fan shaped spray tip.

### 2.3 EIFS MATERIALS

- A. Basis of Design (Specified Manufacturer): To establish a standard of quality, design and function desired, Drawings and specifications have been based on Sto Corp., Atlanta, GA.
  - 1. Provide EIFS component materials and coatings (as applicable) from single manufacturer
- B. Water-Resistive Barrier:
  - 1. Sto Gold Coat - fluid-applied waterproof air-barrier coating for moisture protection of sheathing, masonry and concrete substrates behind EIFS.
  - 2. Sto Gold Fill - knife-grade, trowel-applied transition material for use with Sto Gold Coat and StoGuard Mesh as transition at flashing, windows, mechanical penetrations and at system terminations.
  - 3. StoGuard RapidSeal - gun-grade waterproof air barrier sealant for use to seal between water-resistive barrier and flashing elements.(may be alternate to or used with Sto Gold Fill and StoGuard Tape)
  - 4. StoGuard Tape - fabric-faced, self-adhesive modified asphaltic flashing tape for use with Sto Gold Coat as transition at flashing, windows, mechanical penetrations and at system terminations.
  - 5. StoGuard Fabric - non-woven fabric tape for use as a transition element.
- C. Adhesives:
  - 1. BTS Xtra - Lightweight, one component, polymer-modified, high build adhesive (for use over exterior glass mat faced gypsum sheathing (compliant with ASTM C 1177), exterior cementitious sheathing, concrete, masonry or cement plaster surfaces. Also used over Exposure 1 OSB and plywood sheathing when protected with StoGuard).
  - 2. Sto TurboStick - Urethane spray foam adhesive for use adhering insulation board for localized repairs and filling gaps in insulation at the perimeter of localized repairs.
- D. Insulation Board: Nominal 1.0 pcf (16 kg/cu.m.) Expanded Polystyrene (EPS) insulation board in compliance with ASTM E 2430 and ASTM C 578, Type I requirements. (Note: minimum required thickness is 1 inch (25 mm) and maximum allowable thickness is 12 inches (305 mm) when installed in accordance with ICC-ES ESR 1748).
- E. Base Coat: Manufacturer's cementitious base coat.
- F. Mesh Reinforcement: alkali resistant, open weave glass fiber mesh reinforcing for surface leveling and waterproof base coat.
  - 1. Lowest 6 feet of structure: high impact resistant, 15 oz. per sq.yd. alkali resistant, glass-fiber reinforcing mesh.
- G. Primer: Manufacturer's recommended acrylic primer.

- H. Polymeric Finish: Polymeric acrylic EIFS finish, equal to “Stolit Lotusan – Acrylic Textured Finish”. Color and texture to be determined based on mockup.
- I. Crack Filler: Manufacturer’s acrylic-based crack filler for use (unreinforced) in repair of cracks not wider than 1/16-inch (1.6 mm) and up to 1/8-inch (3.2 mm) wide with mesh reinforcement.
- J. Portland Cement: Provide ASTM C 150 Type I, Type II, or Type I-II cement for mixing with primer/adhesive.
- K. Architectural Coating: smooth acrylic architectural coating, equal to: “StoCoat Lotusan.”
- L. Sealant: Sealant shall be low-modulus, comply with ASTM C 920, ASTM C 1382 and be recommended for use with EIFS by the sealant manufacturer.
- M. Fasteners: Provide fasteners and washer plates for reattachment of EIFS which is not bonded to substrate.
  - 1. Provide fastener type, size and length based on fastener manufacturer’s recommendations for the substrate conditions.
  - 2. Provide ULP-402, surface mounted, plastic washer plates, or equivalent.

### **PART 3 - EXECUTION**

#### **3.1 EXAMINATION**

- A. Test all drains and other water removal systems to assure that drains and systems are functioning properly prior to performing any cleaning operations. Notify Engineer immediately of any and all drains or systems that are found to be stopped or blocked. Contractor shall repair drains if so directed by the Engineer. Do not begin work of this Section until the drains are in working order.

#### **3.2 PREPARATION**

- A. Protection of existing surfaces: Exercise reasonable care and precautions during the operation of work of this Section to protect existing non-masonry finishes against damage. Repair all existing materials which are damaged by Work of this Section, to match original profiles and finishes. Existing materials and finishes which cannot be repaired shall be removed and replaced with new work to match existing at no additional cost to the Owner.
  - 1. Provide protection from water damage to building, structure, or building contents as required.
    - a. Install temporary sealant and backer materials to all open joints to prevent intrusion of water into the interior of the structure from pressure spraying.
  - 2. Protect trees and plants around the building from contamination or damage.
  - 3. Provide protection for glass during chemical cleaning of concrete.
  - 4. Protect the abutting finished surfaces from contact with chemical cleaners of type indicated by use of liquid strippable masking agent or polyethylene film and waterproof masking tape.
    - a. In particular, take special care protecting all metal finishes, fixtures, and hardware. Review site and identify with Owner those items which may be removed for storage prior to EIFS cleaning and restoration.
  - 5. Protect all concrete and masonry surfaces not receiving cleaning treatment with polyethylene covers or other approved means.

- B. Protect existing drainage systems: Provide a method to prevent solids such as masonry residue from entering the drains or drain lines. Contractor shall be responsible for cleaning out drains and drain lines that become blocked or filled by sand or other solids because of work performed under this Contract.
- C. Protect Owner's staff and public: Take all necessary precautions to protect people, whether engaged in the work of this project or not, from all materials and operations of the cleaning operation.
- D. Preparation of surfaces.
  - 1. Carefully remove surface debris, bird droppings, excess tar, and similar disfigurement by scraping or brushing methods prior to washing.
  - 2. Remove all dry powdery deposits by brushing with dry bristle brushes. Do not use wire brushes.
  - 3. Remove lichens and other biological growths by scraping with wood or plastic implements. Do not use metal scrapers for this operation.

### 3.3 CLEANING METHODS - GENERAL

- A. General: The cleaning specifications which follow only briefly describe the work, no attempt is made in this Section to specify the precise procedures of cleaning required on this project, or to describe how each cleaner will be applied. It is the responsibility of the Contractor to determine for itself the nature of the work required and to perform the restoration cleaning in an acceptable manner recommended by the cleaner manufacturer.
  - 1. Should the Contractor wish to modify any cleaning method specified, he shall resubmit his proposal in writing for acceptance by the Engineer. The Engineer will require the Contractor to complete test samples in locations selected by the Engineer. Any such modifications or changes shall be at no additional cost to the Owner.
  - 2. Test method and material in an inconspicuous area to verify techniques and materials to be used.
  - 3. Use the least aggressive means that produces effective results.
  - 4. Use methods in compliance with applicable local regulations.
  - 5. Protect adjacent construction, property and landscaping from overspray where cleaning solutions are used.
  - 6. Follow applicable regulations for personal protective equipment when performing cleaning.
  - 7. No cleaning shall commence until Engineer's acceptance of mock-ups obtained.
- B. Cleaning shall commence at the top of the building progressively down the face of the building to the lowest grade level covering the entire area in one stretch before shifting to the next stretch unless otherwise approved. Each adjacent stretch shall be repeated in a continuous manner. The process shall be repeated until all dirt or other defacements are completely removed from the facades. The finished surface shall present a uniformly clean appearance.
  - 1. Inspect interior of building throughout each rinsing period. Report all interior leaks immediately to the Engineer, and immediately clean up interior and repair all resulting damage to the full satisfaction of the Engineer at no additional cost to the Owner.
  - 2. Cleaning shall include the removal of surface dirt, stains and discolorations of every intensity and nature encountered.
    - a. Employ scrubbing methods, using natural fiber bristle brushes, for cleaning deeply embedded dirt from areas which prove hard to clean by other means.

3. Finished work shall show no signs of stains, scratches, streaks or runs of discoloration from use of cleaners. Leave all exposed surfaces neat and clean. The appearance of the stone after cleaning and after adequate drying time shall be uniformly clean.

### 3.4 CLEANING METHODS

- A. Commercial cleaning products:
  1. Select the appropriate cleaning solution and apply in accordance with the cleaning solution manufacturers recommendations.
  2. Rinse thoroughly with clean water to remove all residue and surface contaminants.
- B. Generic mild detergent wash:
  1. Apply mild detergent solution to the wall area to be cleaned.
  2. Rinse thoroughly with clean water to remove all residue and surface contaminants.
- C. Generic algae and mildew removal:
  1. Apply algae and mildew removal solution and allow to soak for minimum 15 minutes. (Reapplication may be necessary for severe growth).
  2. Use hand-scrubbing technique to remove streaking or other localized growth.
  3. Rinse thoroughly using clean water to remove all residue and surface contaminants.
- D. Hand-Scrubbing
  1. Use hand scrubbing technique for localized stubborn stains that are resistant to low pressure washing techniques or otherwise require special treatment.
  2. Use soft to medium bristled brush.
  3. Avoid overly aggressive scrubbing which could damage the existing coatings.
- E. Pressure Washing (as means of cleaning existing coating)
  1. Use cool or warm water. DO NOT USE steam or high temperature methods when existing coatings are to remain in-place
  2. Use minimum 30 degree fan tip
  3. Determine distance from wall and pressure required to provide satisfactory results without damage to existing coatings or substrates based on test area.
  4. Use pressure 500 psi maximum for EIFS coatings. If damage to existing coating occurs, adjust pressure, distance of tip from wall, or fan tip angle to achieve satisfactory results.
  5. Determine if architectural features are foam shapes to protect against accidental damage in cases where they are attached to solid substrates such as stucco, masonry or concrete. Limit pressure to 500 psi, maximum, for foam trim features.
- F. Pressure Washing (as a means of removing existing coating layers)
  1. Determine pressure, fan tip angle and tip distance from wall as required to remove loose coatings or excess coating applications on solid substrates.
  2. Verify that the technique does not produce damage to the substrate and adjust as necessary.
  3. Dispose of rinse-water and waste in accordance with appropriate local regulations.
- G. Water Rinsing:

1. The cleaning method shall employ hosing and piping with appropriate nozzles to deliver a spray stream of water to the building surface via a hand held wand. Rinsing shall be accomplished with pressure pump and nozzle equipment which shall deliver no greater nozzle pressure than 300 PSI. In locations where stubborn stains and carbon deposits exist, re-rinsing shall be required until stone color is uniform.
2. Sources of water shall be obtained prior to installation of any equipment, and shall be provided at no additional cost to the Owner. The water shall be filtered with a 5 micron particulate filter placed in line with the water supply. The filter shall be replaced as needed during the work.

### 3.5 FLASHING REPLACEMENT

- A. Repair flashing in locations indicated on approved shop drawings and identified by Owner.
- B. Remove enough area to permit proper installation of flashing.
- C. Inspect the condition of the water-resistive barrier membrane and transition materials.
- D. Repair or replace damaged water resistive barrier system components.
- E. Install replacement components in a sequence and manner to provide shingle-laps and provide a continuous path for moisture drainage to the exterior of the wall via the flashing.
- F. Install new flashing components such that the completed repair will comply with manufacturer's guideline details for EIFS construction.
- G. Mix and apply EIFS materials in accordance with printed instructions for the products being used.

### 3.6 EIFS SURFACE DAMAGE REPAIR

- A. Perform repairs in accordance with "StoTherm EIFS Reference Guide: Repair and Maintenance", or equivalent manufacturer's written guide.
  1. Repair impact damage to EIFS including damaged substrate, insulation, base coat reinforcing mesh and finish in locations indicated on the project drawings.
  2. Determine the exact scope of individual repairs based on inspection at the time of selective demolition.
  3. Repair cracks in EIFS finish and lamina where indicated on project drawings.
- B. Reattach EIFS which has delaminated from the substrate, if not specified to be removed and replaced, as indicated on the project drawings.
  1. Establish stud locations in frame construction and install fasteners into framing members at intervals specified by the design professional as required to meet project wind load requirements. Maximum fastener spacing shall be 12 in. on-center.
  2. Install fasteners through the existing lamina using the plastic washer plates making sure not to penetrate or fracture the lamina with the fastener plate as the fastener is driven into place. The fastener plate shall be slightly dimpled when finally set into place.
  3. Install fasteners so as to provide a snug fit, and a uniformly secure attachment of the EIFS.
  4. Make sure insulation boards are fully adhered to the substrate before proceeding with installation.
  5. Fill any open joints in the insulation board layer with slivers of insulation or the spray foam adhesive.

6. Rasp the insulation board surface to achieve a smooth, even surface and to remove any ultraviolet ray damage.
7. Pre-spot fasteners with base coat and allow to dry.
8. Apply base coat and embed reinforcing mesh in the wet base coat. Overlap seams minimum 2-1/2 inches (64 mm) and double wrap inside and outside corners.
9. Apply base coat with mesh reinforcement at sufficient thickness to cover the washer plates and provide a flat surface to receive finish.
10. If necessary apply a skim coat of base coat over the mesh-reinforced base coat to provide a flat surface.
11. Allow base coat to fully dry before application of primer or finish.
12. Apply manufacturer's primer to dried base coat, if required by manufacturer.
13. Apply finish coating to dried base coat or primed base coat.

### 3.7 SEALANT JOINT REPAIR

- I**
- A. **Remove and replace all sealant joints to adjacent materials**
1. Protect surrounding EIFS from damage during removal of existing sealant.
  2. Replace sealant with approved low-modulus material recommended by the sealant manufacturer for use with EIFS.
  3. Install sealant in accordance with sealant manufacturer's published installation instructions for use with EIFS materials. Use sealant primer recommended by the sealant manufacturer on base coat surface if specified by the sealant manufacturer

### 3.8 SURFACE REPAIR AND RECOATING

- I**
- A. **Not used**
- B. Skim Coat with additional mesh to provide impact resistance. Apply glass-fiber mesh reinforced base coat in accordance with manufacturer's written recommendations.

### 3.9 SURFACE FINISH

- A. Apply manufacturer's finish coating in accordance with manufacturer's written instructions.
- B. Ensure the base coat surface or primed base coat is free of surface contamination before commencing the finish application.
- C. Apply finish directly over the base coat or primed base coat when dry. Apply finish by spray or stainless steel trowel, depending on the finish specified. Follow these general rules for application of finish:
- D. Avoid application in direct sunlight.
- E. Apply finish in a continuous application, and work to an architectural break in the wall.
- F. Weather conditions affect application and drying time. Hot or dry conditions limit working time and accelerate drying. Adjustments in the scheduling of work may be required to achieve desired results. Cool or damp conditions extend working time and retard drying and may require added measures of protection against wind, dust, dirt, rain and freezing. Adjust work schedule and provide protection.
- G. Do not install separate batches of finish side-by-side.



- H. Do not apply finish into or over sealant joints. Apply finish to outside face of wall only.
- I. Do not apply finish over irregular or unprepared surfaces, or surfaces not in compliance with the requirements of the project specifications.

3.10 PROTECTION

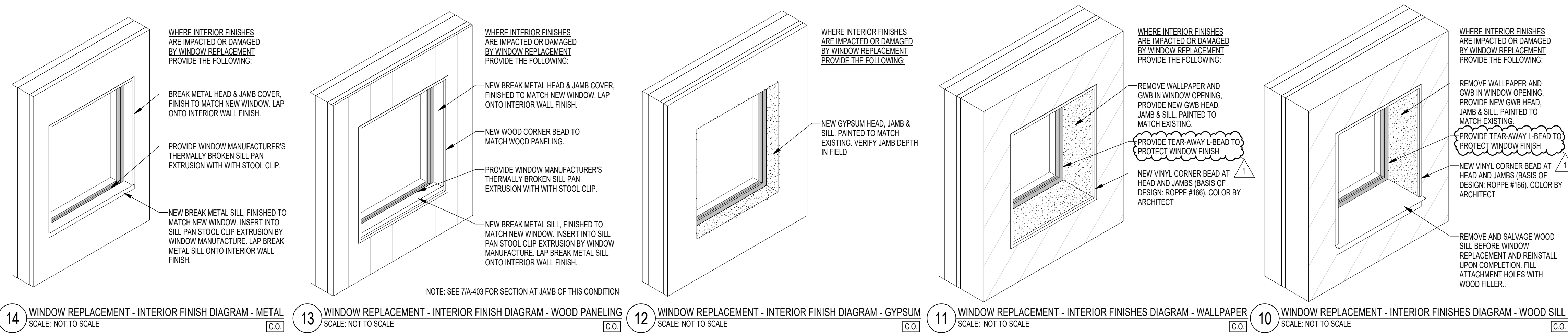
- A. Do not permit finish surface to become soiled or damaged.

End of Section

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**TOWER RESTORATION - SCOPE OF WORK NARRATIVE**

1. THE TOWER RESTORATION WORK DETAILED ON THIS SHEET WILL BE DELIVERED AS TWO SEPARATE PACKAGES, A CHANGE ORDER TO THE EXISTING CONTRACT AND A SEPARATE BID PACKAGE. THE SCOPE OF WORK FOR EACH IS GENERALLY OUTLINED BELOW.

**CHANGE ORDER TO EXISTING CONTRACT SCOPE OF WORK**

- REPLACEMENT OF TOWER WINDOWS
- REMOVAL OF EXISTING WINDOWS AS INDICATED IN TOWER ELEVATIONS BELOW
- NEW TOWER WINDOWS AS INDICATED IN TOWER ELEVATIONS BELOW
- NEW FLASHING, WATER PROOFING AND SEALANT ASSOCIATED WITH NEW WINDOWS
- NEW INTERIOR FINISH WORK AND REPAIRS WHERE IMPACTED OR DAMAGED BY THE WINDOW REPLACEMENT
- EXTERIOR PAINTING WHERE INDICATED

**TOWER WINDOW REMOVAL NOTES**

- CAREFULLY REMOVE ALL ALUMINUM WINDOWS IDENTIFIED ON ELEVATIONS AND ALL ASSOCIATED FLASHING, FASTENERS, ADHESIVES AND SEALANTS DOWN TO ROUGH OPENING. DISPOSE OF WINDOWS AND GLAZING IN ACCORDANCE WITH LOCAL REGULATIONS. RECYCLE MATERIALS WHERE POSSIBLE.
- CAREFULLY CUT SEALANT AWAY FROM EXTERIOR TO AVOID DAMAGE TO EXTERIOR FINISH SYSTEM.
- REMOVE EXISTING WINDOW SHAPES AND STORE FOR REINSTALLATION AFTER WINDOW REPLACEMENT.
- WHERE ABSOLUTELY REQUIRED TO FACILITATE WINDOW REMOVAL OR REPLACEMENT, SELECTIVELY REMOVE WINDOW TRIMS, STUCCO AND/OR SILLS AND STORE FOR REINSTALLATION AFTER WINDOW REPLACEMENT.

**TOWER WINDOW REPLACEMENT NOTES**

- DURING CONSTRUCTION, PORTIONS OF THE BUILDING WILL BE OCCUPIED. THE WORK SHALL BE DONE BY THE CONTRACTOR SO AS TO CAUSE THE LEAST POSSIBLE INTERFERENCE WITH DAILY OPERATION OF THE FACILITY OR ANY ESSENTIAL SERVICE THEREOF.
- VERIFY ALL EXISTING WINDOW DIMENSIONS IN FIELD.
- COMPLY WITH ALL WINDOW MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS.
- COORDINATE WINDOW INSTALLATION WORK WITH ALL PHASE IV - EIFS RESTORATION AND REFINISHING WORK.
- REMOVE ALL WATER DAMAGED BLOCKING AT EXISTING WINDOW OPENINGS. PROVIDE NEW PRESSURE TREATED BLOCKING AS NECESSARY.
- PROVIDE TEMPERED LIGHTS (TG-3) AT STAIR WELL LANDINGS AND WINDOWS BEHIND STAIR WELL HANDRAILS.
- REMOVE AND REPLACE WINDOWS WITH MINIMAL DAMAGE TO INTERIOR FINISHES. WHERE INTERIOR FINISHES ARE IMPACTED OR DAMAGED BY THE REINSTALLATION, REFER TO "INTERIOR FINISH DIAGRAMS" (10-14A-208) FOR SCOPE OF WORK.

**TOWER WINDOW SCHEDULE**

TYPE	COUNT	HEIGHT	WIDTH	COMMENTS
T-1	36	4'-1"	3'-6"	
T-2	21	4'-1"	8'-0"	
T-3	9	4'-1"	3'-6"	

**PHASE IV BID PACKAGE SCOPE OF WORK**

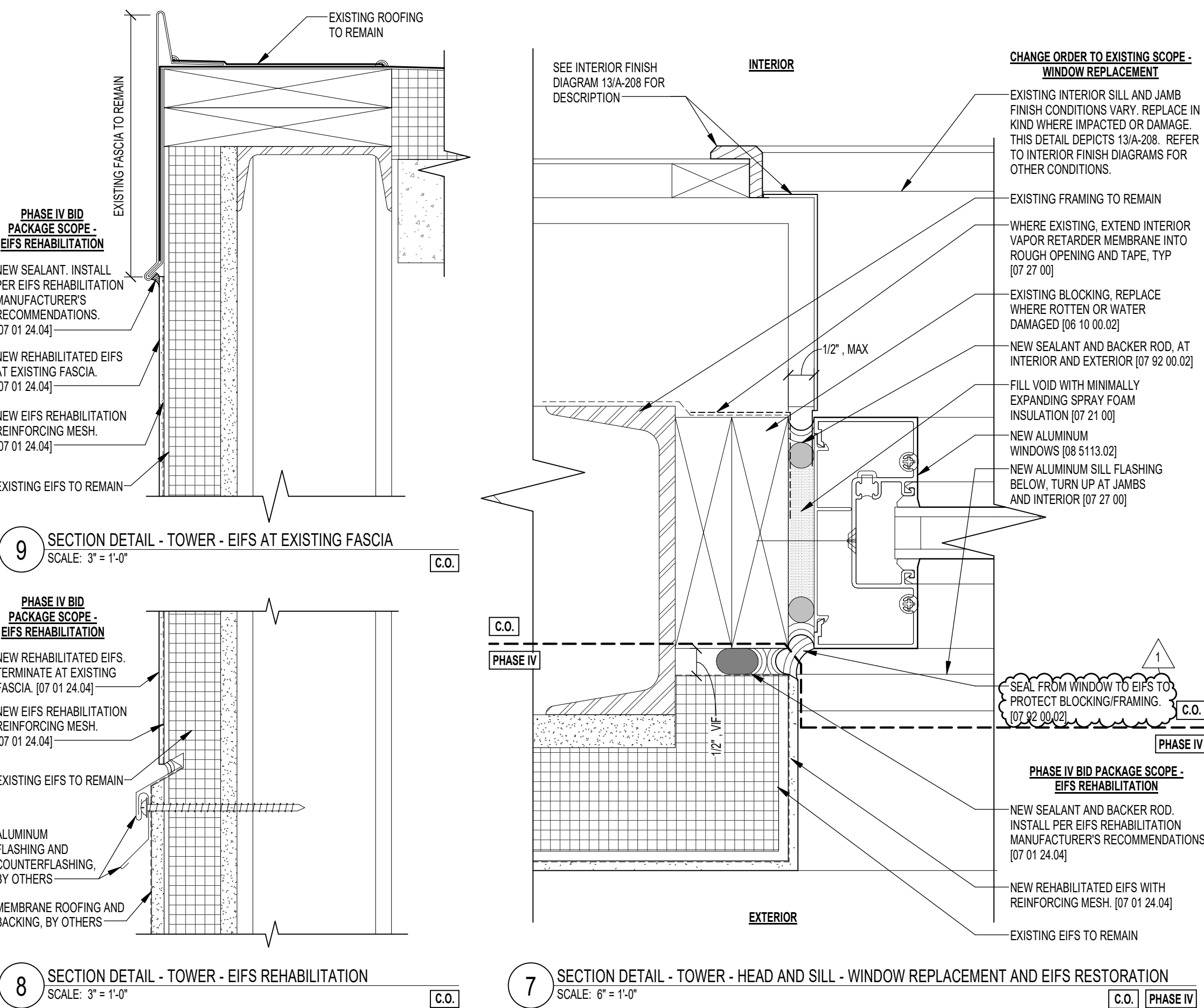
- THE REHABILITATION OF THE EXISTING TOWER EIFS SIDING
- SPECIFICATION REFERENCES NOTED AS ## #04 INDICATE SCOPE OF PHASE IV BID PACKAGE
- WORK IDENTIFIED AS CHANGE ORDER TO EXISTING CONTRACT, PHASE I OR PHASE II IS EXCLUDED FROM THE PHASE IV BID PACKAGE SCOPE OF WORK

**TOWER EIFS RESTORATION AND REFINISHING NOTES**

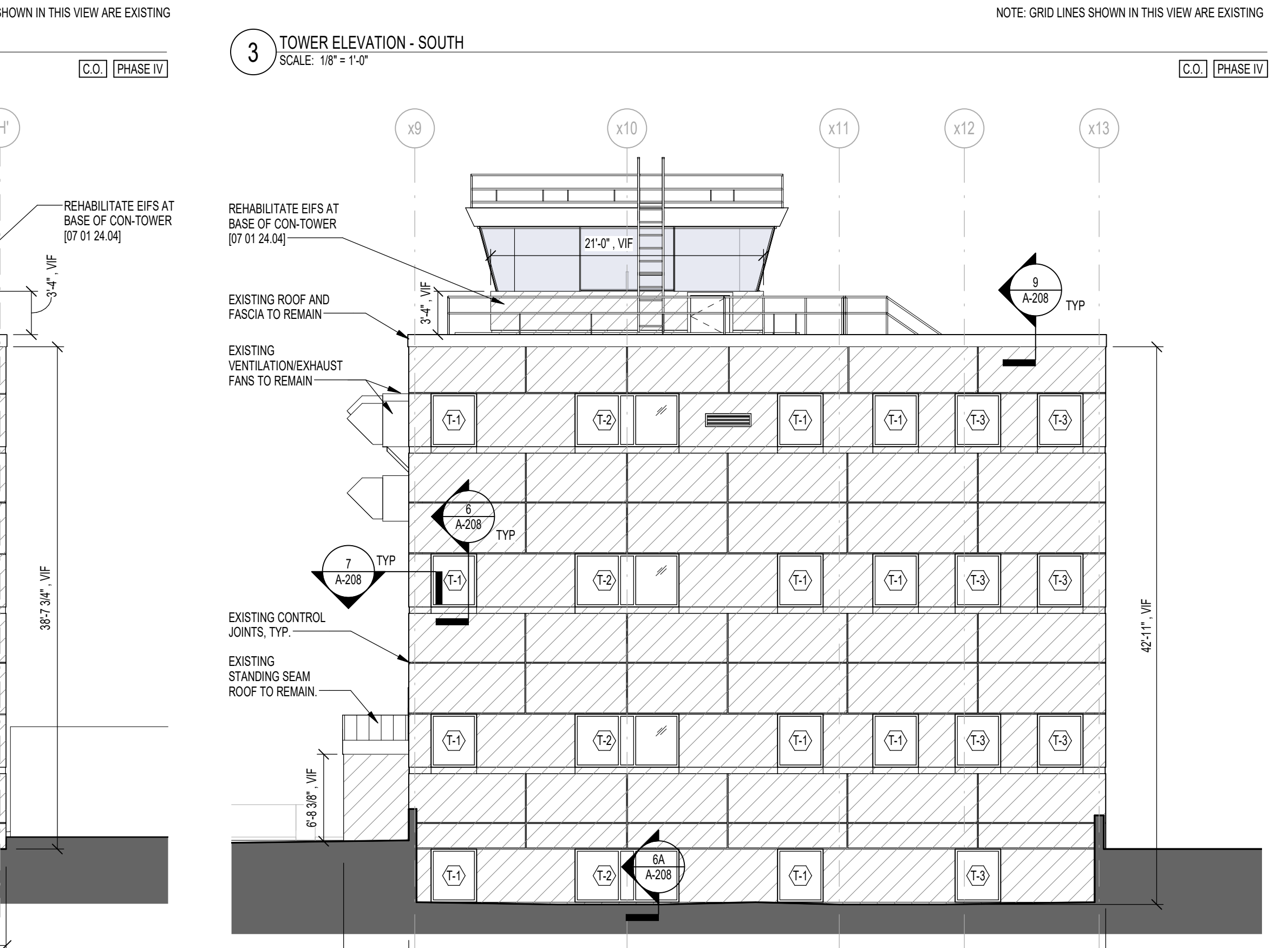
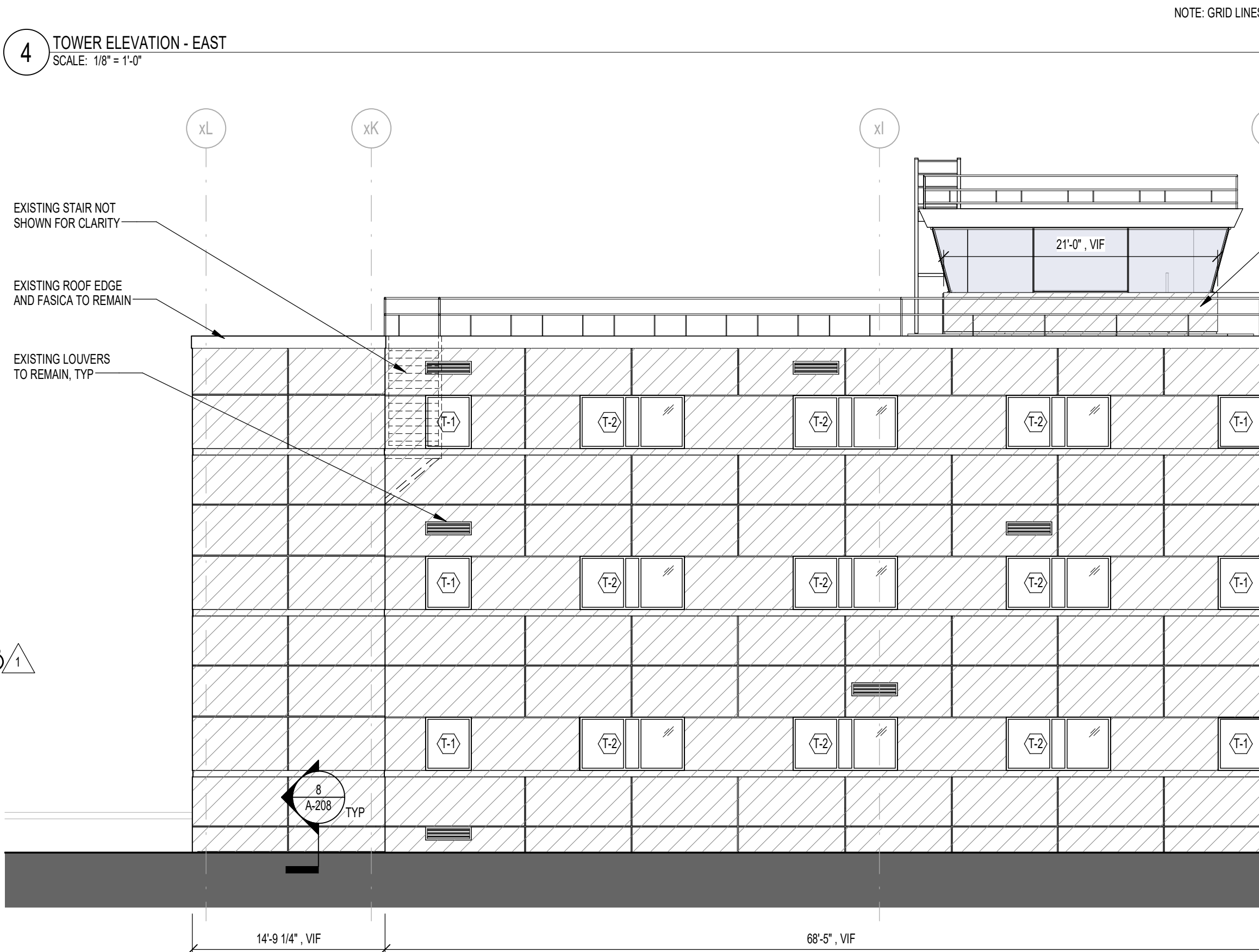
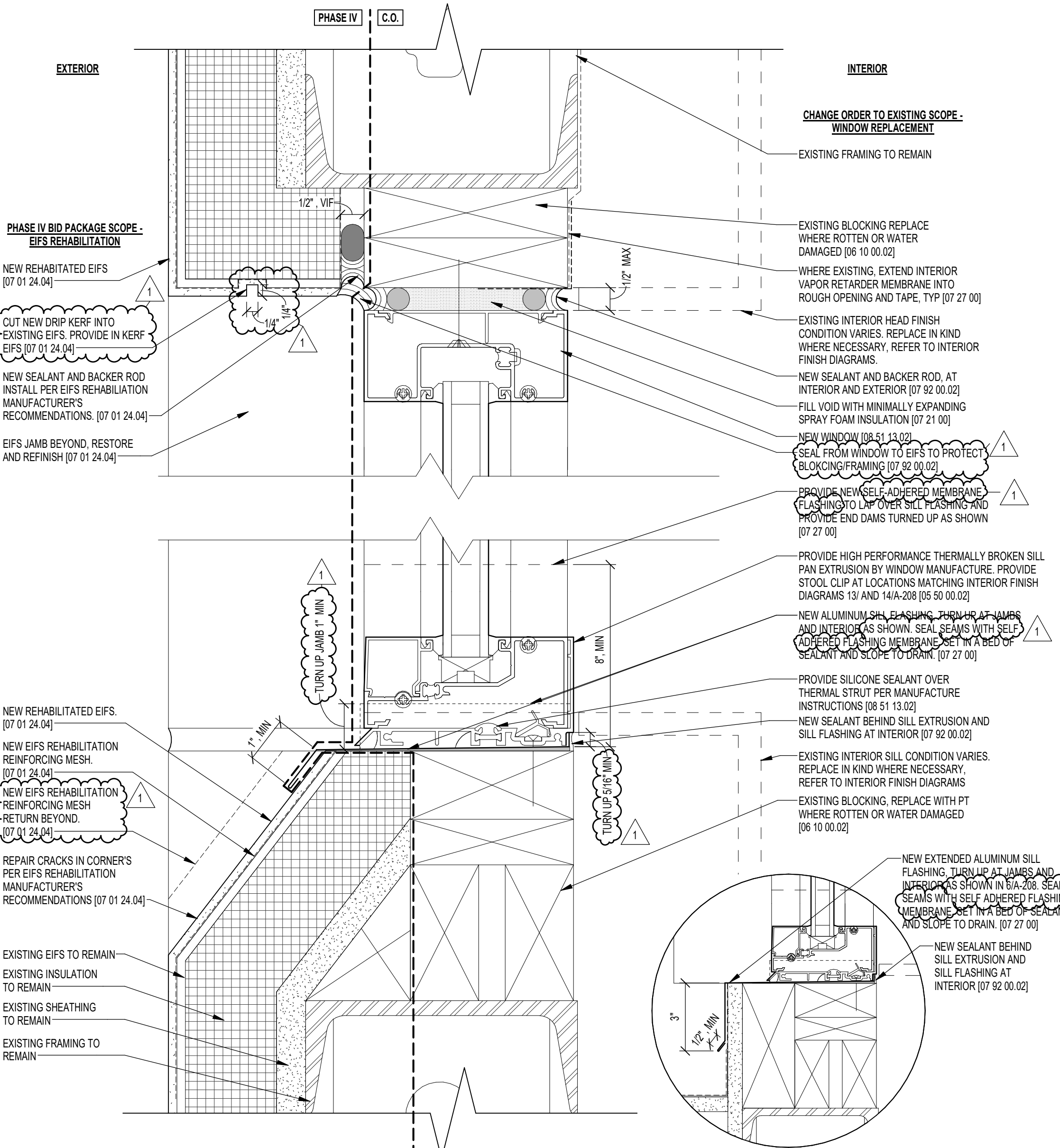
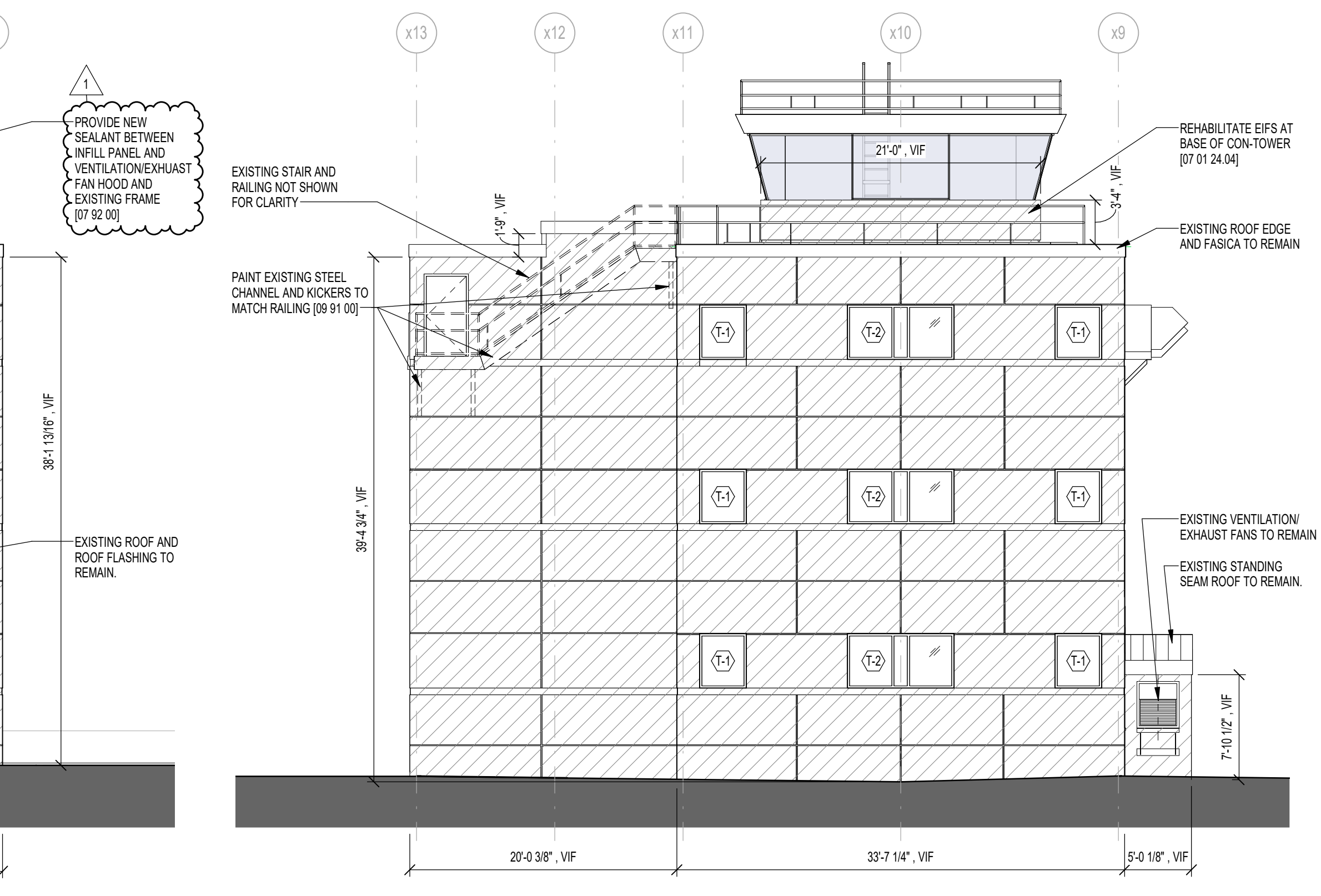
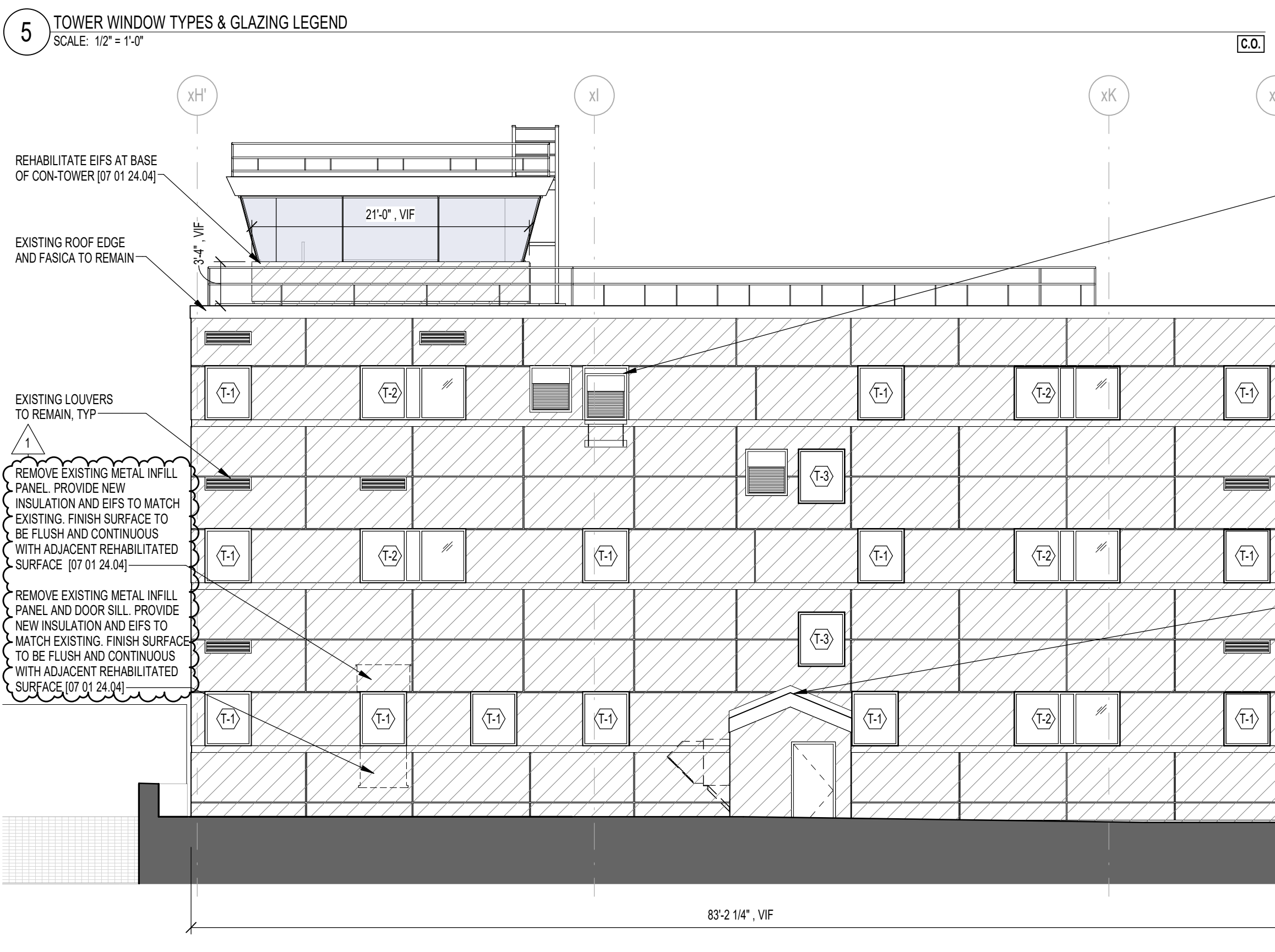
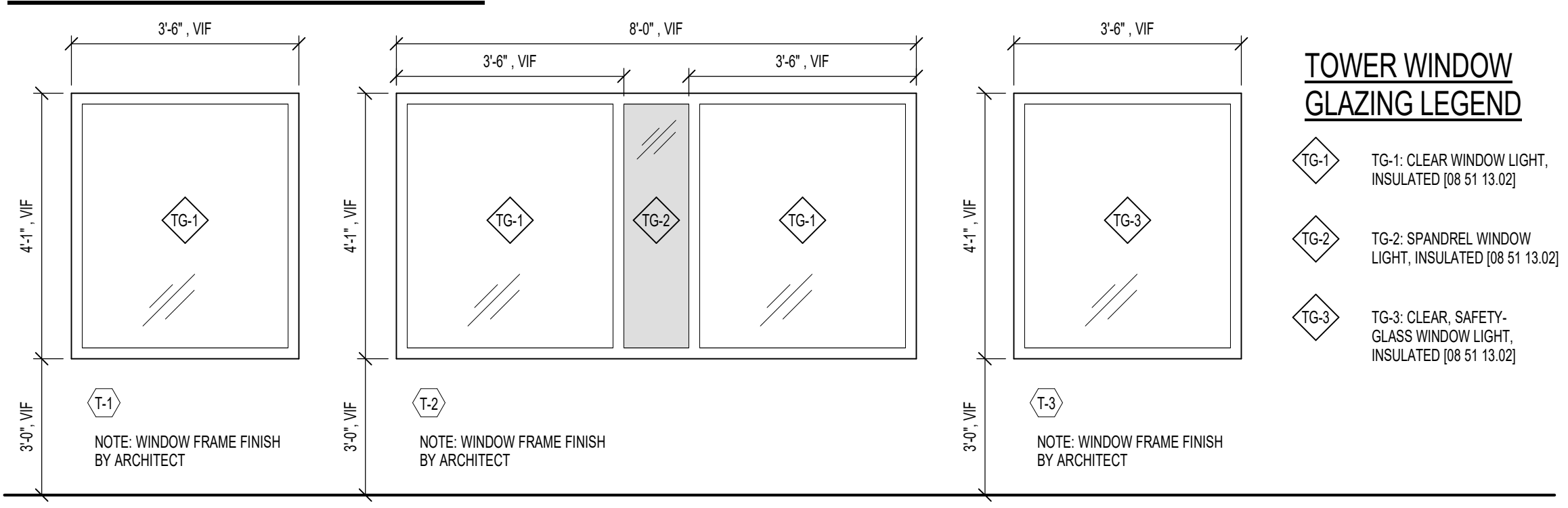
- DURING CONSTRUCTION, PORTIONS OF THE BUILDING WILL BE OCCUPIED. THE WORK SHALL BE DONE BY THE CONTRACTOR SO AS TO CAUSE THE LEAST POSSIBLE INTERFERENCE WITH DAILY OPERATION OF THE FACILITY OR ANY ESSENTIAL SERVICE THEREOF.
- FIELD VERIFY ALL DIMENSIONS SHOWN.
- COMPLY WITH ALL EIFS REHABILITATION MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. PROVIDE MANUFACTURE APPROVED COMPONENTS TO ENSURE INTEGRITY OF EIFS HABILITATION.
- THOROUGHLY CLEAN ALL EXISTING EIFS SURFACES. REMOVING ALL CONTAMINANTS INCLUDING DIRT, ALGAE AND MILDEW. COMPLY WITH MANUFACTURER'S RECOMMENDATIONS ON CLEANING PROCEDURES, INCLUDING HAND WASHING AND POWER WASHING.
- STRIP ALL EXISTING SEALANT AT EXPANSION JOINTS AND CONTROL JOINTS. PROVIDE NEW, MANUFACTURER RECOMMENDED SEALANT.
- FILL ALL CRACKS WITH A MANUFACTURE-APPROVED, FLEXIBLE CRACK FILLER. PROVIDE REINFORCING MESH AT CRACKS ABOVE 1/8".
- AT CRACKS ABOVE 1/8" AND AREAS OTHER AREAS OF FINISH DAMAGE, REMOVE FINISH AND ASSESS THE BASE COAT. IF DAMAGED, REMOVE BASE COAT AND PROVIDE NEW INSULATION AS NECESSARY THEN RE-APPLY BASE COAT WITH REINFORCING MESH. RE-FINISH OVER BASE COAT.
- PROVIDE NEW SEALANT AROUND ALL PENETRATIONS AROUND EXISTING DOOR FRAMES, MECHANICAL VENTS, ACCESS MATCHES, METAL PANELS IN EIFS SIDING. PROVIDE NEW SEALANT AT ALL PENETRATIONS IN AND ATTACHMENTS TO THE EIFS. COMPLY WITH MANUFACTURER'S RECOMMENDATIONS ON SEALANT.

**EIFS RESTORATION AND REFINISHING LEGEND**

EXISTING EIFS AREAS TO BE REHABILITATED (07 01 24 04)  
COLOR AND FINISH BY ARCHITECT



**TOWER REPLACEMENT WINDOW TYPES**



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**FENICK | McCREDEE**

**BIDDING DOCUMENTS**

No.	Date	Description
1	05/29/18	Phase IV - Addendum 1

**ELMIRA CORNING REGIONAL AIRPORT**  
CHEMUNG COUNTY, NEW YORK

**ELMIRA CORNING REGIONAL AIRPORT**  
TERMINAL REVITALIZATION - PHASE 4

CLIENT: **TN**

DESIGNED: **FMA**

CHECKED: **SB**

SCALE: **As Indicated**

DATE: **2018.05.16**

PROJECT: **1131**

SCALE & ORIENTATION

KEY PLAN

DRAWING TITLE  
**TOWER RESTORATION - ELEVATIONS AND DETAILS**

DRAWING NUMBER  
**A-208**