BID FORMS

PROJECT NAME: **40 Denniston Street, Lindsay (Hydro One Lindsay OC)**
Miscellaneous Site Repairs

SUBMITTED BY:

_____
Contractor Name

_____
Contractor Address

Herein after called the Contractor

SUBMITTED TO:

BGIS
4175 14th Avenue
Markham, ON
L3R 0J2

Herein after called the Consultant

ON BEHALF OF:

Hydro One
c/o BGIS
4175 14th Avenue
Markham, ON L3R 0J2

Hereinafter called the Owner

We the undersigned, have carefully examined the site, the conditions pertaining to the work, and the bid documents and specifications, including Addenda Nos. _____. We offer to enter into a contract to complete the work described plus or minus any work identified by the Consultant in accordance with the requirements of the bid documents and specifications for the price given in the bid breakdown below.

By submitting this bid, the Contractor confirms that:

1. This bid is made without any connection, comparison of figures or arrangements with, or knowledge of, any other corporation, firm or person making a bid for the same Work except for prices submitted for sub-contracts, and is in all respects fair and without collusion or fraud.

2. This bid will be left open for acceptance for a period of 60 days from the date of closing.

3. The drawings and specifications have been examined and there are no materials or methods indicated to which the Bidder objects or for which the Bidder would be unwilling or unable to accept responsibility. The Bidder agrees that after signing the Contract, full responsibility for the performance of the Work will rest with the Bidder and the Owner is in no way to be held liable.

BID BREAKDOWN

Accurate quantities and allowances for parts of the Contract cannot be pre-determined and will only be established at the time of actual field work. The estimates shown below are approximate and shall serve as a guideline only to standardize quantities and allowances used when bidding. The prices submitted are for the completed work, excluding HST but including all other applicable taxes, overhead, profit and all other Contractor expenses.

All other items, whose quantities can be pre-determined, but not specifically itemized and described below, including items shown on drawings, discussed in the scope or other supporting documentation, or required to complete the work are to be quoted under “All Other Items”.

1. BASE BID ITEMS

Item No.	Item Description	Estimated Quantity	Unit Price	Price for Item
1	**General Conditions**			
1.1	Mobilization	-	Lump Sum	$
1.2	Access and Site Protection	-	Lump Sum	$
1.3	Phasing	-	Lump Sum	$
1.4	Handling and Disposal of Hazardous Building Material	-	Lump Sum	$
1.5	Demobilization	-	Lump Sum	$
2	**Office Area EIFS Repairs**			
2.1	EIFS Exploratory Openings	3 locations	$ /ea	$
2.2	EIFS Repairs			
a)	Finish Coat Repairs (0.1m^2 minimum payment)	5m^2	$ /m^2	$
b)	Small Lamina Repairs	25 locations	$ / ea	$
c)	Large Lamina Repairs (0.1m^2 minimum payment)	10m^2	$ /m^2	$
d)	Small Crack Repairs (0.25m minimum payment)	50m	$ /m	$
e)	Large Crack Repairs (0.25m minimum payment)	50m	$ /m	$

Item No.	Item Description	Estimated Quantity	Unit Price	Price for Item
2.3	EIFS Re-Caulking	-	Lump Sum	$
3	**Shop Area Humidifier Replacement**	3 units	$ /ea	$
4	**Cash Allowance for Miscellaneous Repairs**	-	Cash Allowance	$ 15,000
5	**Bonding** (may be deleted by Owner)	-	Lump Sum	$
6	**All Other Items**	-	Lump Sum	$
			Estimated Total Contract Price (excluding taxes):	$

Construction Duration (weeks) - Allow for 20% Down Days due to Weather:	
Start Date (day/month/year):	
Minimum Number of Workers on Site:	

2. OPTIONAL ITEMS

Optional items shall be priced as stand-alone items, including allowances for increases in bonding, access, mobilization and demobilization, supervision and permits. Optional items may be included at the time of award or may be included after award, by Change Order, if required.

For all optional items, indicate if inclusion of the optional item results in a price increase/decrease and schedule increase/decrease.

Item No.	Optional Item Description	Estimated Quantity	Unit Price	Price for Item (+ or –)	Schedule (+ or –)
O1	EIFS Recoating	-	Lump Sum	$	wks

3. HOURLY RATES

The following hourly rates (which are to include overhead and profit) may be applicable for changes and work completed with allowances:

Rate No.	Rate Description	Rate
1	Labourer	/ hr
2	Foreman	/ hr
3	Superintendent	/ hr
4	Project Manager	/ hr
5	Electrician	/ hr
6	Mechanical Technician	/ hr
7	EIFS/Restoration Technician	/ hr
8	Caulker	/ hr
9	Other: _____	/ hr

4. CONTRACTOR'S SITE REPRESENTATIVES

Provide the name and qualifications of the personnel who will be assigned to the project.

Project Personnel	Details
Site Foreman	Name: _____ Company: _____ Years Applicable Experience as Foreman: _____ Total Years' Experience: _____
Site Superintendent (if not the same as the foreman)	Name: _____ Company: _____ Years Applicable Experience as Superintendent: _____ Total Years' Experience: _____
Project Manager	Name: _____ Company: _____ Years Applicable Experience as Project Manager: _____ Total Years' Experience: _____

Backup information regarding personnel experience shall be provided upon request.

Substitute personnel will only be allowed upon approval by the Consultant.

5. PROPOSED SUB-CONTRACTORS

The name of each proposed sub-contractor must be given in the following list. If the Bidder proposes to sublet a part of the work, which is not listed below, the sub-trade and the proposed sub-contractor's name shall be added to the list. Failure by a Bidder to comply with the foregoing requirements may result in default of the Contract.

Failure to supply the name of proposed sub-contractor at the time of the bid shall indicate that work will be performed by the bidding Contractor's own forces. Sub-contractors not proposed at the time of bid shall not be permitted to perform work in this Contract without the Owner's/Consultant's approval.

Preference may be given to contractors relying more on their own forces than sub-contractors.

Sub-Trade	Proposed Sub-Contractor
Caulking	
EIFS Repairs	
Coating	
Mechanical	
Electrical	
Other: _____	

SIGNATURES

Signature

Print Name

Company

Witness

Print Name

Date

End of Section 00 41 00

PART 1 - GENERAL

1.1 Objective

Work under this Contract is to complete localized exterior wall repairs and mechanical renewal at the Hydro One Lindsay Operations Centre. The work in the Contract is to extend the service life of the EIFS cladding, replace aging mechanical equipment, and to comply with Hydro One labour requirements.

The site is available immediately and the project is to be totally completed by December 31, 2019.

PART 2 - BASE SCOPE OF WORK

The work includes, but is not limited to, the following:

2.1 General Conditions

.1 **Mobilization:** Mobilize all labour, equipment, and materials necessary to carry out the work and review of this Contract.

.2 **Access and Site Protection:** Provide and maintain all equipment necessary to maintain safe access and egress to and from the work area for the duration of the project. The operation centre is active, and the site is occupied. Provide all protection, as required, to avoid damaging the existing building components, property and streets, and to limit access into the work areas. All work is to be completed in accordance with all Hydro One health and safety policies. Provide tarping and heating as required to allow temperature sensitive work, such as EIFS repairs, to continue in cold weather.

.3 **Phasing:** The centre is to remain operational throughout the project. Provide and maintain access into the buildings and minimize disruption to building occupants.

.4 **Handling and Disposal of Hazardous Building Material:** Take all necessary precautions to handle, disturb and dispose, as necessary, hazardous building materials as per all governing laws and regulations to complete the work herein. Hazardous materials include, but not limited to asbestos and lead, as outlined in the attached designated substance survey.

.5 **Demobilization:** At the conclusion of the work, remove all tools, equipment, temporary protection, unused construction material, waste, etc. from the site. Thoroughly clean the work area before the Consultant's final review.

2.2 Office Area EIFS Repairs

.1 **EIFS Exploratory Openings:** At a location selected on each elevation by the Consultant, cut out a 600x600mm exploratory opening in the EIFS cladding on each elevation to expose the substrate (construction unknown). Following review by the Consultant, reinstate the EIFS (insulation, base coat and finish) coat to match the existing including removing the existing finish coat 75mm around the opening perimeter to allow the new base coat to be overlapped onto the existing.

.2 **EIFS Repairs:** Mark out damaged/deteriorated areas of EIFS cladding all deteriorated masonry units for Consultant's review. Where directed by the Consultant, proceed with repairs as follows:

- *Finish Coat Repairs:* Where the EIFS finish coat has debonded, remove all unsound finish coat material and install new to match existing texture.
- *Small Lamina Repairs:* Patch small areas (less than 50x50mm) of damaged/punctured EIFS lamina with neutral cure urethane sealant as per Detail PD-02. Embed sand in top surface of sealant to mimic the texture of the adjacent finish coat.
- *Large Lamina Repairs:* At large areas of damaged/punctured EIFS lamina, remove the existing lamina, remove the finish coat a minimum of 75mm around the patch perimeter, level insulation with base coat, install new reinforced base coat lapped 65mm onto the adjacent, existing base coat and reinstate finish coat to match existing texture as per Detail PD-01.
- *Small Crack Repairs:* At cracks in the EIFS less than 0.5mm wide, install two 150mm wide stretch coats of elastomeric coating centred over the crack.
- *Large Crack Repairs:* At cracks in the EIFS greater than 0.5mm wide, install a cap bead of silicone sealant (with sanded top surface) centered over the crack followed by a150mm wide stretch coat of elastomeric coating centered over the crack as per Detail PD-03.

.3 **EIFS Re-Caulking:** Remove and replace all existing sealants at the EIFS perimeter, penetrations and EIFS-to-EIFS joints as per Detail TD-C.01. In addition, install caulking in all EIFS architectural reveals (V-grooves) flush to the adjacent finish coat and install sand in top surface to mimic the texture of the adjacent finish coat.

2.3 Shop Area Humidifier Replacement

.1 **Replace Humidifiers 1, 2 and 3:** Remove Humidifiers 1, 2 and 3 located on the north wall of the shop area, dispose of off-site and supply/install new electric humidifiers with equivalent capacity/specifications to the existing (Nortec Model # MP300), including all related electrical and mechanical connections. New humidifiers to comply with all governing code and regulations. As part of the pricing, include for ESA permit.

PART 3 - OPTIONAL WORK

3.1 EIFS Recoating

Upon completion of the EIFS repairs, clean the EIFS lamina with a light (maximum 300psi) power-wash and apply two coats of elastomeric coating, coloured to match the existing sheet metal cladding on the shop portion of the building. Install three 300x300mm mock-ups of different colours selected by Owner for approval prior to general installation.

End of Section 01 10 00

PART 1 - GENERAL

1.1 Description

This section specifies the materials and methods for repairing an existing exterior insulated finish system (EIFS).

1.2 Environmental Conditions

.1 Perform work only during weather conditions acceptable to manufacturer.

.2 Store materials in a protected enclosure, and store and install EIFS within temperature limits required by manufacturer.

.3 Protect materials in place from weather until full system is complete.

1.3 Submittals

.1 Submit a list of all the materials planned to be installed including a letter from the manufacturer confirming they recommend the installation of the products in combination, and that they will provide the specified warranty for the work.

.2 Submit qualifications including certification and employment records of installers.

.3 Submit a manufacturer's brochure for the Owner to select a finish colour and texture. The Owner will retain the submittal.

1.4 Mock-ups

.1 Construct a mock-up of each EIFS repair detail at a location directed by the Consultant. Allow 48 hours for inspection of mock-up by the Consultant. Start work only after receipt of written acceptance from the Consultant.

.2 Mock-up will demonstrate the minimum quality of work for the general installation of the EIFS system, and will provide a benchmark for the project.

1.5 Design Requirements

.1 EIFS to be rated for non-combustible construction, meeting CAN/ULC-S101 "Fire Endurance Tests of Building Construction and Materials".

.2 EIFS to detailing to be in accordance with the project specifications and drawings and manufacturers requirements.

1.6 Quality Assurance

.1 Contractor shall be currently approved and certified by system manufacturer. Work shall only be undertaken by an experienced contractor, employing experienced tradesmen who are skilled specifically in the manufacture and installation of exterior insulation finish systems.

.2 Follow manufacturer's published details and specific recommendations as approved by the Consultant.

PART 2 - MATERIALS AND PRODUCTS

2.1 Adhesive/Base Coat

.1 Use Dryvit Genesis DMS (or approved alternate).

2.2 Finish Coat

.1 Use Dryvit Sandpebble Fine with aggregate loading/sizing to match existing (or approved alternate).

2.3 Insulation

.1 Use Type 1 expanded polystyrene insulation by Dryvit (or approved alternate).

2.4 Reinforcing Mesh

.1 Use Detail Mesh by Dryvit (or approved alternate).

PART 3 - EXECUTION

Execution is to be performed by strictly following the manufacturer installation instructions and these specifications. In case of a conflict, the more stringent shall apply.

3.1 Surface Preparation

.1 Ensure substrate is clean to meet requirements of manufacturer.

.2 Integrate all existing mounted fixtures, electrical outlets, exhaust vents, etc. into new cladding so they do not drain behind cladding. Support adequately for secure fixing.

3.2 Insulation

.1 Set strip of reinforcing mesh in a layer of adhesive on substrate at the location of exposed edge of first insulation board. Install sufficient mesh to wrap around edge onto front face for 100mm and back wrap all panels of EIFS cladding. Backwrapping shall extend a minimum of 65mm onto the back of the insulation boards.

.2 Provide starter strips of mesh at all locations where edge of insulation board does not butt another board (windows, beneath flashing, vents, etc.).

.3 Mix adhesive materials as recommended by the manufacturer.

.4 Apply adhesive to the back of the insulation board using the ribbon and dab method. Apply only as much adhesive as can be installed before the adhesive "skins". Do not get adhesive between boards.

.5 Start insulation installation at end of horizontal row. Place boards with grooves aligned vertically to drain, as applicable. Butt all boards tightly.

.6 Stagger all vertical joints of insulation boards, and ensure that drainage cavities behind boards align. Interlock at corners. Fill any gaps larger than 1.6mm with spray foam approved by manufacturer.

.7 Avoid aligning insulation boards within 200mm of the sheathing board joints.

.8 Precut L-shaped insulation boards to fit around the corners of through-wall projects (such as windows and doors). Insulation boards shall not align within 150mm of the corners of through-wall penetrations.

.9 Rasp surface of insulation to create smooth, even surface prior to installation of base coat. If there is a delay between rasping and the base coat application, it may be necessary to re-rasp if the insulation boards have been affected by ultra-violet exposure.

.10 Protect insulation from damage.

.11 Size control joints to meet the sealant manufacturer's requirements for the appropriate caulking detail.

3.3 Base Coat

.1 Install first base coat: minimum 4mm ("mesh base coat"). Embed reinforcing into the base coat and smooth until mesh is not visible. Lap mesh as recommended by the EIFS manufacturer, a minimum of 65mm.

.2 Install final base coat such that overall thickness of total base coat is not less than 7mm.

.3 The rigid insulation board edges shall be completely encapsulated with base coat material and mesh at all panel terminations and backwrapped onto the underlying substrate.

.4 Panel corners, expansion joints, and areas to receive sealants/caulking shall be reinforced by a minimum of two layers of reinforcing mesh or by installation corner mesh.

.5 EIFS installed at publicly-accessible areas, including balconies and at grade, shall be reinforced with a double layer of reinforcing mesh.

.6 The corners of openings shall be reinforced using a minimum of 240mm wide strip of detailing mesh laid at a 45-degree angle prior to installation of standard reinforcing mesh.

3.4 Final Coat

.1 Install primer with a high pile roller at rates recommended by the manufacturer.

.2 Mix finish coat to achieve a homogeneous consistency.

.3 Texture and colour of the finish shall match the mock-up to the satisfaction of the Owners.

.4 Do not extend finish coat onto joint surfaces intended to receive caulking.

3.5 Cleaning

.1 Remove material smears and dropping immediately following completion of the system. Cleaning methods to be approved by the EIFS manufacturer.

.2 Provide additional finish coat material for the Owners' use for future touch-ups and repairs.

End of Section 07 24 00

PART 1 - GENERAL

1.1 Description

This Section specifies the materials and methods for work involving caulking.

1.2 Environmental Conditions

.1 Apply primers and caulking only to surfaces which are structurally sound and completely dry, at air and material temperatures within acceptable ranges established by manufacturer's specifications. Should it become necessary to apply caulking at temperatures below 5°C, inform the Consultant and consult the caulking manufacturer's representative. Proceed on their written instructions only.

.2 When working in cold temperatures, only clean/prime as much surfaces that can be sealed before frost and/or condensation re-occur.

1.3 Submittals

.1 Submit manufacturer's data sheets for all materials to be used on site.

.2 Submit a manufacturer's brochure for the Owner to select a caulking colour. The Owner will retain the submittal.

1.4 Mock-ups

.1 Prepare mock-ups of three different details (EIFS-to-EIFS, EIFS perimeter and EIFS crack) for Consultant review prior to commencing general installation.

.2 The mock-ups may be used for Owner approval of final aesthetics, including colour and joint finishing.

1.5 Qualifications

Surface preparation and caulking installation shall be carried out by an applicator who is thoroughly trained and competent in all aspects of this work. Work shall be overseen by Contractor's personnel who have at least 5 years of experience installing caulking.

1.6 Field Review and Testing

.1 The Contractor shall arrange for the caulking manufacturer's representative to inspect the work and perform on-site adhesion testing at the mock-up and at regular intervals during the work. Repair adhesion tests at no additional cost to the Owner. Provide written project recommendations from the manufacturer's representative, including observations made during site visits and adhesion test results.

.2 The Consultant will perform on-site adhesion testing at mock-up locations and at sample locations throughout the work area. Repair adhesion tests at no additional cost to the Owner.

.3 Notify Consultant for review of surface preparation prior to caulking application and completed caulking application prior to demobilizing the access equipment in each work area.

.4 Caulking and associated primers for use with EIFS shall be tested in accordance with ASTM C1382, "Test Method for Determining Tensile Adhesion Properties of Caulking When Used in Exterior Insulation and Finish Systems (EIFS) Joints". The results shall demonstrate that the caulking is suitable for application to the specific EIFS products involved

PART 2 - MATERIALS AND PRODUCTS

2.1 Exterior Caulking

.1 For field applied caulking, use one of the following ultra-low modulus, neutral cure caulking materials:

Manufacturer	Product
Dow	Dowsil 790 Silicone Building Sealant
GE (Momentive Performance Materials)	SCS2700 SilPruf LM
Tremco	Spectrem 1
Tremco	Spectrem 3

2.2 Preformed Silicone Seals

.1 If using preformed silicone seals to repair cracks in the EIFS, use one of the following materials:

Manufacturer	Product	Adhesion Sealant
Dow	Dowsil 123 Silicone Seal	Dowsil 795 Silicone Building Sealant
GE (Momentive Performance Materials)	UltraSpan US1100	SCS2000 SilPruf
Tremco	Spectrem Simple Seal	Spectrem 1

2.3 Solvents and Primers

.1 Solvents/cleaners for surfaces to receive caulking shall be compatible with the surfaces to receive the cleaner (i.e., solvent). The caulking manufacturer shall recommend and approve in writing the cleaner type(s) for each caulking in the project.

.2 Primers shall be recommended by the caulking manufacturer for surfaces to be adhered to and shall not be detrimental to the surface to which it comes in contact.

2.4 Accessories

.1 Joint backing shall be used to control depth of joint to recommended thickness of caulking and to prevent three-sided adhesion.

.1 Backer Rod: extruded polyolefin foam, non-gassing and have a diameter 25% larger than joint width.

Manufacturer	Product
Industrial Thermo Polymers	SOF-Type Rod
Tremco	SOF ROD

.2 Bond-breaker Tape:

Manufacturer	Product
3M	Bond Breaker Tape
Bron	Bondbreaker Tape
	Painters Tape

Alternatively, apply a wax crayon to the substrate to prevent three-sided adhesion.

.2 Void Fillers

.1 Unless otherwise specified, insulation for packing into large voids and cavities shall be light weight resilient, inorganic fibrous batts, such as:

Manufacturer	Product
Owens Corning	Fiberglass Pink Friction Fit Batts
Roxul	Flexibatt Batt Insulation 07210

.2 Where specified, use a single component, non solvenated polyurethane foam, conforming to CAN/CGSB-51.23 (latest edition), “Spray-Applied Rigid Polyurethane Cellular Plastic Thermal Insulation” such as:

Manufacturer	Product
Adfast	Adfoam 1885-2
Dow Chemical	Enerfoam
Approved Alternate	

.3 Sand (for texturing surface to match existing EIFS): 16/30 mesh silica sand.

.4 Miscellaneous

.1 Cloths for solvent cleaning of surfaces prior to application of caulking shall be clean, white, solvent resistant cloths. Coloured cloths shall not be used. Change cloths frequently as they become soiled during cleaning.

PART 3 - EXECUTION

3.1 General

.1 Consult and follow caulking manufacturer’s recommendations.

3.2 Surface Preparation

.1 Remove all existing caulking to expose a sound substrate, without damaging adjacent finishes or causing damage to the substrate.

.2 For concrete and masonry surfaces, remove dust, paint, loose mortar and other foreign matter by brushing and vacuuming or blowing air.

.3 For ferrous and metal surfaces, remove dust, silt, scale, oxidation and coating by scraping, wire brushing or grinding.

.4 Clean all surfaces to receive caulking by wiping with a clean cloth saturated with recommended cleaning solvent and by following immediately with another clean cloth to wipe the surface dry. Clean only as much area as can be sealed in one hour. If cleaned areas are exposed to rain or contaminants (dirt, dust, etc.), the surface must be cleaned again.

3.3 Priming

.1 If recommended, prime surfaces to receive caulking as per the caulking manufacturer's specifications. Follow the caulking manufacturer's recommendations for application and cure time.

.2 Take sufficient precautions to prevent staining of adjacent surfaces. Do not apply primer to the backer rod/bond breaker. Where necessary to protect adjacent surfaces, mask surfaces with suitable tape prior to primer and/or caulking installation.

.3 If primed areas are exposed to rain or contaminants (dirt, dust, etc.), the surface must be cleaned and re-primed.

.4 Protect the surfaces that do not require primer. If primer is installed accidentally on surfaces other than the one specified, it should be removed immediately with a clean cloth dampened with the manufacturer's recommended cleaner.

3.4 Joint Backing

.1 At large open cavities, fill cavity with the approved void filler prior to the installation of the backer rod.

.2 Install backer rod or apply bond breaker tape prior to caulking installation.

.3 Tightly install backer rod without stretching, twisting, braiding or puncturing its outer skin.

.4 Use an approved installation tool that is blunt surfaced and developed to accurately set the backer rod at the required depth to achieve recommended caulking profile.

.5 Joint backing must be thoroughly dry. Do not install more joint backing/bond breaker tape than can be sealed in one working day.

3.5 Caulking Bead Profile

.1 Maintain the minimum and maximum caulking depths as recommended by the manufacturer. Provide caulking depth that is half the joint width where possible. Increase average caulking size as required to accommodate application tolerances.

.2 Unless otherwise approved by the Consultant, joint widths shall be greater than 10mm. Identify any joint widths less than this width to the Consultant for direction.

.3 Notify the Consultant of joints wider than 19mm. Application of caulking in several passes or incorporation of closure flashings may be required (depending on joint configuration, weather conditions, access and material type). Follow the caulking manufacturer's and Consultant's recommendations for maximum joint width and application methods.

.4 Provide a minimum bond surface of 6mm on each side of joint.

.5 Provide a minimum of 5mm caulking depth for cap beads.

3.6 Caulking Application

.1 Apply caulking using equipment approved by, and in accordance with the manufacturer's written instructions.

.2 Where required to achieve clean, neat lines, apply masking tape to adjacent surfaces prior to caulking.

.3 Immediately after application, tool the caulking to ensure firm, full contact with the faces of the joint. Neatly tool the surfaces to a slight concave profile. Avoid pulling the caulking out of the joint by frequent cleaning of the tooling instrument. Surface of caulking to be smooth, free from ridges, wrinkles, sags, air pockets and embedded impurities.

.4 Ensure existing drainage paths are not blocked by the caulking material.

.5 Do not place caulking in contact with incompatible materials, including bituminous products, unless no adverse effects are confirmed by the caulking manufacturer in writing.

3.7 Cleaning

.1 Remove caulking smears and droppings on completion of caulking installation in affected areas.

.1 For non-porous surfaces (i.e., metal and glass), it is recommended to immediately remove all excess caulking adjacent to the joint as work progresses with a cleaning solvent recommended by the caulking manufacturer.

.2 For porous surfaces, it is recommended to allow caulking to develop initial cure, then remove by abrasion or other mechanical means. Caution should be exercised to maintain original surface integrity.

.2 Remove masking tape immediately after tooling of joints.

.3 Cleaning solutions and methods to be recommended in advance by the caulking manufacturer.

End of Section 07 92 13

PART 1 - GENERAL

1.1 Description

This section specifies the surface preparation and application of a breathable elastomeric coating to an existing EIFS cladding assembly.

1.2 Environmental Conditions

.1 Air temperatures 24 hours before, during application, curing and drying of coating shall be not less than +5°C and not greater than +35°C or as otherwise specified by the Manufacturer.

.2 The temperature of the substrate shall be not less than +5°C at the time of application.

.3 Application shall not be carried out during rain, or to wet or damp surfaces, nor if the relative humidity is greater than 85%, or if precipitation appears imminent.

.4 Protect all newly applied surfaces from precipitation until the coating has fully cured.

.5 Protect coatings from rapid evaporation during dry, warm weather.

1.3 Inspection and Testing

.1 Notify the Consultant for review of the surface preparation and coating application, including all mock-ups.

.2 The colour mock-ups shall be used for adhesion testing by the Consultant and Manufacturer to evaluate the need for a primer.

.3 The Consultant reserves the right to have the bond and thickness of the coating material verified at all times. The Contractor will be responsible to repair the test areas as required.

PART 2 - MATERIALS AND PRODUCTS

2.1 Elastomeric Coating

.1 The approved coatings for this project are Allguard by Dow Corning and Silshield SEC 2400 by GE Momentive.

.2 The coating shall be applied in a minimum of two coats. The overall coating thickness shall be minimum of 10 mils (DFT).

.3 The coating shall be a standard colour matched to the existing sheet metal cladding on the shop portion of the building.

.4 All materials delivered to the site must be in the original containers with unbroken seals and intact labels clearly identifying the products.

.5 Use materials in strict accordance with the Manufacturer's specifications and requirements.

.6 If the mock-ups fail to provide adequate adhesion, prime the substrate prior to installing the coating. If required, this will be considered a legitimate extra to the Contract.

PART 3 - EXECUTION

3.1 Quality Control

All work shall meet or exceed the more stringent of the Manufacturer's requirements or the requirements of this Specification.

3.2 Storage of Materials

Store materials in a single location designated by the Consultant. Maintain designated storage location neat and clean. Materials shall be stored at ambient temperatures above 10°C, protected from rapid temperature changes and away from direct sunlight.

3.3 Surface Preparation

.1 Remove all surface mounted hardware prior to surface preparation and replace after work in the area is completed. Miscellaneous fasteners which will not be re-used shall be removed.

.2 Be careful to protect surrounding surfaces and landscaping.

.3 Prior to coating application, repair all damaged EIFS lamina.

.4 Power wash all surfaces to be coated with a high pressure waterspray (maximum 1000 psi and/or as directed in writing by the coating manufacturer) to remove deleterious materials including:

.1 loose, flaking, blistered, deteriorated or otherwise unsound paint/coatings, and
.2 all particles of dirt, rust, dust, chalk, mildew, grease, oil and any other deleterious materials.

.5 Inspect washed surfaces and remove any remaining deleterious materials, paints and coating by approved methods. The Contractor will be responsible to achieve an adequate bond for the new coating.

.6 Following cleaning of the surfaces, apply 100mm wide stretch coat of Silshield over cracks less than 0.5mm wide. Extend coating a minimum of 75mm beyond the visible crack. Treat cracks wider than 0.5mm with a cap bead of silicone sealant.

.7 Do not apply coating or primer until a minimum of 7 days following completion of EIFS repair work.

3.4 Coating Application

.1 Apply coating and primer (if required) in strict accordance with the Manufacturer's requirements.

.2 Take particular care to mask and cover adjacent surfaces to ensure neat and true termination lines. Protect all adjacent surfaces.

.3 Apply a minimum of two coats of coating material. Apply additional coats if necessary to achieve the minimum Dry Film Thickness (DFT) requirements.

.4 Apply coatings continuously and uniformly over the entire area to be treated. Application rates and thickness to be in accordance with Manufacturer's specifications and as called for herein.

.5 Allow each coat to be tack free prior to applying subsequent coat.

.6 Apply a maximum of one coat per day.

.7 The dried finish shall be uniform in appearance and colour. The "lap-in" areas shall exhibit uniformity with the rest of the coated areas. The finish shall be free of dirt, coarse particles or other foreign matter.

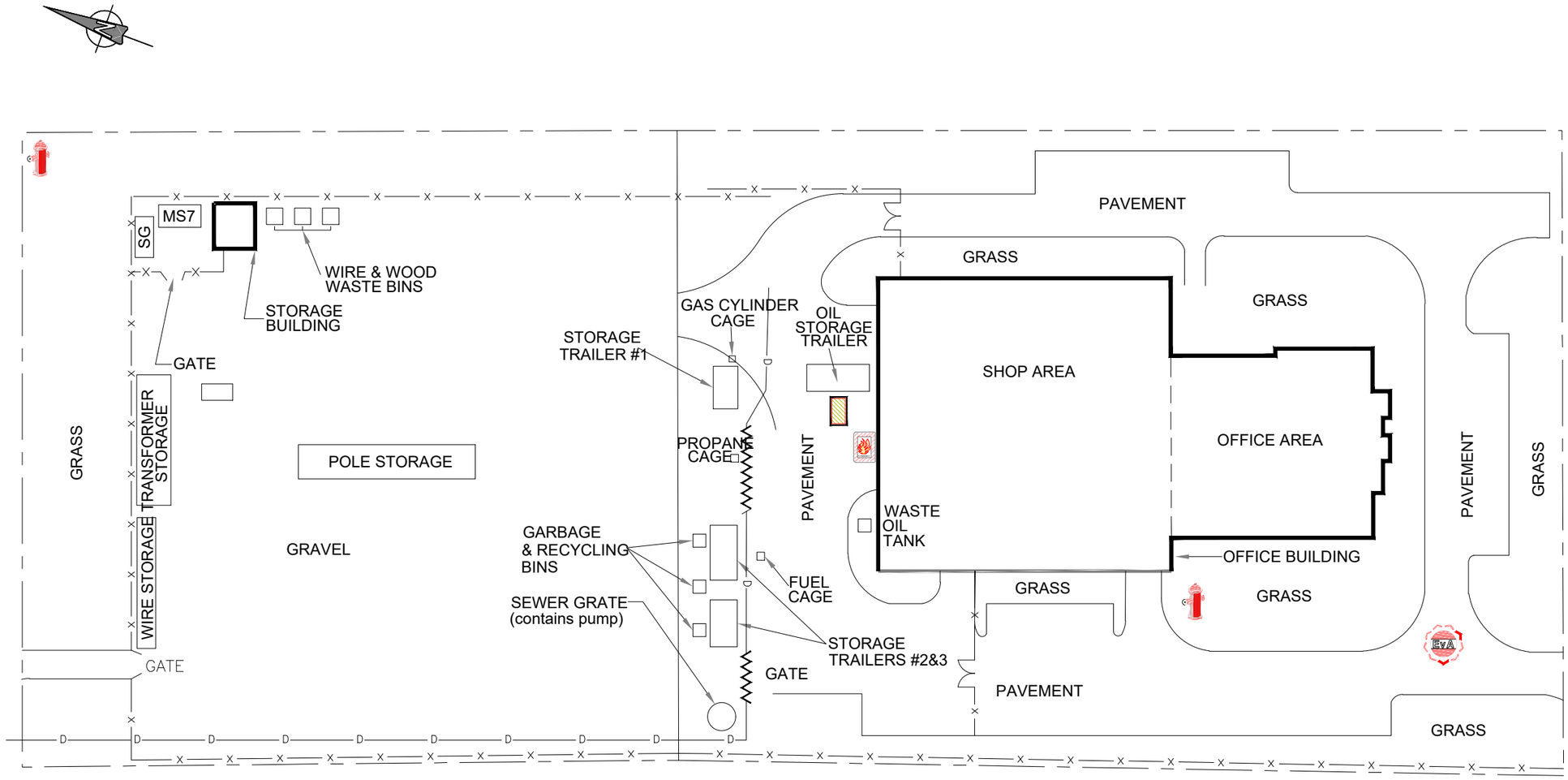
3.5 Cleaning

Leave finished work area in a neat condition without evidence of spill areas on adjacent surfaces.

End of Section 09 96 53

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No.	REVISION/ISSUE	Date MM/DD/YY



LEGEND:

- PROPERTY BOUNDARY
- FENCE LINE
- DITCH
- CULVERT
- RECOMMENDED EVACUATION ASSEMBLY AREA
- FIRE HYDRANT
- FLAMMABLE CABINET
- SPILL RESPONSE KIT

0 10 20 30 40 50m
SCALE

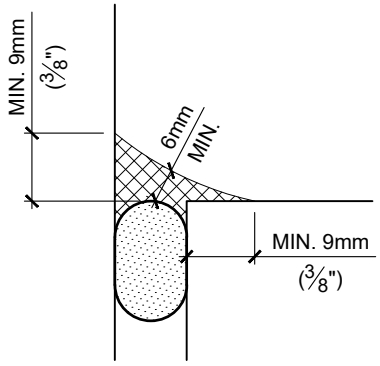
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15-10 GREENSBOROUGH VILLAGE CIR.
MARKHAM ONTARIO L6E 1M4

PROJECT:
MISCELLANEOUS SITE REPAIRS

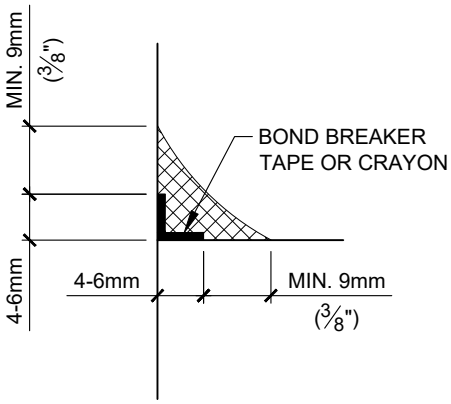
ADDRESS:
40 DENNISTON STREET, LINDSAY, ON

DRAWING TITLE:
SITE PLAN

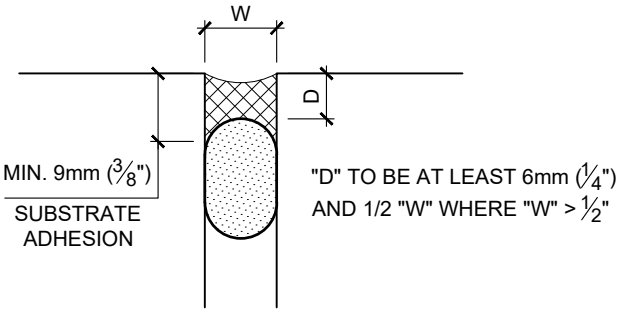
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CHECKED BY:	GKW		
SCALE:	NTS	DRAWING NUMBER:	SP-01
DATE:	2019-08-26		



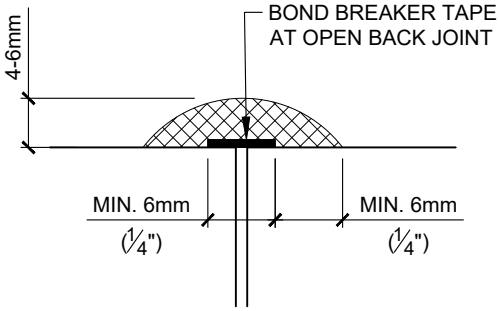
FILLET BEAD



TIGHT FILLET BEAD



BUTT JOINT



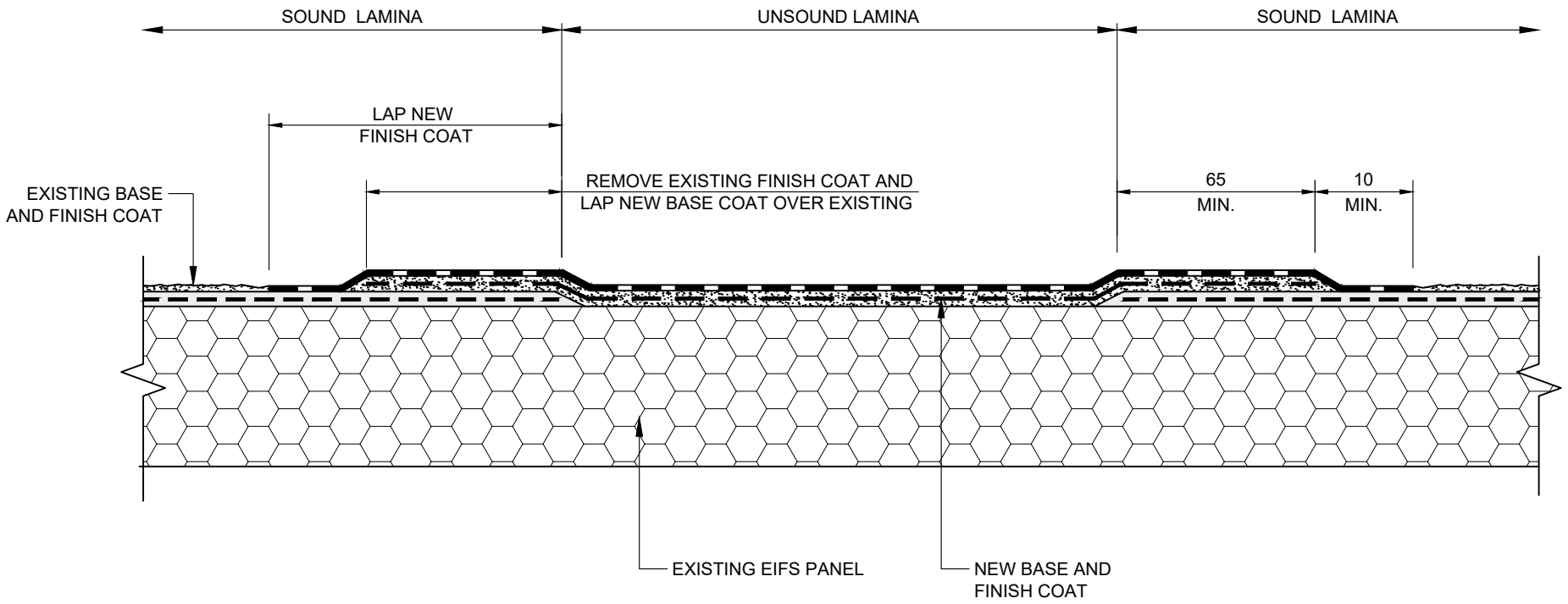
BAND-AID JOINT

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PROJECT NAME:	MISCELLANEOUS SITE REPAIRS
ADDRESS:	40 DENNISTON STREET, LINDSAY, ON
DRAWING TITLE:	TYPICAL SEALANT PROFILES
REVISION:	
DRAWN BY:	SGU
CHECKED BY:	GKW
DATE:	Aug. 2019
SCALE:	NTS
PROJECT NO:	19tR092A
DRAWING NO:	TD-C.01



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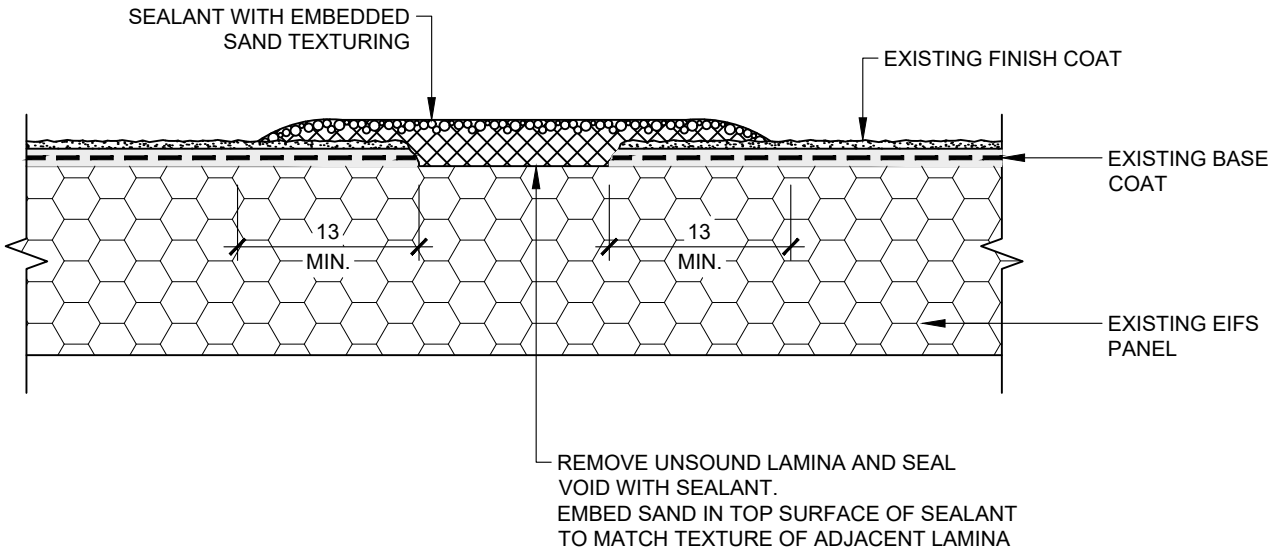
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PROJECT NAME:
MISCELLANEOUS SITE REPAIRS

ADDRESS:
40 DENNISTON STREET, LINDSAY, ON

DRAWING TITLE:
LARGE EIFS LAMINA REPAIR
DETAIL

REVISION:	
DRAWN BY:	OMJ
CHECKED BY:	GWS
DATE:	2019-08-26
SCALE:	NTS
PROJECT NO:	19tR092A
DRAWING NO:	**PD-01**



NOTE:

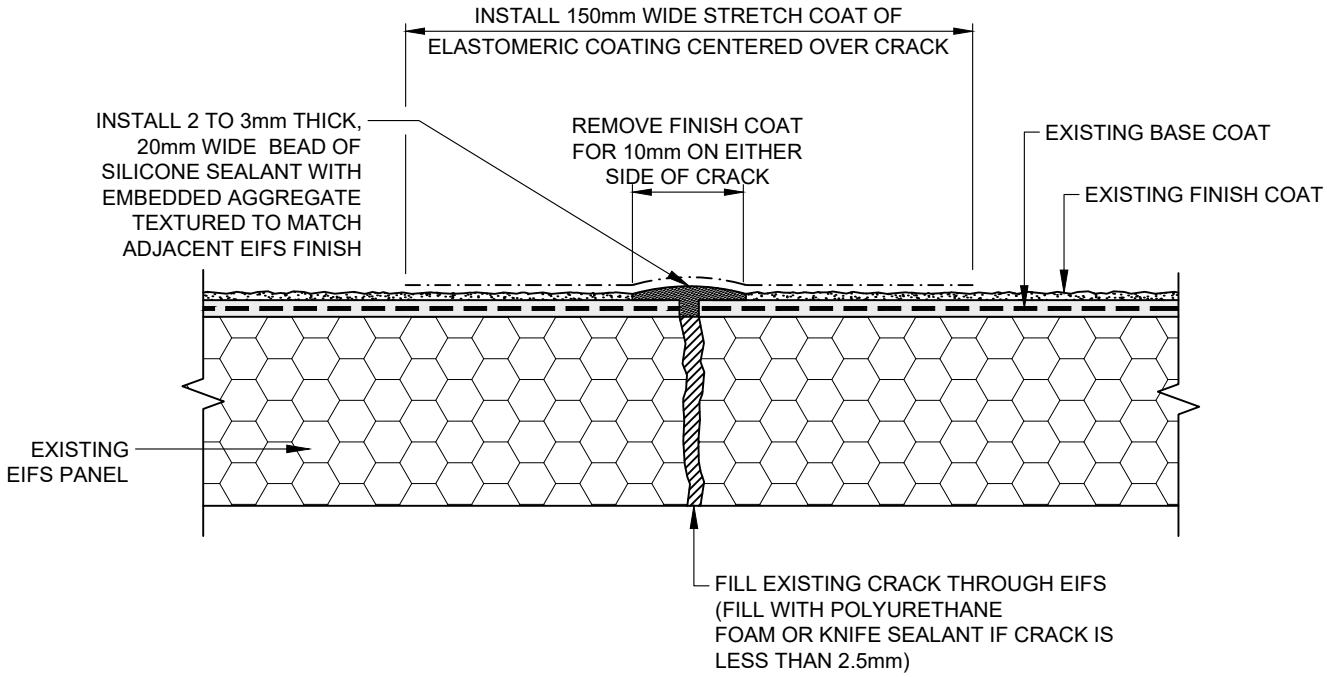
THIS REPAIR METHOD TO BE USED FOR UNSOUND LAMINA AREAS LESS THAN 10cm² ONLY.

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PROJECT NAME: MISCELLANEOUS SITE REPAIRS	REVISION:		DRAWN BY: SGU
ADDRESS: 40 DENNISTON STREET, LINDSAY, ON			CHECKED BY: GKW
			DATE: Aug. 2019
DRAWING TITLE: SMALL LAMINA REPAIR DETAIL			SCALE: NTS
			PROJECT NO: 19tR092A
			DRAWING NO: PD-02



NOTE:

THIS REPAIR METHOD TO BE USED AT CRACKS >1.5mm WIDE.

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PROJECT NAME:	MISCELLANEOUS SITE REPAIRS
ADDRESS:	40 DENNISTON STREET, LINDSAY, ON
DRAWING TITLE:	LARGE EIFS CRACK REPAIR DETAIL
REVISION:	
DRAWN BY:	SGU
CHECKED BY:	GKW
DATE:	Aug. 2019
SCALE:	NTS
PROJECT NO:	19tR092A
DRAWING NO:	PD-03