



WITSELL EVANS RASCO | ARCHITECTS/PLANNERS
901 West Third Street Little Rock, Arkansas 72201 501-374-5300

ADDENDUM 1

ADDENDUM NO. 1

TO: PROJECT MANUAL AND DRAWINGS

FOR: ASU Mid-South – Adult Education: Foundation and Interior Repairs

January 31st, 2025

This addendum forms a part of the Contract Documents and modifies or interprets the Project Manual and Drawings, as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject bidder to disqualification.

BID TIME/DATE: 2:00PM / Tuesday 02/04/2025 – Magruder Hall 106

- A. GENERAL:
 - 1. See attached Pre-Bid RFI questions and answers **1-14**. These questions and answers become part of the Contract Documents.
- B. PROJECT MANUAL:
 - 1. Refer to 00 4100 BID FORM
REPLACE: With the attached
 - 2. Add specification section 03 0130 CONCRETE REPAIR.
- C. DRAWINGS:
 - 1. Refer to Sheet S101 – FOUNDATION
REPLACE: Entire Sheet with Attached
- D. ATTACHMENTS:
 - 1. Pre-Bidding RFI List (1 page)
 - 2. Spec Section 03 0130 CONCRETE REPAIR, & 00 4100 BID FORM (6 pages)
 - 3. Drawings – (1 page)
 - 4. Mandatory Pre-Bid Site Review – Sign-in sheet (1 page)

END OF ADDENDUM NO. 1 (11 pages total)



Bernhard TME, LLC ■ Engineering Division

ADDENDUM #01

**ASU Mid-South
West Memphis, Arkansas**

Bernhard TME Job No. 01-24-0110


January 31, 2025

Drawings:

Structural:

1. Refer to Revised Sheet S101 – FOUNDATION REPAIRS – revision dated 01/31/25:
 - A. Under "FOUNDATION UNDERPINNING NOTES" added note 15 and 16.
 - B. FOUNDATION REPAIR PLAN – Revised text.

End of Addendum #01

ASU Mid South West Memphis, AR Pre-Bid CONTRACT DOCUMENTS RFI LOG						
No.	Request For Information	Date Submitted	Status	Response	Response Date	Response By
1	What is the intended pier depth. Would it be possible to spec a depth on the pinning and have a supplied unit price for any additional that is needed?	01.28.2025	Closed	1. For pricing purposes only, underpinning to extend 40ft. Provide linear foot unit pricing for installation. (see revised bid form) Finalize design to be determined by underpinning specialist. 2. Contractor to employ services of geotechnical engineer for soils investigation at settlement areas.	01.31.2025	Bernhard
2	Who do we contact if we need to send out additional Subs to look at this space?	01.28.2025	Closed	Ben Sasser Director of Facilities and Maintenance Arkansas State University Mid-South bsasser@asumidsouth.edu Office: 870-733- 6776 Cell: 901-483-6750	01.31.2025	WER
3	Is this structural design intended to just stabilize the foundation or bring the slab back level with the rest of the building?	01.28.2025	Closed	The intent is to stabilize the foundation (not lift or level). The one location that will require leveling will be in the corridor where the floor slab has cracked and created an uneven surface. Level the slab at this location to make a flush surface. Where walls have separated from the slab, provide treated blocking below to reattach walls to slab. See revised structural drawings.	01.31.2025	Bernhard/WER
4	Can we get access to the original 1995 drawings?	01.28.2025	Closed	Yes, Contact James Swann: jswann@werarch.com for a digital copy of the original drawings.	01.31.2025	WER
5	Will we have to move the AC Condensing units on the East side of the building to underpin the foundation?	01.28.2025	Closed	It appears that at least 2 Condensing units will need to be removed and reinstalled to allow for underpinning. Contractor responsible for this work. Coordinate with Facilities prior to any shutdowns.	01.31.2025	WER
6	If we remove any vegetation to underpin the foundation are we required to install new vegetation at the same location?	01.28.2025	Closed	Any vegetation removed to provide underpinning needs to be replaced with similar vegetation upon completion of the project.	01.31.2025	ASU Mid-South
7	There appears to be some ceiling deformation to the ceiling in Classroom-1 (N139) along the West wall. Are we responsible for any repair to the ceiling? Do we need to include re-work of the Acoustical Ceilings after levelling process?	01.28.2025	Closed	Provide a ceiling repair allowance. Assume 100 linear feet of ceiling grid repair/replacement in your cost. Once foundation work is complete, do a walk through with Owner/Architect to determine the extent of repair needed.	01.31.2025	WER
8	Is their a requirement for the GC to provide Builders Risk Insurance? I have reviewed the General and Supplemental Conditions and don't see it called for.	01.29.2025	Closed	Do not include Builders Risk Insurance in this bid.	01.31.2025	WER
9	Is there a prescribed scope for disconnection of the PTAC units in regards to the Electrical and HVAC connections?	01.29.2025	Closed	These are Unit Ventilators. The Unit Ventilators have been offline for several years. Contractor to cap off any utilities tied to units prior to closing up the wall. At time of demolition, contractor to remove 1 unit and review with Owner/Architect prior to proceeding with the remainder of removal.	01.31.2025	WER
10	Have the drawings and specs been submitted to West Memphis building department yet?	01.29.2025	Closed	No, these drawings have not been submitted to the Building Department.	01.31.2025	WER
11	A100 note 6 for the corridor mentions "after leveling is complete," yet S101 note 4 says specifically "foundation underpinning is intended for stabilization only, no lifting of foundations." Will you please verify that the intention is to raise the foundation on the Southeast side of the building?	01.29.2025	Closed	Refer to RFI question #3	01.31.2025	Bernhard/WER
12	Is there loading information for the micropiles? How deep will they need to go to stabilize the building?	01.29.2025	Closed	Refer to RFI question #1	01.31.2025	Bernhard
13	I had a mechanical guy look at my photos of the air conditioning units and he said they are not PTAC units, but rather unit ventilators, and would definitely require mechanical for removal. There is most assuredly something that will need to be capped off underneath. Is this something that can be reflected in the plans?	01.29.2025	Closed	These are Unit Ventilators. The Unit Ventilators have been offline for several years. Contractor to cap off any utilities tied to units prior to closing up the wall. At time of demolition, contractor to remove 1 unit and review with Owner/Architect prior to proceeding with the remainder of removal.	01.31.2025	WER
14	Will temporary fencing be required for this project?	01.29.2025	Closed	Contractor to provide temporary fencing during foundation underpinning.	01.31.2025	WER

WER

ARCHITECTS

SIGN-IN

ASU Mid-South Adult Education – Foundation & Interior Repairs Pre-Bid Site Visit

Date: January 28th, 2025
Location: 2003 W Broadway Ave, West Memphis, AR 72301
Purpose: Mandatory Pre-Bid Site Review

NAME	COMPANY	EMAIL
JAMES SWANN	WER	
SK Patel	Olympus Con	sk@olympusgc.com
Travis Christianson	Groundworks Comm	travis@groundworks.com
Henry E. Peacock	Henry E. Peacock Associates, LLC	hefassociates@yahoo.com
Erick AVANT	AVANT Improvement	AVANTImprovement@BellSouth.net
Mary Delgado	GTG	mdelgado@grindertaber.com
Chris Cockrell	Barnes & Brower, Inc.	cockrell@barnesandbrower.com
Hayden Wagner	Wagner General Contractors, Inc.	hayden@wagnergeneral.com
Eli Christenburs	Chris-Hill Construction	eli@chillconstruction.com
Ian Hugood	Chris-Hill Construction	ian@chillconstruction.com
Michael T. Sycila	Quincy Flooring	Quincy217@SISC61061.net
Tom Csicila	Baldwin's Shell	tcsicila@baldwinshell.com
Ben Sasser	BSasser@ASUMidSouth.edu	ASU Mid South
Janan Abernathy	ASU Mid-South	jmaabernathy@asumidsouth.edu

**SECTION 00 4100
BID FORM**

TO:

Arkansas State University
Mid-South
2000 W. Broadway
West Memphis, AR 72301

FROM:

Name of Bidder: _____
Address: _____

Phone/Fax: _____ License No. _____

BASE BID

Pursuant to and in compliance with Bidding Documents, I hereby propose and agree to furnish the work proposed in strict accordance with the Contract Documents for the sum of:

BASE BID: _____ \$ _____
Dollars (written out) Numerical

ALLOWANCES:

- A. Section 04 2000 – Unit Masonry: Include the stipulated quantity of 50 square feet of additional brick replacement in addition to what is shown on the drawings. Refer to Section 01 2200 – Unit Prices for schedule.
Allowance 'A': _____
- B. Section 04 2000 – Unit Masonry: Include the stipulated quantity of 150 linear feet of additional repointing at existing masonry brick veneer and precast concrete in addition to what is shown on the drawings. Refer to Section 01 2200 – Unit Prices for schedule.
Allowance 'B': _____

UNIT PRICES

- A. Section 04 2000 – Unit Masonry: Price cost per square foot to remove and replace existing masonry brick veneer. Refer to Section 01 2100 – Allowances for schedule.
UNIT PRICE: _____ \$/ sq. ft.
- B. Section 04 2000 – Unit Masonry: Price cost per linear feet of repointing at existing masonry brick veneer and precast concrete. Refer to Section 01 2100 – Allowances for schedule. UNIT PRICE: _____ \$/ linear ft.
- C. ***Piles/Piers for foundation under pinning.***
UNIT PRICE: _____ ***\$/ linear ft.***
- D. Refer to Section 01 2200 Unit Prices.

ADDENDA

The undersigned acknowledges receipt of and inclusion as a part of the Contract Documents the following addenda:

1. ***Addendum #1 - 01.31.2025***

COMPLETION DATE:

Bidder agrees that the work will begin within 10 days of Notice to Proceed and that Bidder will provide an estimated number of days to complete this project: _____ Days

THE UNDERSIGNED, IN COMPLIANCE WITH THE CONTRACT DOCUMENTS FOR THE PURCHASE AND DELIVERY OF THE ABOVE NAMED PROJECT, DOES HEREBY DECLARE:

That the undersigned understands the Owner reserves the right to reject any and all bids and to waive any formality;

That if awarded the Contract, the undersigned will enter into an Agreement, on a form identical to the form included in the Contract Documents and execute required performance and payment bonds;

The undersigned further agrees that the bid security payable to Owner and accompanying this proposal shall become the property of the Owner as liquidated damages if the undersigned fails to execute the Contract or to deliver the required bonds to the Owner within 5 days from receipt of the Intent to Award as these acts constitute a breach of the Contractor's duties.

That this bid may not be withdrawn for a period of 30 days after the bid opening.

That the Owner's intent is to purchase equipment within the limits established by the funds appropriated for the project;

The following documents are attached to and made a condition of this Bid:

Bid security.

IF AWARDED THE CONTRACT, IN COMPLIANCE WITH ARKANSAS ANNOTATED CODE § 22-9-204, THE FIRMS NAMED BELOW WILL BE EMPLOYED AS SUBCONTRACTORS FOR THEIR RESPECTIVE TRADES

A. Demolition: _____

(Division 02)

Is amount of work \$50,000 or over: Yes _____ No _____ License No.

B. **Concrete:** _____

(Division 03)

Is amount of work \$50,000 or over: Yes _____ No _____ License No.

C. Masonry: _____

(Division 04)

Is amount of work \$50,000 or over: Yes _____ No _____ License No.

D. Carpentry/Misc Metals: _____

(Division 05 & 06)

Is amount of work \$50,000 or over: Yes _____ No _____ License No.

E. Gypsum Wallboard/Painting: _____

(Division 09)

Is amount of work \$50,000 or over: Yes _____ No _____ License No.

IF AWARDED THE CONTRACT, I AGREE TO ENTER INTO AND EXECUTE A CONTRACT ON THE BASIS OF THIS BID, AND TO FURNISH BONDS AND PROOF OF INSURANCE IN ACCORDANCE WITH THE INSTRUCTION TO BIDDERS AND THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.

I HAVE COMPLETED THE BID AND HAVE ATTACHED BID SECURITY, IN SPECIFIED AMOUNT, AND COPY OF SURETY AGENT'S POWER OF ATTORNEY.

FIRM NAME: _____

SIGNATURE: _____

TITLE: _____

DATE: _____

IF BIDDER IS A PARTNERSHIP, COMPLETE THE FOLLOWING:

NAMES AND _____

ADDRESSES OF

PARTNERS: _____

IF BIDDER IS A CORPORATION, COMPLETE THE FOLLOWING:

NAME AND _____

ADDRESS OF

PRESIDENT: _____

NAME AND _____

ADDRESS OF

TREASURER: _____

(SEAL)

END OF SECTION

**SECTION 03 0130
CONCRETE REPAIR**

PART 1-GENERAL

1.01 SUMMARY

- A. This specification provides guidance on patching cracks in concrete by injecting an epoxy adhesive.
- B. Epoxy Injection should be used for dormant cracks, i.e., cracks that remain unchanged. Dormant cracks generally pose little danger. However, if left unrepaired, they will provide channels for moisture penetration.
- C. The calculated maximum crack width for concrete should not exceed 0.01 inch. Consult a professional to determine the cause for cracking and its source, as superficial repairs can aggravate the problem.

1.02 REFERENCES

- A. American Society for Testing and Materials (ASTM)

PART 2-PRODUCTS

2.01 MATERIALS

- A. Epoxy Resin (Abatron, Inc., Sika Corp. or approved equal).
 - 1. For Fine Cracks:
 - a. Epoxy shall be a two-part type, low viscosity epoxy adhesive material containing 100% solids and shall meet or exceed the following characteristics when tested in accordance with the standards specified.
 - b. Characteristics of Components:
 - 1) Component A - shall be a blend of modified epoxy resins.
 - 2) Component B - shall be a blend of modified amine curing agents.
 - c. Test Method Requirements:
 - 1) Component A - Brookfield RVT, 700 maximum; Viscosity @ 77 +/- 3 degrees Fahrenheit, cps; Spindle No. 2 @ 20 rpm.
 - 2) Component B - Brookfield RVT, 240 maximum; Viscosity @ 77 +/- 3 degrees Fahrenheit, cps; Spindle No. 2.
 - d. Properties of Combined Components: When mixed in the ratio of two parts Component A to one part Component B by volume; or 100 parts Component A to 44 parts Component B by weight, properties shall be:
 - 1) Potlife, 60g @ 77 +/- 3 degrees Fahrenheit, minutes; 25 minutes maximum.
 - e. Properties of the Cured Adhesive: When cured for seven days @ 77 +/- 3 degrees Fahrenheit, unless otherwise specified, properties shall be:
 - 1) Ultimate Tensile Strength: ASTM D638; 8000 minimum.
 - 2) Compressive Yield Strength, psi: ASTM D695*; 15,000 minimum.
 - 3) Heat Deflection Temperature: ASTM D648*; 130 Fahrenheit minimum.
 - 4) NOTE: Test specimens must be cured in a manner such that the peak exothermic temperature of the adhesive does not exceed 77 degrees Fahrenheit.
 - 2. For Wide Cracks:
 - a. Epoxy shall be a two-part gel epoxy adhesive material containing 100% solids and shall meet or exceed the following characteristics when tested in accordance with the standards specified.
 - b. Properties of Combined Components: When mixed in the ratio of two parts Component A to one part Component B by volume; or 100 parts Component A to 34 parts Component B by weight, properties shall be:
 - 1) Potlife, 200g @ 77 +/- 3 degrees Fahrenheit, minutes.

- c. Properties of the Cured Adhesive: When cured for seven days @ 77 +/- 3 degrees Fahrenheit, unless otherwise specified, properties shall be:
 - 1) Ultimate Tensile Strength: ASTM D638; 1,500 psi minimum. 2) Compressive Yield Strength: ASTM D695; 6,000 psi minimum.
 - 2) Heat Deflection Temperature: ASTM D648; 105 Fahrenheit minimum.
- B. Surface Seal: (Epoxy Mortar or Oil-Free Clay)
 - 1. Description: The surface seal material is that material used to confine the injection adhesive in the joints or cracks during injection and cure.
 - 2. Properties: The surface seal material shall have adequate strength to hold injection fittings firmly in place and to resist injection pressures adequately to prevent leakage during injection. The material shall not leave a residue upon removal.
 - 3. NOTE: Provide adhesive crack fillers and other related materials that are compatible with one another and with substrates under conditions of severe weather, demonstrated by sealant manufacturer based on testing and field experience.

2.02 EQUIPMENT

- A. Type: The equipment used to meter and mix the two injection adhesive components and inject the mixed adhesive into the crack shall be portable, positive displacement type pumps with interlock to provide positive ratio control of exact proportions of the two components at the nozzle. The pumps shall be electric or air powered and shall provide in-line metering and mixing.
- B. Discharge Pressure: The injection equipment shall have automatic pressure control capable of discharging the mixed adhesive at any pre-set pressure up to 200 psi + 5 psi and shall be equipped with a manual pressure control override. For injection of the gel epoxy, the equipment shall be equipped with the above features and be able to pump at up to 5,000 psi.
- C. Ratio Tolerance: The equipment shall have the capability of maintaining the volume ratio for the injection adhesive prescribed by the manufacturer of the adhesive within a tolerance of + 5% by volume at any discharge pressure up to 200 psi. For gel epoxies, the ratio will be checked by weight at up to 5,000 psi.
- D. Automatic Shut-Off Control: The injection equipment shall be equipped with sensors on both the Component A and B reservoirs that will automatically stop the machine when only one component is being pumped to the mixing head.
- E. The manufacturer of the injection equipment and the manufacturer of the epoxy resin adhesive for injection shall be one and the same.

PART 3-EXECUTION

3.02 EXAMINATION

- A. Examine the nature and severity of the crack:
 - 1. Note directions and widest point of cracks.
 - 2. Note sloped floors, bulging walls and doors that do not fit.
- B. Determine the probable cause of cracks:
 - 1. Foundation erosion.
 - 2. Decay of materials.
 - 3. Structural failure.
 - 4. Change in materials or geometry.
 - 5. Thermal and moisture changes.
- C. Determine possible consequences if cracks are left unrepaired.
- D. Evaluate alternative methods of repair.
- E. For cracks associated with thermal movement, look for:
 - 1. Horizontal or diagonal cracks near the ground at piers in long walls, due to horizontal shearing stresses between the upper wall and the wall where it enters the ground.
 - 2. Vertical cracks near the ends of walls.

3. Vertical cracks near the top and ends of the facade.
4. Cracks around stone sills or lintel, due to expansion of the masonry against both ends of the tight fitting stone piece that cannot be compressed.

3.03 PREPARATION: Remove loose debris, broken concrete. Use high pressure air to remove dust and dirt.

3.04 SURFACE PREPARATION:

- A. Do not proceed with installation of joint sealers until contaminants capable of interfering with their adhesion are removed from joint substrates.
- B. Surfaces adjacent to joints or other areas of application shall be cleaned of dirt, dust, grease, oil or other foreign matter detrimental to bond of epoxy injection surface seal system.
- C. Entry ports shall be provided along the crack at intervals of not less than the thickness of the concrete member at that location.
- D. Surface seal material shall be applied to the face of the crack or end. For through cracks, surface seal shall be applied to both faces.
- E. Allow enough time for the surface seal material to gain adequate strength before proceeding with the injection.

3.05 ERECTION, INSTALLATION, APPLICATION

- A. If the crack is still damp when repairs are going to be made, be sure to use an epoxy appropriate for damp conditions.
- B. Seal both sides of cracks with an epoxy mortar or oil-free clay, leaving small holes through which epoxy resin will be injected. 1/8" to 1/4" diameter tubing can be used to form holes. Holes should be 2"-4" long and roughly 8" apart.
- C. Inject two-component epoxy using device as provided by manufacturer.
- D. Injection of epoxy adhesive shall begin at lower entry port and continue until there is an appearance of epoxy adhesive at the next entry port adjacent to the entry port being pumped.
- E. When epoxy adhesive travel is indicated by appearance at the adjacent port, injection shall be discontinued on the entry port being pumped, and epoxy injection shall be transferred to next adjacent port where epoxy adhesive has appeared.
- F. Perform epoxy adhesive injection continuously until cracks are completely filled.
- G. If port-to-port travel of epoxy adhesive is not indicated, the work shall be stopped immediately and the engineer notified.
- H. When cracks or joints are completely filled, epoxy adhesive shall be cured for sufficient time to allow removal of injection or port sealing devices.
- I. The outermost quarter inch of the crack shall be filled with a colored epoxy material of the installers choice subject to prior approval of the RHPO. The colored epoxy filler shall match the existing material which it is filling and shall not be discernible from a distance of 15 feet.

3.06 ADJUSTING/CLEANING

- A. Upon completion of work, remove all seal material and other residue from site. Remove and clean exposed surfaces of residue or staining resulting from this work.

END OF SECTION