

**THE DEKALB COUNTY BOARD OF EDUCATION  
CONSTRUCTION CONTRACT CHANGE ORDER**  
Centennial Contractors Enterprises, Inc.

<b>Project Name:</b>	Briar Vista Elementary Major Building Systems Replacement
<b>Project No.:</b>	357-35
<b>Change Order No.:</b>	006
<b>Date:</b>	03/10/2025

<b>Contractor:</b>	Centennial Contractors Enterprises, Inc. 3200 Cobb Galleria Pkwy, Suite 210 Atlanta, GA 30339 (hereinafter "the Contractor")	Phone: (770) 613-2999
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Cost Code: **SF5FACCON.35735GENCONTR**

<b>Project Description:</b>
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Replacement of roof, Replacement of HVAC components (classroom units in the front addition, mechanical room equipment.) New security vestibule. Accessibility improvements at the northeast corridor to install a wheelchair ramp and lift.

<b>Reason for Change:</b> Bulletin #2R – HVAC additions and replacements. & Waterproofing work to exterior wall...
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The Contract for the above-referenced Project is hereby amended to provide for the following described change(s) upon the terms set forth below:

**Scope of Work (for this change):**

PCO #030 – HVAC Equipment and additional trades to complete the installation of the Equipment	\$532,231.65
PCO #031 – Added Waterproofing work due to unforeseen conditions after excavation.	\$ 2,398.34
<b>The price was increased to cover the extended overhead &amp; subcontractor remobilization for a completion date of December 31, 2025.</b>	

**Total Cost = \$534,629.99**

<b>Contract Amount:</b>	Original Contract Price:	\$ 3,987,100.00
	Previous Change Orders:	\$ 1,151,466.66
	Current Contract Price (with Change(s)):	\$ 5,138,566.66
	Amount of this Change Order:	\$ 534,629.99
	Revised Contract Price:	\$ 5,673,196.65

<b>Contract Time:</b>	Original Substantial Completion Date:	10/5/2024
	Increase/(Decrease) in calendar days by previous Change Order(s):	230
	<b>Increase/(Decrease) in calendar days by this Change Order:</b>	157
	Revised Substantial Completion Date:	12/31/2025

<b>Attachments (Incorporated by Reference):</b>
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**CLAIM IDENTIFICATION OR WAIVER**

The Contractor has no claims arising out of or related to the Project for any (i) costs, expenses, profit, overhead, direct damages, consequential damages or increase in the Contract Price or (ii) delay or impact to the Contractor or the Project except as identified as follows:

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and any and all claims that are not identified hereinabove by the Contractor are hereby waived by the Contractor.

**Signatures are included on the following page.**

As changed hereinabove, the Contract for the above-referenced Project shall continue in full force and effect.

Agreed to by the Contractor: *Christian Wilson* PM 03/11/2025

*Tyler Shelton* 03/14/2025  
Tyler Shelton Date  
Operations Manager

Recommended for Acceptance by Architect:

*Carissa Oyedele* 3/17/2025  
Carissa Oyedele Date  
Vice President

Recommended for Acceptance by Program Manager & Owner:

*Mel Butler* 3/19/25  
Mel Butler Date  
Program Director

*Richard H. Boyd* 3/20/25  
Richard Boyd Date  
District Wide Engineer

*Keith Ball* 3.21.25  
Keith Ball Date  
Executive Director of Capital Improvement & Facilities

*Erick Hofstetter* 3.21.25  
Erick Hofstetter Date  
Chief Operating Officer

Approved by The DeKalb County Board of Education:

\_\_\_\_\_  
Dr. Devon Q. Horton Date  
Superintendent

**Board of Education Approval: Date: N/A Item No.: N/A**  
**(Required Over \$100,000)**

\_\_\_\_\_  
Mrs. Deirdre P. Pierce Date  
Board Chairperson

**Briar Vista ES**  
**Change Order No. 06 Breakdown**

<b>PCO #</b>	<b>Description</b>	<b>Owner Request</b>	<b>Unforeseen Conditions</b>	<b>Errors/Omissions</b>
#30	Add WSHPs for Kitchen, Replace Broken Existing Exhaust fans, IDF Minisplit and required renovations.	\$532,231.65		
#31	Added Waterproofing Material due to unforeseen conditions.		\$2,398.34	
	<b>TOTAL</b>	<b>\$532,231.65</b>	<b>\$2,398.34</b>	<b>\$0.00</b>

<b>Project Total</b>	<b>\$534,629.99</b>
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## POTENTIAL CHANGE ORDER (PCO) REQUEST

School Name:	Briar Vista Elementary School	Date:	March 6, 2025
Project Name:	Briar Vista Elementary School MBSR	Project Number:	357-35
Title:	Bulletin 2	PCO #:	030 R1
Allowance or CO	Change Order		

### Description of Work:

Per Bulletin 2 Dated 10/29/24 and Revised on 11/8/24, provide pricing for HVAC, Gas Piping, Electrical, Ceilings, Painting, Steel, & Roofing work per Drawings S00-01, S01-02, S01-03, S03-01, A04-07, A06-08, M001, M100, M101, M102, M110, M200, M201, M202, M210, M300, M301, M400, M401, E202, E301, P001, and P200. For more details, refer to the attached Bulletin 2 narrative and drawings.

- ~ Pricing is based on issuance of award and submittal approval allowing for an installation of Fall 2025.
- ~ Change order must be awarded by 5/30/25 to ensure long lead items can be acquired before construction
- ~ Storefront changes listed in the narrative are not included in this PCO

<b>A. Subcontractor Cost of the Work</b>		
Grateful Painting	\$ 2,200.00	
UJ Interiors (Ceilings & Soffit)	\$ 17,982.60	
Structural Steel Erectors (Steel & Concrete)	\$ 16,500.00	
TLS (Electrical)	\$ 20,850.00	
Midian Roofing	\$ 27,165.00	
Paulson Cheek Mechanical	\$ 318,000.00	<b>Subtotal A: \$ 402,697.60</b>
<b>B. CONTRACTOR Fee: (As per Section 11.7.1.2) - 5% subcontractor work</b>		<b>Subtotal B: \$ 20,134.88</b>
<b>C. CONTRACTOR Cost of the Work:</b>		
Payroll Costs (See attached supporting documentation.)	\$ 91,000.00	
Materials, Equipment, Travel (See attached supporting docs.)	\$ 6,518.40	
Consultant Costs (See attached supporting documentation.)	\$ -	
Self-Performed Costs (See attached supporting documentation.)	\$ -	<b>Subtotal C: \$ 97,518.40</b>
<b>D. P&amp;P Bond - 0.4% of Total Subs Cost of Change</b>		<b>Subtotal D: \$ 2,128.93</b>
<b>E. CONTRACTOR Fee: - 10% O&amp;P</b>		<b>Subtotal E: \$ 9,751.84</b>
<b>Total = (A + B + C + D + E)</b>		<b>Total: \$ 532,231.65</b>

- The proposal would  Increase  Decrease the Milestones and/or Contract Time by 150 calendar days.  
 The proposal does NOT affect the Milestones and/or Contract Time.

Christian Wilson

Contractor Signature

PM / Program General Manager

Title

March 6, 2025

Date

Carissa Oyedele  
Vice President, Corgan

March 12, 2025

## Extended General Conditions

### Payroll Cost

Position	Daily Rate (Burdened)	Unit	Qty.	Total
Project Manager	\$ 520.00	Days	25	\$ 13,000.00
Superintendent	\$ 520.00	Days	150	\$ 78,000.00
				\$ 91,000.00

Notes

Aug. through Dec.

### Materials, Equipment and Travel

Item	Cost	Unit	Qty.	Total
Dumpsters	\$ 600.00	EA	5	\$ 3,000.00
Temporary Toilets	\$ 200.00	EA	6	\$ 1,200.00
Travel Mileage	\$ 0.70	Miles	3312	\$ 2,318.40
				\$ 6,518.40

2 Toilets for 3 Months  
14.4 Miles \* 115 Trips \* 2

**Centennial Contractors**  
 hunter@gratefulpainting.net  
 (770) 613-2999  
 3200 Cobb Galleria Pkwy  
 Atlanta, GA 30339



Proposal # 1172851  
 Proposal Date 11/13/2024  
 Proposal Amount \$2,200.00  
 Job Address 1131 Briar Vista Terrace NE  
 Atlanta, GA 30324

**Grateful Painting LLC**  
 PO Box 130  
 Rydal, Ga 30171  
 Phone: (470) 439-0305

Product / Service	Quantity	Price	Subtotal	Total
Interior Painting - Walls Interior Wall Painting	1.00	\$2,200.00 / Ea	\$2,200.00	\$2,200.00
<b>Preparation:</b>				
<ul style="list-style-type: none"> <li>Protect all non-painted surfaces</li> <li>Remove all outlet covers &amp; re-install</li> <li>Repair, sand, prime any drywall repairs and stress cracks</li> <li>Paint all exposed ceilings in kitchen between soffit and wall</li> <li>Paint Soffits</li> <li>Clean up and remove all debris</li> </ul>				
<b>Paint Brand:</b>				
<ul style="list-style-type: none"> <li>Sherwin-Williams</li> </ul>				
<b>Subtotal</b>				\$2,200.00
<b>Total</b>				\$2,200.00

**Terms and Conditions**

**We propose hereby to furnish material and labor - complete in accordance with above specifications.**

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to the specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction. Client has a (3) day right to cancel without loss of deposit.

**Sign And Date To Accept Proposal:**

Customer Signature:

Date:



UJ INTERIORS INC

### Estimate

Estimate No: 378  
 Date: 12/02/2024  
 For: Centennial Contractors Enterprises, Inc  
 CWilson@cce-inc.com  
 3200 Cobb Galleria Parkway, Suite 210  
 Briar Vista Additional Work.

Marietta GA. 30008  
 770-361-4846  
 edgarsilva695@gmail.com

Description	Quantity	Rate	Amount
A04-07- - Existing Kitchen ceiling to be cleaned.	1,020	\$1.20	\$1,224.00*
A04-07- New 2x2 ACT ceiling for commercial kitchens to be coordinated with kitchen hood location.	1,020	\$7.89	\$8,047.80*
A04-07 - Install gypsum soffit with paint at 2x2 ACT ceiling edge, Plan - East.	30	\$96.20	\$2,886.00*
Clean up / stocking / protection	1	\$340.00	\$340.00*
METALWORK Tegular 24"x24" Flush Tegular 15/16" Color: silver Grey Item #: 6461	84	\$19.20	\$1,612.80*
- Remove existing ACT and repair and reinstall where necessary to have an existing finish	4	\$968.00	\$3,872.00*

\*Indicates non-taxable item

Subtotal \$17,982.60  
 Total \$17,982.60

**Total \$17,982.60**



# STRUCTURAL STEEL ERECTION CO

YOUR SATISFACTION IS OUR SUCCESS

PO BOX 1688 SUWANEE GA 30024

JERRY MEYER # 678 480 8917

FAX # 470 266 1836 STRUCTURALSTEELERECTORS@YAHOO.COM

November 20, 2024

**Mr. Christian Wilson**

Project Manager

**Centennial Contractors Enterprises, Inc.**

3200 Cobb Galleria Parkway, Suite 210  
Atlanta, GA 30339

**Re: CBVE Briar Vista ES - Added Scope – two roof opening infills.**

Christian

Yes, we'll take care of the lightweight concrete also.

Including that our price comes to \$3,300.00 each.

Thus, a total of \$16,500.00 for all five locations.

We trust this meets with your approval.

Please contact me with any questions.

Best regards

Garrett "Jerry" H. Meyer  
Structural Steel Erection Co.  
990 Peachtree Ind. Blvd. #1688  
Suwanee GA 30024  
(678) 480 8917 phone  
(470) 266 1836 fax  
structuralsteelerecators@yahoo.com

**TLS ELECTRICAL CO., INC.**  
**1750 CORN ROAD**  
**SMYRNA, GA.30080**  
**PHONE: 770.319.6080/FAX: 770.319.6098**

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Centennial Contractors

11-8-24

Attn: Tyler Shelton

Re: Briar Vista Bulletin #2

TLS Electrical Co., Inc. is pleased to offer the following proposal for the above-referenced project. Please review the following scope of work for details and pricing.

- Furnish and install new electrical feeds to RTU-4, DSSC-3/DSSA-3, EF-6, EF-8, EF-9 per E202 bulletin #2.
- Furnish and install new electrical feeds for WHSP-166, WHSP-167 per E301 bulletin #2.
- Remove and lower devices in kitchen for new ceiling.

Price of Work = \$20,850.00

No Permit included in price.

Bond included in price.

Work to be completed during normal business hours, 7:00am – 3:30pm, Monday through Friday.

General Terms and Conditions: No deposit to start job. Monthly draws. 30 days net. Full balance due upon completion of job. Finance charges will accrue at a rate of 1.5% monthly (18% annually) on unpaid balances. Buyer's signature attests responsibility and willingness to pay our invoices in accordance with our terms. The buyer specifically waives their provisions of GA Civil Code Article 446 and hereby agrees that all titles to the provided goods remain with the seller until said invoice is paid in full. Your signature indicates approval of work to be performed at stated price and conditions.

X \_\_\_\_\_



402 Shorter Ave.  
Rome, Ga 30165  
706-232-3085

Contract

<b>Customer</b>
Centennial Contractors
<b>Jobsite</b>
Briar Vista

WO #	Terms	Contract Date	REP
			Wesley Lovell
	CASH or CHECK		FINANCING
Upon Approval for Financing Through Finance of America			
<b>Estimated Payment</b>		<b>Estimated Payment Period</b>	
\$		120 Months	
<p><b>PAYMENT IS DUE UPON COMPLETION OF WORK. ALL CHARGES NOT PAID UPON COMPLETION OF WORK ARE SUBJECT TO A LATE PENALTY OF 2.5 % OF THE UNPAID BALANCE MONTHLY.</b></p>			

Proposal	Total
Scope of Work : Install Steel or 3/4" Fire Rated Plywood over openings of old curbs : Install 2 layers of 2.2" Poly ISO : Wrap Curb with PVC to incorporate it into the roofing system *** Add an additional \$8,290.00 if metal cap is desired over all the curbs *** *** Add an additional \$7,500.00 if work must be done on a separate trip *** (Separate trip cost covers mobilization and getting another lift back on site) : Clean up and haul off all debris : All work to be done in a prompt and timely manner : Licensed, Insured with General Liability and Worker's Comp. for your Protection : We supply all materials and labor (any remaining materials belong to Midian Roofing) : Price is good for 30 days	\$11,375.00  + \$8,290 + \$7,500 = \$27,165
	ESTIMATE GOOD FOR 30 DAYS

Customer Signature	_____	<b>Cash \$11,375.00</b>
Midian Roofing Signature	_____	
		**Plus, any supplement approved by your insurance company**



**Paulson-Cheek Mechanical**  
 6145 Northbelt Parkway  
 Suite F  
 Norcross, GA 30071  
 Ga. Reg. CN21113  
 770. 729. 0076  
 770. 729. 1076 Fax

11/13/24, 12/5/24

**Job Name: DCSD Briar Vista - Bulletin 2**

Plans Provided and Division 15 or 23 of the Specifications; M dated 10-29-24

**Paulson-Cheek Mechanical** proposes to provide and install the material and equipment shown on the plans and specifications for the total price of ..... **\$ 318,000**

**Breakout Price for Equipment Early Release (Included in above)..... \$ 44,712**

**\*Would include entire order from Carrier. RTU, Minisplit, Ionization, WSHPs, freight, sales tax**

<b>Materials</b>	<b>\$ 130,432</b>
<b>Labor 815 hrs@\$75/hr</b>	<b>\$ 61,125</b>
<b>Subcontractors</b>	<b>\$ 94,671 (DDC Controls, Insulation, Rentals, T&amp;B)</b>
<b>OH&amp;P 10%</b>	<b>\$ 28,623</b>
<b>Bond 1%</b>	<b>\$ 3,149</b>

We specifically include the following:

- Demo of duct, grills, WSHP, Fans, pipe, Skylights
- Roof Top Units RTU-4
- WSHPs 166 & 167
- Minisplit DSSC-3
- Fabricated and Manufactured Ductwork
- Grilles, Registers & Diffusers
- Flex & Spin-Ins
- Manual Dampers
- Exhaust Fans EF-3 thru 16
- Fire Dampers
- Duct Sealer
- Equipment Support
- Condensate Piping
- Refrigerant Piping
- Water Piping
- Gas Piping to new RTU
- Replacing Valves on 32 WSHPs
- Insulation
- Crane, Lift and Tool Rental
- HVAC Controls DDC CCI
- Test and Balance
- State Sales Tax and HVAC Permit Fees
- Submittals and Shop Drawings
- Operation and Maintenance Manuals
- Warranty
- Start-Up

We specifically exclude the following:

- All Infill is By Others
- Power Wiring, Disconnects, and any misc. 120 volt wiring
- Gas Piping by others
- Final Flashing of Roof Penetrations
- Architectural Louvers
- Smoke Detectors
- Interlock to Fire Alarm System
- Cutting, Coring, Patching, and Painting
- Equipment Pads, and Structural Supports
- Plumbing/Sprinkler Work
- Trash Removal from Site (On Site Container provided by Others)
- Davis Bacon Wages
- Bond (rate 1.0%)

***Thank you for the opportunity to quote this project. Should you have any questions, please feel free to call.***

# Bulletin-2 Narrative

213098, BRIAR VISTA ELEMENTARY SCHOOL RENOVATION

Meeting Date and Time: 10/29/2024 5:00 PM

To: George Harkness  
Project Manager  
AECOM CIP Team  
1780 Montreal Road  
Tucker, GA 30084

Bulletin: 02 Prepared By: Benjamin Patterson

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This addendum contains changes to the requirements of the contract drawings and/or project manual. Such changes shall be incorporated into the contract documents and shall apply to the work with the same meaning and force as if they had been included in the original documents. Wherever this addendum modifies a portion of the paragraph of project manual or any portion of the drawing, the remainder of the paragraph of drawing affected shall remain in force.

The conditions of the basic project manual shall govern all work described in this addendum. Wherever the conditions of work and the quality of quantity of materials or workmanship are not fully described in this Addendum, the conditions of work, etc. included in the basic project manual for similar items of work shall apply to the work described in this addendum.

The "Conditions of the Contract" apply to all work described in this Addendum. The following changes shall be and are hereby made:

## Summary of Revisions

Revisions include Architectural, Mechanical, Electrical, and Structural revisions, and coordination items as described below.

### DRAWING REVISIONS:

#### ARCHITECTURE:

##### A04-03-

- Administration Office transaction window has shifted into the security vestibule.
- New infill stud wall with ballistic-resistant panel on admin side and within security vestibule, cover with one layer of drywall and paint.
- New CMU wall, painted on one side to match storefront mullion.

# Bulletin-2 Narrative

21309, BRIAR VISTA ELEMENTARY SCHOOL RENOVATION

Meeting Date and Time: 11/8/2024 12:00 PM

To: George Harkness  
Project Manager  
AECOM CIP Team  
1780 Montreal Road  
Tucker, GA 30084

Bulletin: R2 Prepared By: Hiral Tank

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This addendum contains changes to the requirements of the contract drawings and/or project manual. Such changes shall be incorporated into the contract documents and shall apply to the work with the same meaning and force as if they had been included in the original documents. Wherever this addendum modifies a portion of the paragraph of project manual or any portion of the drawing, the remainder of the paragraph of drawing affected shall remain in force.

The conditions of the basic project manual shall govern all work described in this addendum. Wherever the conditions of work and the quality of quantity of materials or workmanship are not fully described in this Addendum, the conditions of work, etc. included in the basic project manual for similar items of work shall apply to the work described in this addendum.

The "Conditions of the Contract" apply to all work described in this Addendum. The following changes shall be and are hereby made:

## Summary of Revisions

Revisions include Architectural, Mechanical, Electrical, and Structural revisions, and coordination items as described below.

### DRAWING REVISIONS:

#### ARCHITECTURE:

##### **A04-07-**

- Open to structure, Plan – East, extended by one more tile to the left. Prep and paint the exposed ceiling.
- 24" x 24" SS Tile around the range hood, instead of 2" metal trim.

- We are NOT removing the Ceilings or lights in 3 rooms next to kitchen and storage.
- The height of the ceiling to be as close as possible to the lower pipe on the wall in front. Refer image for more information.

**STRUCTURAL:**

- See attached

End of Addendum Summary

CC:

Attachments: Structural, Mechanical, Electrical Narratives of bulletin revisions

*Please review this information and advise writer of any corrections, misunderstandings, or additions within 3 business days.*

- Security Vestibule depth increased to 7'-6" to accommodate new admin entry.
- New CMU wall installed at Cafeteria #121 entry with double door.

**A04-07-**

- Demolish existing light fixtures.
- Existing ceiling to be cleaned and prepped.
- New 2x2 ACT ceiling for commercial kitchens to be coordinated with kitchen hood location.
- New 2X4 light fixtures
- Install gypsum soffit with paint at 2x2 ACT ceiling edge, Plan – East.

**A06-80-**

- Roof cap detail added
- Roof infill detail added

**A08-21-**

- Door coordination items per vestibule revisions

**STRUCTURAL:**

- See attached

**MECHANICAL & PLUMBING:**

- See attached

**ELECTRICAL:**

- See attached

End of Addendum Summary

CC:

Attachments: Structural, Mechanical, Electrical Narratives of bulletin revisions

*Please review this information and advise writer of any corrections, misunderstandings, or additions within 3 business days.*

**Structural Narrative**  
*Briar Vista Elementary School*  
*Project Number: 21309.0000*

*October 29, 2024*

**PREPARED FOR:**  
Corgan  
1175 Peachtree Street N.E.  
Suite 500  
Atlanta, GA 30361

**PREPARED BY:**  
Sydney J. Morgan, EIT

**SH<sup>EA</sup>R**  
**STRUCTURAL**

3411 Pierce Drive  
Suite 100

Chamblee, GA 30341

o | 678.664.8051

w | [www.shearstructural.com](http://www.shearstructural.com)

### **S00-01- Structural General Notes**

- Lightweight concrete added to Cast in Place notes.
- Metal Deck notes added.
- Structural Steel notes added.

### **S01-02 - Partial Roof Framing Plan**

- Note 5 under Plan View 1/S01-02 modified.
- Note 6 under Plan View 1/S01-02 added.
- Note 5 under Plan View 2/S01-02 added.

### **S01-03- Partial Roof Framing Plan**

- Sheet added for RTU-4.

### **S03-01- Structural Details**

- Detail 19,16,15/S03-01 added to sheet for roof deck infills.



October 29, 2024

Carissa Oyedele, AIA, NCIDQ, LEED AP BD+C  
Senior Project Manager - Vice President  
Corgan  
1175 Peachtree Street, NE, Suite 500  
Atlanta, Georgia 30361

Re: Dekalb County School District (DCSD)  
Briar Vista Elementary School  
Addendum 2 Mechanical Comments

Dear Ms. Oydele:

#### HVAC

M001 - Added fan, RTU-4, Water source heat pump, Ductless split system schedules. Added combination Temp/ Humidity sensor to legend.

M100 – Split sheets to encompass the removal of exhaust fans and wshp control valve install.

M101 – Added sheet to encompass the removal of exhaust fans and wshp control valve install. Removal of HP 2 in kitchen office notes as well as removal of

M102 – Added sheet to encompass the removal of exhaust fans and wshp control valve install.

M110 – Scope to replace all remaining exhaust fans.

M200 – Scope to remove sky lights and infill for new exhaust fans.

M201 – Scope to replace temperature sensors with combination temperature/ humidity sensors. Install new control valves for the existing water source heat pumps.

M202 - Scope to replace temperature sensors with combination temperature/ humidity sensors. Install new control valves for the existing water source heat pumps.

M210 – Scope to add RTU to kitchen, condensing unit for split system in IDF room and exhaust fan replacement

M300 – Scope to condition storage room next to mechanical room. Scope to reuse existing water source heat pump from kitchen office and repurpose to condition mechanical room.

M301 – Moved isometric views from M300 to new sheet to make room for new comments.

M400 – Added water source heat pump detail for the installation of control valve. Added exposed duct detail to be used in storage room next to mechanical room

#### **JOHNSON, SPELLMAN & ASSOCIATES, INC.**

350 RESEARCH COURT, SUITE 130  
PEACHTREE CORNERS, GA 30092  
770-447-4555 • WWW.JSACE.COM

M401 – Added detail for installation of exhaust fan

Plumbing

P001 – added GPR7 to gas pressure regulator schedule.

P200 – added key note to show revised gas piping on roof to coordinate with installation of new RTU.

P200 – added gas piping/valves for new RTU.

Regards,

Christopher Velasquez

October 29, 2024

Carissa Oyedele, AIA, NCIDQ, LEED AP BD+C  
Senior Project Manager – Vice President  
Corgan  
1175 Peachtree Street, NE, Suite 500  
Atlanta, Georgia 30361



**Dekalb County School System – Briar Vista Elementary School – Bulletin 02 Narrative**

**Sheet E202**

Drawing Notes

- Added notes in reference to exhaust fans, roof top unit and ductless split systems

Panel HMA

- Added circuits for WSHP units and RTU-4

Panel LMA

- Added circuits for exhaust fans and ductless split systems.

Electrical HVAC Schedule

- Added information for DSSA/DSSC-3, EF6, Ef-8, EF-9, RTU-4, WSHP-166 and WSHP-167.

Electrical Floor Plan – Power – Main Level

- Added circuits and notes for new and existing HVAC equipment.

**Sheet E301**

Electrical Enlarged Power Plan – Boiler Room

- Added WSHP-166 and WSHP-167 units

Matthew Forrester  
Bolden-Williams & Associates



# DeKalb County School District Briar Vista Elementary School Renovation ISSUED FOR CONSTRUCTION

**CORGAN**  
ENGINEERS  
1100 N. W. 10th St.



**DISCLAIMER:**  
 THE CONTENT OF THIS PROJECT REQUEST IS THE PROPERTY OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE STRUCTURAL ELEMENTS OF THE PROJECT AS SHOWN ON THESE PLANS. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE STRUCTURAL ELEMENTS OF THE PROJECT AS SHOWN ON THESE PLANS.

CODE INFORMATION		ISSUES																
PROJECT DATA AND CODE INFORMATION																		
<b>PROJECT NAME</b>	Briar Vista Elementary School Renovation	1																
<b>PROJECT ADDRESS</b>	1131 Briar Vista Terrace NE, Atlanta, GA 30324	2																
<b>OWNER</b>	DeKalb County School District	3																
<b>APPLICABLE CODES</b>	International Building Code, 2018 Edition, with Georgia Amendments (2018) (IBC)	4																
	International Fire Code, 2018 Edition, with Georgia Amendments (2018) (IFC)	5																
	International Mechanical Code, 2018 Edition, with Georgia Amendments (2018) (IMC)	6																
	International Plumbing Code, 2018 Edition, with Georgia Amendments (2018) (IPC)	7																
	International Energy Conservation Code, 2018 Edition, with Georgia Amendments (2018) (IECC)	8																
	International Existing Building Code, 2018 Edition, with Georgia Amendments (2018) (IEBC)	9																
<b>LEL SHEET INFORMATION</b>	1131 Briar Vista Terrace NE, Atlanta, GA 30324	10																
<b>USE OR OCCUPANCY CATEGORY</b>	Schools	11																
<b>SEAL</b>	Professional Seal of the Engineer	12																
<b>DATE OF ISSUE</b>	07-12-2024	13																
<b>SHEET LIST</b>		<b>REVISIONS</b>																
<table border="1"> <thead> <tr> <th>SHEET NO.</th> <th>SHEET NAME</th> <th>DATE</th> <th>BY</th> <th>CHKD.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1131 Briar Vista Terrace NE, Atlanta, GA 30324</td> <td>07-12-2024</td> <td>J. Smith</td> <td>M. Jones</td> </tr> </tbody> </table>		SHEET NO.	SHEET NAME	DATE	BY	CHKD.	1	1131 Briar Vista Terrace NE, Atlanta, GA 30324	07-12-2024	J. Smith	M. Jones	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>07-12-2024</td> <td>Initial Issue</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	07-12-2024	Initial Issue
SHEET NO.	SHEET NAME	DATE	BY	CHKD.														
1	1131 Briar Vista Terrace NE, Atlanta, GA 30324	07-12-2024	J. Smith	M. Jones														
NO.	DATE	DESCRIPTION																
1	07-12-2024	Initial Issue																



Date of Issue: 07-12-2024

Briar Vista Elementary School Renovation  
 1131 Briar Vista Terrace NE, Atlanta, GA 30324

11/03/2024 2:27:33 PM

PROJECT TEAM					COVER SHEET
<b>ARCHITECT</b>  <b>CORGAN</b> <small>1100 N. W. 10th St.</small>	<b>STRUCTURAL</b>  <b>SHEAR STRUCTURAL</b> <small>1100 N. W. 10th St.</small>	<b>MECHANICAL</b>  <b>JSA CONSULTING ENGINEERS</b> <small>1100 N. W. 10th St.</small>	<b>ELECTRICAL</b>  <b>BOLDEN-WILLIAMS &amp; ASSOCIATES, INC.</b> <small>1100 N. W. 10th St.</small>	<b>JOB</b> 21309.0000 <b>DATE</b> 07-12-2024 <b>SHEET</b> <b>COVER</b>	

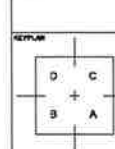
Table with 2 columns: No., Description. Includes ISSUES and REVISIONS sections.

Date of Issue: 10.10.2022



Date of Issue: 10.10.2022

Briar Vista Elementary School Renovation



STRUCTURAL GENERAL NOTE

JOB: 21309 0000 DATE: 10/10/2022 SHEET: S00-01



GENERAL

- 1. ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOARDS (ICC)...

FOUNDATION

- 1. ALL FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOARDS (ICC)...

STRUCTURAL STEEL

- 1. STRUCTURAL STEEL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOARDS (ICC)...

CONCRETE

- 1. ALL CONCRETE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOARDS (ICC)...

WOOD

- 1. ALL WOOD SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOARDS (ICC)...

MECHANICAL

- 1. ALL MECHANICAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOARDS (ICC)...

ELECTRICAL

- 1. ALL ELECTRICAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOARDS (ICC)...

PLUMBING

- 1. ALL PLUMBING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOARDS (ICC)...

MECHANICAL

- 1. ALL MECHANICAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOARDS (ICC)...

11/20/2022 10:00 AM SHEET: STRUCTURAL GENERAL NOTE



















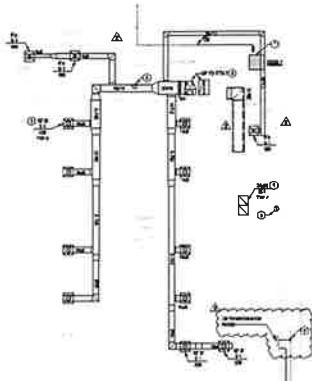








ISSUES REVISIONS



**N4 1 HVAC PART PLAN - AREA C 2010**  
SCALE: 1/8" = 1'-0"



**N4 2 HVAC PART PLAN - AREA C 2011**  
SCALE: 1/8" = 1'-0"

**GENERAL NOTES**

1. SEE ALL NOTES FOR THIS DRAWING.

**KEY NOTES**

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 INTERNATIONAL MECHANICAL CODE (IMC).
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 INTERNATIONAL BUILDING CODE (IBC).
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC/IEP).
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC/IEP).
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC/IEP).
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC/IEP).
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC/IEP).

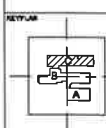
**CORGAN**

OWNER  
10/16/24

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**Briar Vista Elementary School Renovation**  
1131 Briar Vista Terrace NE, Atlanta, GA 30324

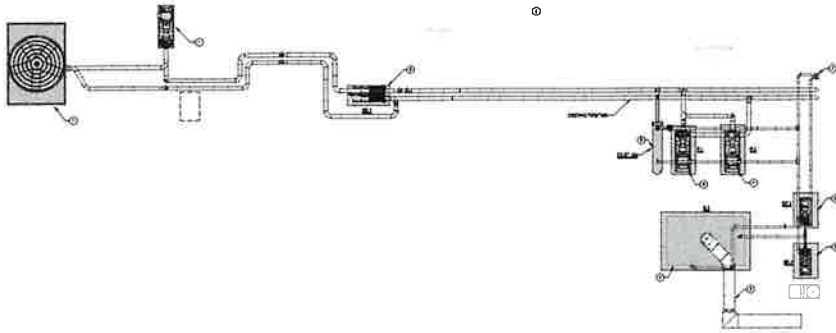


**HVAC PART PLAN - AREA C - NEW WORK**

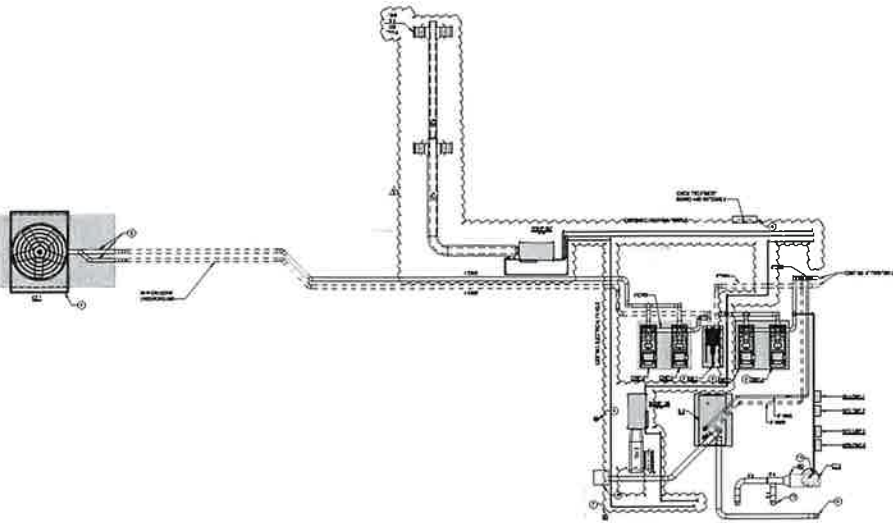
**JSA**  
Johnson, Spellman & Associates, Inc.  
MECHANICAL ENGINEERS  
1000 Peachtree Street, N.E., Suite 1000  
Atlanta, Georgia 30309  
Phone: 404.525.1234  
Fax: 404.525.1235  
www.jsa-inc.com

JOB: 21308.0000  
DATE: 10/16/24  
SHEET: **M202**





**1 HVAC LARGE SCALE PLAN - MECH ROOM DEMO WORK**  
 SCALE: 1/4" = 1'-0"  
 0 4 8 12



**2 HVAC LARGE SCALE PLAN - MECH ROOM NEW WORK**  
 SCALE: 1/4" = 1'-0"  
 0 4 8 12

**GENERAL NOTES**

- KEY NOTES - DEMOLITION**
1. REMOVE ALL DEMO WORK TO BE DEMOLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WORK TO REMAIN.
  2. REMOVE ALL DEMO WORK TO BE DEMOLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WORK TO REMAIN.
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**KEY NOTES - NEW WORK**

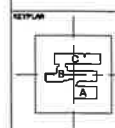
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**CORGAN**  
 CONSULTING ENGINEERS

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**Briar Vista Elementary School Renovation**  
 1131 Briar Vista Terrace NE, Atlanta, GA 30324



**HVAC - MECHANICAL ROOM**

**JSA**  
**Johnson, Spellman & Associates, Inc.**  
 301 Peachtree Street, N.E., Suite 1000  
 Atlanta, Georgia 30308  
 (404) 525-1000 www.jsa.com

JOB: 21308.0000  
 DATE: 05/06/23  
 SHEET: **M300**

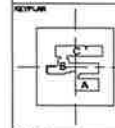
**CORGAN**

CONSTRUCTION

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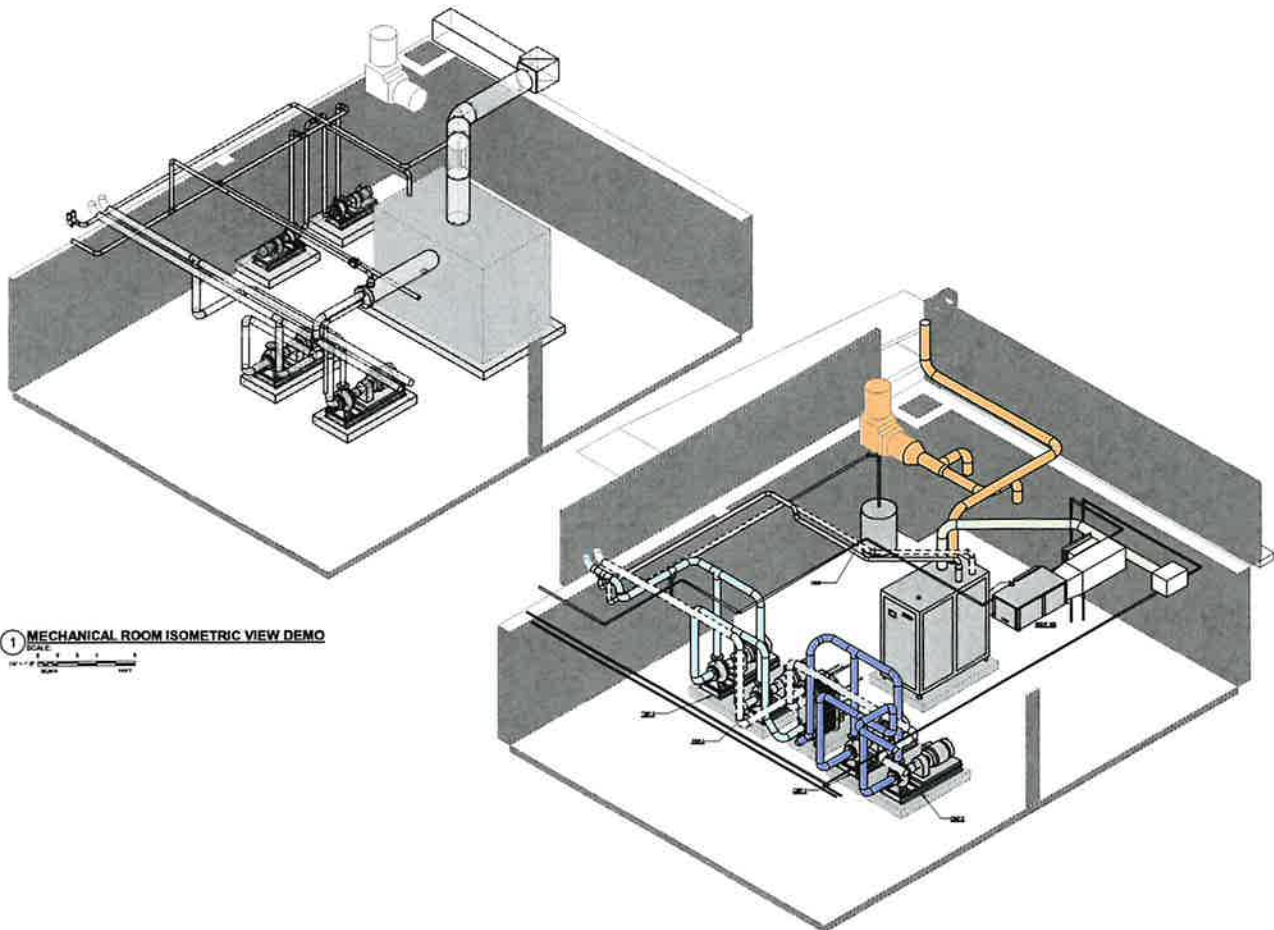
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**Briar Vista Elementary School Renovation**  
 1131 Briar Vista Terrace NE, Atlanta, GA 30324



HVAC - MECHANICAL VIEWS ISOMETRIC

JOB 21309.0000  
 DATE 10/24/24  
 SHEET **M301**



**1 MECHANICAL ROOM ISOMETRIC VIEW DEMO**  
 SCALE: 1/4" = 1'-0"

**2 MECHANICAL ROOM ISOMETRIC VIEW NEW WORK**  
 SCALE: 1/4" = 1'-0"

**JSA**  
 Johnson, Spillman & Associates, Inc.  
 3315 Peachtree Road, Suite 200  
 Atlanta, GA 30328  
 Phone: 404.251.1111  
 Fax: 404.251.1112  
 www.jsa.com

10/24/24 10:30 AM JSA

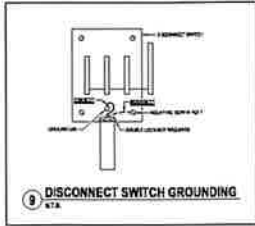
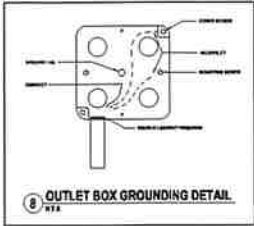






**DRAWING NOTES**

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.
2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
3. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL PERMITS DEPARTMENT.
4. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL PERMITS DEPARTMENT.
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9. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL PERMITS DEPARTMENT.



**CORGAN**

REGISTERED PROFESSIONAL ELECTRICIAN

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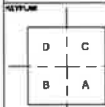
This Document was produced by  
under the authority of Registered  
Electrician

**Ronald L. Bolden**



Date of Issue:  
07.10.2023

**Briar Vista Elementary  
School Renovation**  
1131 Briar Vista Terrace NE, Atlanta, GA 30324

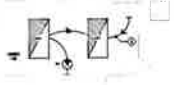


**ELECTRICAL  
ENLARGED PL**

JOB 21309 0000  
DATE 06 14 2023  
SHEET

**E301**

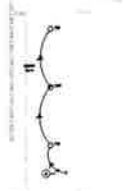
**1 ELECTRICAL ENLARGED LIGHTING PLAN - LOBBY 100**  
N.T.A.



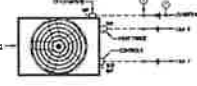
**4 ELECTRICAL ENLARGED POWER PLAN - CORRIDOR 151**  
N.T.A.



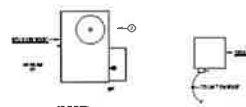
**2 ELECTRICAL ENLARGED LIGHTING PLAN - CORRIDOR 151**  
N.T.A.



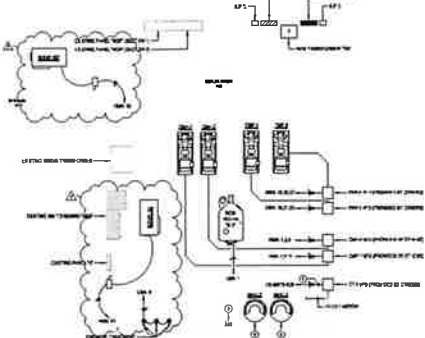
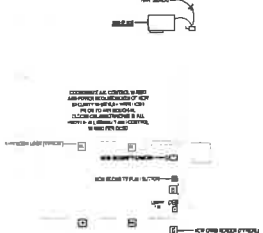
**6 ELECTRICAL ENLARGED POWER PLAN - COOLING TOWER**  
N.T.A.



**5 ELECTRICAL ENLARGED POWER PLAN - AV WK RM 131**  
N.T.A.



**3 ELECTRICAL ENLARGED POWER PLAN - LOBBY 100**  
N.T.A.



**7 ELECTRICAL ENLARGED POWER PLAN - BOILER ROOM**  
N.T.A.

11/06/2023 10:28:00 AM 1831 ELECTRICAL ENLARGED PLANS







## POTENTIAL CHANGE ORDER (PCO) REQUEST

School Name:	Briar Vista Elementary School	Date:	November 12, 2024
Project Name:	Briar Vista Elementary School MBSR	Project Number:	357-35
Title:	Waterproofing Supplemental	PCO #:	031
Allowance or CO	Change Order		

**Description of Work:**

Per Bulletin 3, provide revised pricing due to material changes and some additional scope from the previous PCO #029. See attached bulletin #3 with narrative and specifications included.

The additional scope is as follows:

1. Material changes as specified in Bulletin #3
2. Miscellaneous tuck-pointing and patching at below grade wall as directed due to the unknown existing conditions of the substrate.
3. Core drilling through the retaining wall adjacent to the work area to allow for drainage.

<b>A. Subcontractor Cost of the Work</b>		
Waterproofing Contractors, Inc	\$ 2,275.00	
	\$ -	
	\$ -	
	\$ -	
	\$ -	
	\$ -	
		<b>Subtotal A:</b> \$ 2,275.00
<b>B. CONTRACTOR Fee:</b> (As per Section 11.7.1.2) - 5% subcontractor work		<b>Subtotal B:</b> \$ 113.75
<b>C. CONTRACTOR Cost of the Work:</b>		
Payroll Costs (See attached supporting documentation.)	\$ -	
Materials and Equipment (See attached supporting documentation.)	\$ -	
Consultant Costs (See attached supporting documentation.)	\$ -	
Self-Performed Costs (See attached supporting documentation.)	\$ -	
		<b>Subtotal C:</b> \$ -
<b>D. P&amp;P Bond - 0.4% of Total Subs Cost of Change</b>		<b>Subtotal D:</b> \$ 9.59
<b>E. CONTRACTOR Fee: - 10% self performed</b>		<b>Subtotal E:</b> \$ -
<b>Total = (A + B + C + D + E)</b>		<b>Total:</b> \$ 2,398.34

The proposal would  Increase  Decrease the Milestones and/or Contract Time by \_\_\_\_\_ calendar days.  
 The proposal does NOT affect the Milestones and/or Contract Time.

Christian Wilson	PM / Program General Manager	November 12, 2024
Contractor Signature	Title	Date

	Carissa Oyedele Vice President, Corgan	November 13, 2024
--	---	-------------------



# Request for Change Order

**Date:** November 11, 2024  
**Project:** DCSD Briar Vista ES MBSR  
**Location:** Atlanta, GA

**Contract Date:** October 21, 2024  
**Request for Change Order Number:** 01

**To: Mr. Christian Wilson**  
Centennial Contractors Enterprises, Inc.  
Atlanta, GA

**Description of Work:**  
- Material Specification Changes  
- Additional Substate Prep/Repair  
- Core Drilling

**This Request for Change Order is for the following specifically described work:**

1. Material changes as directed by project consultant.
2. Miscellaneous tuck-pointing and patching at below grade wall as directed due to the unknow existing conditions of the substrate.
3. Core drilling through the retaining wall adjacent to the work area to allow for drainage.

Waterproofing Contractors, Inc.'s price for Items No.'s 1-3:

The sum of: **Two Thousand Two Hundred Seventy-Five Dollars**

**\$ 2,275.00**

<b>Original Contract Amount =</b>	<b>\$ 17,865.00</b>
<b>Previous Authorized Change Orders =</b>	<b>\$ 0.00</b>
<b>ADD Per This Change Order Request =</b>	<b>\$ 2,275.00</b>
<b>TOTAL VALUE with this Change Order Request =</b>	<b><u>\$ 20,140.00</u></b>

**Recommend Issuance of a Change Order by:**

**Approved By:**

**Ryan Walsh**                      **Project Manager**  
 \_\_\_\_\_  
 Name                                      Title  
 \_\_\_\_\_  
**Waterproofing Contractors, Inc.**  
 \_\_\_\_\_  
 Company

\_\_\_\_\_  
 Name                                      Title  
 \_\_\_\_\_  
 Company

 **11/11/2024**  
 \_\_\_\_\_  
 Signature                                      Date:

\_\_\_\_\_  
 Signature                                      Date:

# Bulletin-3 Narrative

21309, BRIAR VISTA ELEMENTARY SCHOOL RENOVATION

October 31, 2024

To: George Harkness  
Project Manager  
AECOM CIP Team  
1780 Montreal Road  
Tucker, GA 30084

Bulletin: 03 Prepared By: Carissa Oyedele

---

This addendum contains changes to the requirements of the contract drawings and/or project manual. Such changes shall be incorporated into the contract documents and shall apply to the work with the same meaning and force as if they had been included in the original documents. Wherever this addendum modifies a portion of the paragraph of project manual or any portion of the drawing, the remainder of the paragraph of drawing affected shall remain in force.

The conditions of the basic project manual shall govern all work described in this addendum. Wherever the conditions of work and the quality of quantity of materials or workmanship are not fully described in this Addendum, the conditions of work, etc. included in the basic project manual for similar items of work shall apply to the work described in this addendum.

The "Conditions of the Contract" apply to all work described in this Addendum. The following changes shall be and are hereby made:

## Summary of Revisions

Revisions include Architectural recommendations for water intrusion repairs- as described below.

### RECOMMENDATIONS (SEE SPECS FOR DETAILS):

- Clean and surface prep the wall, including repointing the masonry joints in the open horizontal and vertical joints
- Install a slush coat of repair mortar and build up uneven surfaces to create a level vertical surface. Allow repair mortar to cure at least 24 hours. Trowel a parge coat over the entire wall surface. Let parge coat cure overnight. Install a masonry wash where the masonry forms a shelf or ledge.
- Install liquid-applied waterproofing below grade, down to and over the CMU foundation. Install protection board and drain mat over the waterproofing.

- Install a gravel bed, geotextile, and perforated pipe at the excavated area. Backfill and compact to slope away from the building and promote positive drainage.

**SPECIFICATIONS:**

**04 01 24      Masonry Repointing and Repair**

**07 14 16      Cold Fluid-Applied Waterproofing**

End of Addendum Summary

CC:

Attachments: None

*Please review this information and advise writer of any corrections, misunderstandings, or additions within 3 business days.*

## SECTION 04 01 24

### MASONRY REPOINTING AND REPAIR

#### PART 1 - GENERAL

##### 1.1 SUMMARY

###### A. Section Includes:

1. Surface preparation of masonry.
2. Repointing joints with masonry mortar.
3. Troweling parge coat and forming masonry wash/ledge with repair mortar.
4. Excavate and install trench/French drain to remove water from area of Work.
5. Backfill and compact area with excavated soils. Proof roll area to ensure proper compaction.

- B. Section 07 14 16 "Cold Fluid-Applied Waterproofing" for waterproofing membrane and drainage composite applied to prepared masonry surfaces of existing wall.

##### 1.2 DEFINITIONS

- A. Very Low-Pressure Spray: Under 100 psi.
- B. Low-Pressure Spray: 100 to 400 psi; 4 to 6 gpm.
- C. Medium-Pressure Spray: 400 to 800 psi; 4 to 6 gpm.
- D. High-Pressure Spray: 800 to 1200 psi; 4 to 6 gpm.

##### 1.3 PREINSTALLATION MEETINGS

###### A. Preinstallation Conference: Conduct conference at Project site.

1. Review methods and procedures related to repointing masonry including, but not limited to, the following:
  - a. Verify masonry repointing specialist's personnel, equipment, and facilities needed to make progress and avoid delays.
  - b. Materials, material application, sequencing, tolerances, and required clearances.
  - c. Quality-control program.
  - d. Coordination with building occupants.

##### 1.4 SEQUENCING AND SCHEDULING

- A. Work Sequence: Perform masonry repointing work in the following sequence.

1. Remove plant growth and loose dirt.
2. Inspect masonry for gaps and open mortar joints. Fill gaps and repoint open mortar joints before cleaning with liquids to prevent the intrusion of water and other cleaning materials into the wall.
3. Clean masonry.
4. Rake out loose and damaged mortar from joints and repair mortar joints with pointing mortar.
5. Repair masonry, including filling faces of spalled, uneven, and damaged masonry with repair mortar.
6. After repairs and repointing have been completed and cured, perform a final cleaning to remove residues from Work.
7. Apply continuous parge coat over repair mortar to establish acceptable substrate to receive waterproofing membrane.
  - a. Ensure coated surfaces comply with requirements for application of cold-fluid-applied waterproofing specified in Section 07 14 16.

## 1.5 ACTION SUBMITTALS

### A. Product Data: For each type of product.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.
2. Include recommendations for product application and use including pointing mortars, cleaning solutions, and repair mortars.
3. Include test data substantiating that products comply with requirements.

### B. Samples: For the following:

1. Pointing Mortar: Submit sets of mortar for pointing in the form of sample mortar strips, 6 inches long by 1/2 inch wide, set in aluminum or plastic channels.
  - a. Have each set contain a close color range of at least three Samples of different mixes of colored sands and cements that produce a mortar matching existing, cleaned mortar when cured and dry.
  - b. Submit with precise measurements on ingredients, proportions, gradations, and source of colored sands from which each Sample was made.
2. Sealant materials.
3. Include similar Samples of accessories involving color selection.

## 1.6 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For masonry repointing specialist.
- B. Preconstruction Test Reports: For existing bricks and mortar.
- C. Quality-control program.

## 1.7 QUALITY ASSURANCE

- A. Masonry Repointing Specialist Qualifications: Engage an experienced masonry repointing firm to perform work of this Section. Firm shall have completed work similar in material, design, and extent to that indicated for this Project with a record of successful in-service performance. Experience in only installing masonry is insufficient experience for masonry repointing, cleaning, and repair work.
  - 1. Field Supervision: Masonry repointing specialist firms shall maintain experienced full-time supervisors on Project site during times that masonry repointing work is in progress.
- B. Quality-Control Program: Prepare a written quality-control program for this Project to systematically demonstrate the ability of personnel to properly follow methods and use materials and tools without damaging masonry. Include provisions for supervising performance and preventing damage.
- C. Single Source Responsibility: Provide repair mortar, parge coat, and waterproofing membrane specified in Section 07 14 16 from a single manufacturer.
- D. Mockups: Prepare mockups of masonry repointing to demonstrate aesthetic effects and to set quality standards for materials and execution.
  - 1. Cleaning: Exhibit cleaning methods for existing masonry surfaces including pressure washing, scraping, and brushing. Show that methods selected do not damage existing masonry surfaces.
  - 2. Repointing: Rake out joints in two separate areas, each approximately 36 inches high by 48 inches wide for each type of repointing required, and repoint one of the areas.
    - a. Clean half of the repointed area to permit visual observation of before-and-after appearance.
  - 3. Repair Mortar/Parging: Parge approximately 36 by 36 inch area including ledge condition. Show adhesion of repair mortar, curing methods, curing times, and protection requirements.
  - 4. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
  - 5. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

## 1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver packaged materials to Project site in manufacturer's original and unopened containers, labeled with manufacturer's name and type of products.
- B. Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious materials that have become damp.

- C. Store hydrated lime in manufacturer's original and unopened containers. Discard lime if containers have been damaged or have been opened for more than two days.
- D. Store sand where grading and other required characteristics can be maintained and contamination avoided.

## 1.9 FIELD CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit repointing work to be performed according to product manufacturers' written instructions and specified requirements.
- B. Temperature Limits: Repoint mortar joints only when air temperature is between 40 and 90 deg F and is predicted to remain so for at least seven days after completion of the Work unless otherwise indicated.
- C. Cold-Weather Requirements: Comply with the following procedures for mortar-joint pointing unless otherwise indicated:
  - 1. When air temperature is below 40 deg F, heat mortar ingredients and existing masonry walls to produce temperatures between 40 and 120 deg F.
  - 2. When mean daily air temperature is below 40 deg F, provide enclosure and heat to maintain temperatures above 32 deg F within the enclosure for seven days after pointing.
- D. Hot-Weather Requirements: Protect mortar-joint pointing when temperature and humidity conditions produce excessive evaporation of water from mortar materials. Provide artificial shade and wind breaks, and use cooled materials as required to minimize evaporation. Do not apply mortar to substrates with temperatures of 90 deg F and above unless otherwise indicated.

## PART 2 - PRODUCTS

### 2.1 PERFORMANCE REQUIREMENTS

- A. Source Limitations: Obtain each type of material for repointing masonry (Portland cement, sand, pigments, repair mortars, sealants, and similar items) from single source with resources to provide materials of consistent quality in appearance and physical properties.

### 2.2 MORTAR MATERIALS

- A. Portland Cement: ASTM C150/C150M, Type I or Type II, except Type III may be used for cold-weather construction; white or gray, or both where required for color matching of mortar.
  - 1. Provide cement containing not more than 0.60 percent total alkali when tested according to ASTM C114.
- B. Hydrated Lime: ASTM C207, Type S.

- C. Mortar Sand: ASTM C144.
  - 1. Exposed Mortar: Match size, texture, and gradation of existing mortar sand as closely as possible. Blend several sands if necessary to achieve suitable match.
  - 2. Colored Mortar: Natural sand or ground marble, granite, or other sound stone of color necessary to produce required mortar color.
- D. Mortar Pigments: ASTM C979/C979M, compounded for use in mortar mixes, and having a record of satisfactory performance in masonry mortars.
- E. Masonry Cement: ASTM C91/C91M. Not permitted.
- F. Water: Potable.

### 2.3 PARGE COAT AND REPAIR MORTARS

- A. Repair Mortar: Fast-setting, one-component repair mortar; Basis of Design: SikaQuick VOH as manufactured by Sika Corporation.
- B. Parge Coat: Portland cement-based coating for concrete and masonry that resists both air infiltration and positive as well as negative hydrostatic pressure. Polymer-modified.
  - 1. Basis of Design: Thoroseal 584 with Acryl 60 additive as manufactured by Sika Corporation.

### 2.4 ACCESSORY MATERIALS

- A. Silyl-terminated Polymer (STPE or STPU), M or S, NS, 50, NT: Single or Multi-component, nonsag, plus 50 percent and minus 50 percent movement capability nontraffic-use joint sealant; ASTM C920, Type M or S, Grade NS, Class 50, Use NT.
  - 1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to the following:
    - a. Sika; SikaHyflex-150LM or MasterSeal NP-150
    - b. Tremco; Dymonic-FC
    - c. Pecora Corporation; Dynatrol I-XL Hybrid.
  - 2. Application: Typical exterior and interior non-traffic horizontal and vertical joints.
  - 3. Colors: Provide colors of exposed sealants to match colors of mortar adjoining installed sealant unless otherwise indicated.
- B. Self-leveling Sealant: One or two part polyurethane or silyl-terminated polyurethane sealant, ASTM C920 Type M or S, Grade P, Class 25, Use T.
  - 1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to the following:
    - a. Sika; Sikaflex-1C SL
    - b. Tremco; Vulkem 45SSL
    - c. Pecora Corporation; Dynatrol II-SG or Urexpan NR-201 STPU Hybrid.

2. Application: Exterior and interior horizontal, traffic-bearing joints.
3. Colors: Provide colors of exposed sealants to match colors of mortar adjoining installed sealant unless otherwise indicated.

C. Joint-Sealant Backing:

1. Cylindrical Sealant Backings: ASTM C1330, Type B (bicellular material with a surface skin), and of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance.
2. Bond-Breaker Tape: Polyethylene tape or other plastic tape recommended in writing by sealant manufacturer for preventing sealant from adhering to rigid, inflexible, joint-filler materials or joint surfaces at back of joint where such adhesion would result in sealant failure. Provide self-adhesive tape where applicable.

D. Masking Tape: Nonstaining, nonabsorbent material; compatible with mortar, joint primers, sealants, and surfaces adjacent to joints; and that easily comes off entirely, including adhesive.

E. Geotextile at Sitework: Non-woven geotextile Basis of Design: Mirafi 140N as manufactured by Tencate.

F. Other Products: Select materials and methods of use based on the following, subject to approval of a mockup:

1. Previous effectiveness in performing the work involved.
2. Minimal possibility of damaging exposed surfaces.
3. Consistency of each application.
4. Uniformity of the resulting overall appearance.
5. Do not use products or tools that could leave residue on surfaces.

## 2.5 MORTAR MIXES

A. Measurement and Mixing: Measure cementitious materials and sand in a dry condition by volume or equivalent weight. Do not measure by shovel; use known, calibrated measures. Mix materials in a clean, mechanical batch mixer.

1. Mixing Pointing Mortar: Thoroughly mix cementitious materials and sand together before adding any water. Then mix again, adding only enough water to produce a damp, unworkable mix that retains its form when pressed into a ball. Maintain mortar in this dampened condition for 15 to 30 minutes. Add remaining water in small portions until mortar reaches desired consistency. Use mortar within one hour of final mixing; do not retemper or use partially hardened material.

B. Colored Mortar: Produce mortar of color required by using specified ingredients. Do not alter specified proportions without Architect's approval.

1. Mortar Pigments: Where mortar pigments are indicated, do not add pigment exceeding 10 percent by weight of the cementitious or binder materials, except for carbon black which is limited to 2 percent, unless otherwise demonstrated by a satisfactory history of performance.

- C. Do not use admixtures in mortar unless otherwise indicated.
- D. Mixes: Mix mortar materials in the following proportions:
  - 1. Pointing Mortar by Volume: ASTM C270, Proportion Specification, 1 part Portland cement, 1 part lime, and 6 parts sand. Add mortar pigments to produce mortar colors required.

## PART 3 - EXECUTION

### 3.1 PROTECTION

- A. Prevent repointing mortar from staining face of surrounding masonry and other surfaces.
  - 1. Cover sills, ledges, and other projecting masonry items to protect them from mortar droppings.
  - 2. Keep wall area wet below pointing work to discourage mortar from adhering to face of masonry units.
  - 3. Immediately remove mortar splatters in contact with exposed masonry and other surfaces.
- B. Remove gutters and downspouts and associated hardware adjacent to masonry and store during masonry repointing. Reinstall when repointing is complete.
  - 1. Provide temporary rain drainage during work to direct water away from building.

### 3.2 CLEANING MASONRY

- A. Fill open joints with mortar to prevent cleaning process from entering masonry.
- B. Spot clean and fill voids and other openings in wall surfaces caused by missing brick or other materials prior to wash down, wetting, and cleaning processes.
- C. Protect clean surfaces and adjacent surfaces not included in the Work during cleaning Work of adjacent surfaces.
- D. Cleaned Masonry Appearance: Clean surfaces to comply with requirements issued by manufacturer of repair mortar and parging products to ensure proper bond.
- E. Proceed with cleaning working from top to bottom and from one end of each elevation to the other. Ensure that dirty residues and rinse water do not wash over dry, cleaned surfaces. Do not allow residue or rinse water from entering the wall or building.
- F. Use cleaning methods established at mockups for each masonry material and location.
  - 1. Brushes: Do not use wire brushes or brushes that can damage the face of the masonry.
  - 2. Spray Equipment: Use spray equipment that provides controlled application at volumes and pressures, measured at nozzle. Adjust water temperature, pressure,

and volume to ensure that cleaning methods are effective at cleaning masonry without damaging masonry surfaces, including joints.

- a. Equip units with pressure gauges.
  - b. For water spray application, use fan shaped spray that disperses water at an angle of 25 to 50 degrees.
  - c. For high pressure water spray application, use fan shaped spray that disperses water at an angle of at least 40 degrees.
  - d. For heated water spray application, use equipment capable of maintaining temperature between 140 degrees F. and 160 degrees F (60 degrees C and 71 degrees C) at flow rates indicated.
- G. Perform each cleaning method established on mockups in a manner that results in uniform cleaning of surfaces including corners, protrusions, moldings, and interstices, and produces an even effect without streaking or damaging masonry surfaces. Keep wall wet below area being cleaned to prevent streaking from runoff.
- H. Perform additional general cleaning and spot cleaning of small areas that are noticeably different when viewed, so cleaned surfaces meet requirements of repair mortar and parging manufacturer's printed instructions.
- I. Water Application Methods:
1. Water Soak Application: Soak masonry surfaces by applying water continuously and uniformly to limited area for time indicated. Apply water at low pressures and low volumes in multiple fine sprays using perforated hoses or multiple spray nozzles. Erect a protective enclosure constructed of polyethylene sheeting to cover area being sprayed.
    - a. Remove dirt from wet surfaces with brushes, sponges, and tools that clean without damaging masonry.
  2. Pressurized Water Spray Applications: Where determined by application at mockup, clean surfaces using pressurized water spray. Hold spray nozzle at least 6 inches (150 mm) from masonry surface and apply water in horizontal back and forth sweeping motion, overlapping previous strokes to produce uniform coverage.
    - a. Begin application at low pressure to remove dirt from surfaces, increasing pressure as needed to fully clean surfaces without damage.
- J. After cleaning is complete, remove protection no longer required. Remove tape and adhesive marks.
- K. Removing Plant Growth: Completely remove visible plant, moss, and shrub growth from masonry surfaces. Carefully remove plants, creepers, and vegetation by cutting at roots and allowing remaining growth to dry as long as possible before removal. Remove loose soil and plant debris from open joints to whatever depth they occur.
- L. Carefully remove heavy accumulations of rigid materials from masonry surface with chisel. Do not scratch or chip masonry surface.

### 3.3 REPOINTING

- A. Rake out and repoint joints to the following extent:
1. Open joints missing mortar.
  2. Mortar joints exhibiting loose mortar, voids, and gaps.
  3. Joints at locations exhibiting the following defects:
    - a. Holes and missing mortar.
    - b. Cracks that can be penetrated 1/4 inch or more by a knife blade 0.027 inch thick.
    - c. Cracks 1/8 inch or more in width and of any depth.
    - d. Hollow-sounding joints when tapped by metal object.
    - e. Eroded surfaces 1/4 inch or more deep.
    - f. Deterioration to point that mortar can be easily removed by hand, without tools.
    - g. Joints filled with substances other than mortar.
- B. Do not rake out and repoint joints where not required. Do not damage masonry when removing or repointing joints.
- C. Rake out joints as follows, according to procedures demonstrated in approved mockup:
1. Remove mortar from joints to depth of joint width plus 1/8 inch and not less than that required to expose sound, unweathered mortar. Do not remove unsound mortar more than 2 inches deep; consult Architect for direction.
  2. Remove mortar from other masonry surfaces within raked-out joints to provide reveals with square backs and to expose sound masonry for contact with pointing mortar. Brush, vacuum, or flush joints to remove dirt and loose debris and allow proper bond between repairs and existing surfaces.
  3. Do not spall edges of masonry units or widen joints. Patch damaged masonry units and fill voids and faces of spalled masonry units. Do not remove and replace masonry units unless otherwise directed by Architect.
- D. Notify Architect of unforeseen detrimental conditions including loose or excessively deteriorated masonry units, rotted wood, rusted metal, and other deteriorated items.
- E. Pointing with Mortar:
1. Rinse joint surfaces with water to remove dust and mortar particles. Time rinsing application so, at time of pointing, joint surfaces are damp but free of standing water. If rinse water dries, dampen joint surfaces before pointing.
  2. Apply pointing mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8 inch until a uniform depth is formed. Fully compact each layer and allow it to become thumbprint hard before applying next layer.
  3. After deep areas have been filled to same depth as remaining joints, point joints by placing mortar in layers not greater than 3/8 inch. Fully compact each layer and allow to become thumbprint hard before applying next layer. Where existing masonry units have worn or rounded edges, slightly recess finished mortar surface below face of masonry to avoid widened joint faces. Take care not to spread mortar beyond joint edges onto exposed masonry surfaces or to featheredge the mortar.

4. When mortar is thumbprint hard, tool joints to match original appearance of joints as demonstrated in approved mockup. Remove excess mortar from edge of joint by brushing.
  5. Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours, including weekends and holidays.
  6. Hairline cracking within mortar or mortar separation at edge of a joint is unacceptable. Completely remove such mortar and repoint.
- F. Pointing with Sealant: At joints between dissimilar materials and at changes in plane, point joints with STPE sealant specified:
1. After raking joint, keep joints dry and free of mortar and debris.
  2. Clean and prepare joint surfaces. Prime joint surfaces unless sealant manufacturer recommends against priming. Do not allow primer to spill or migrate onto adjoining surfaces.
  3. Fill sealant joints with specified joint sealant.
    - a. Install cylindrical sealant backing beneath the sealant. Where space is insufficient for cylindrical sealant backing, install bond-breaker tape.
    - b. Install sealant using only proven installation techniques that ensure that sealant is deposited in a uniform, continuous ribbon, without gaps or air pockets, and with complete wetting of the joint bond surfaces equally on both sides. Fill joint flush with surrounding masonry and matching the contour of adjoining mortar joints.
    - c. Install sealant as recommended in writing by sealant manufacturer but within the following general limitations, measured at the center (thin) section of the bead:
      - 1) Fill joints to a depth equal to joint width, but not more than 1/2 inch deep or less than 1/4 inch deep.
    - d. Tool sealant to form smooth, uniform beads, slightly concave. Remove excess sealant from surfaces adjacent to joint.
    - e. Do not allow sealant to overflow or spill onto adjoining surfaces, or to migrate into the voids of adjoining surfaces, particularly rough textures. Remove excess and spillage of sealant promptly as the work progresses.
    - f. Clean adjoining surfaces by the means necessary to eliminate evidence of spillage, without damage to adjoining surfaces or finishes, as demonstrated in an approved mockup.

### 3.4 REPAIR MORTAR AND PARING

- A. Fill faces of damaged masonry including spalled areas, voids, and uneven surfaces with repair mortar and then parge entire surface with parge coating.
- B. Surface Preparation: Comply with manufacturer's written instructions including:
  1. Ensure that surface are clean, sound and free of frost.
  2. Remove deteriorated concrete and masonry
  3. Clean surfaces of dirt, oil, grease, and other bond-inhibiting materials.

4. Prepare surfaces with pressurized water blast; use highest pressure possible without damaging face of masonry to be cleaned.
  5. Clean surfaces using scabbling, scraping with wood scrapers, and other appropriate mechanical means to obtain an exposed aggregate surface profile of  $\pm 1/16"$  (1.6 mm) (CSP-5).
  6. Ensure proper surface preparation required to allow surfaces to receive repair mortar as parge coat.
  7. Decontaminate and prepare parge using pull-off test.
  8. Saw cut edges; dovetail cut is recommended.
  9. Ensure that substrates are Saturated Surface Dry (SSD) with clean water prior to application.
- C. Priming: Apply a scrub coat of repair mortar prior to placement of parge coat and repair applications such as masonry wash, shelves, ledges, and filling of holes, gaps, and spalled conditions.
1. Apply repair mortar into the wet scrub coat before it dries.
  2. Apply parge coat over repair mortar as directed by coating manufacturer and as specified under "Curing" Paragraph below.
- D. Mixing: Comply with manufacturer's written instructions including:
1. Wet down all tools and mixer to be used.
  2. Mix mechanically with a low-speed drill (400–600 rpm) and mixing paddle or mortar mixer.
  3. Mix to a uniform consistency, maximum 3 minutes.
  4. Manual mixing can be tolerated only for less than a full unit.
  5. Thorough mixing and proper proportioning of the powder and liquid is necessary.
  6. Inaccurate proportioning of the powder to liquid will result in a finished product that may not conform to the typical published performance property values.
  7. Do not over-water. Over-watering may result in difficulty handling and not meeting stated properties.
  8. Discard product that exhibits setting; product cannot be remixed.
- E. Application:
1. Work repair mortar into surfaces, filling pores and voids.
  2. Compact repair mortar to ensure cohesion of applied materials. Force materials into edges, working toward the center. Eliminate air pockets.
  3. Consolidate repair mortar and screed to ensure smooth, level installation. Finish parge with floats in accordance with manufacturer's instructions.
- F. Curing: Moist cure parge coat and repair mortar using fine misting of water at rates and for time periods required by manufacturer.
1. Commence moist curing immediately after finishing
  2. Protect from direct sunlight, wind, frost, and rain.
  3. Allow repair mortar to cure at least 24 hours prior to applying parge coat.
  4. Allow parge coat to cure overnight before applying waterproof membrane specified in Section 07 14 16. Ensure that temperatures and weather conditions comply with manufacturer's written instructions.

G. Parging Masonry: apply over repair mortar and as follows:

1. Remove loose material from masonry surface. Carefully remove additional material so parge does not have feathered edges but has square or slightly undercut edges on area to be parged and is at least 1/4 inch thick, but not less than recommended in writing by parging compound manufacturer.
2. Mask adjacent mortar joint or rake out for repointing if parge extends to edge of brick.
3. Rinse surface to be parged and leave damp, but without standing water.
4. Brush-coat surfaces with slurry coat of parging compound according to manufacturer's written instructions.
5. Place parging compound in at least two layers and as recommended in writing by parging compound manufacturer, but not less than 1/4 inch or more than 2 inches thick. Roughen surface of each layer to provide a key for next layer.
6. Trowel, scrape, or carve surface of parge to match texture and surrounding surface plane or contour of brick. Shape and finish surface before or after curing, as determined by testing, to best match existing brick.
7. Keep each layer damp for not less than 12 hours, as directed by parging manufacturer's instructions, and until parging compound has set.
8. Remove and replace parges with hairline cracks or that show separation from at edges, and those that do not match adjoining in color or texture.

### 3.5 FRENCH/TRENCH DRAINS

- A. Excavate soils to create underground, gravel-filled collection area for water.
- B. Insert gravel bed and embed perforated pipe extending from bottom of drainage mat, provided as Work of Section 07 14 16, to drainage field. Ensure free flow of water from wall surfaces to drainage field.
- C. Wrap pipe in geotextile fabric and cover wrapped perforated pipe with gravel to establish drainage flow from wall to drainage field.
- D. Place layer of geotextile over gravel prior to backfilling. Backfill entire area with excavated soils. Compact backfill and proof roll to ensure uniform installation.
- E. At elevation of drainage hole in adjacent retaining wall, slope and compact backfill to drainage hole. Compact backfill to 95 percent maximum dry density. Overlay with geotextile and complete backfilling to top of retaining wall. Grade compacted soils to ensure positive drainage away from building.

### 3.6 FINAL CLEANING

- A. After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water applied by low-pressure spray.
  1. Do not use metal scrapers or brushes.
  2. Do not use acidic or alkaline cleaners.
- B. Clean adjacent nonmasonry surfaces. Use detergent and soft brushes or cloths.

- C. Clean and cure mortar and parge coat.
- D. Remove debris from area.
- E. Remove masking materials, leaving no residues that could trap dirt or prevent bond with waterproofing membrane specified in Section 07 14 16.

**END OF SECTION**

## SECTION 07 14 16

### COLD FLUID-APPLIED WATERPROOFING

#### PART 1 - GENERAL

##### 1.1 SUMMARY

- A. Section Includes:
1. Polyurethane waterproofing.
  2. Protection course.
  3. Molded-sheet drainage panels.

##### 1.2 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.
1. Review waterproofing requirements including, but not limited to, the following:
    - a. Surface preparation.
    - b. Minimum curing period.
    - c. Forecasted weather conditions.
    - d. Special details and sheet flashings.
    - e. Repairs.

##### 1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
1. Include construction details, material descriptions, and tested physical and performance properties of waterproofing.
  2. Include manufacturer's written instructions for evaluating, preparing, and treating substrate.
- B. Shop Drawings:
1. Indicate locations and extent of waterproofing.
  2. Include details for substrate joints and cracks, sheet flashings, penetrations, inside and outside corners, tie-ins with adjoining waterproofing, and other termination conditions.
- C. Samples: For each exposed product and for each color and texture specified, including the following products:
1. Flashing sheet, 8 by 8 inches (200 by 200 mm).
  2. Membrane-reinforcing fabric, 8 by 8 inches (200 by 200 mm).
  3. Drainage panel, 8 by 8 inches (200 by 200 mm).
  4. Root Barrier: 8 by 8 inches (200 by 200 mm).

#### 1.4 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For Installer.
- B. Field quality-control reports.
- C. Sample Warranties: For special warranties.

#### 1.5 QUALITY ASSURANCE

- A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by waterproofing manufacturer.

#### 1.6 MOCKUPS

- A. Build mockups to set quality standards for installation.
  - 1. Build mockup for typical planter waterproofing installation, including accessories to demonstrate surface preparation, crack and joint treatments, inside and outside corner treatments, and protection.
    - a. Size: 10 sq. ft. (0.9 sq. m) in area. Include three contiguous sides and bottom, to demonstrate waterproofing application, including at inside corners and planter drain.
  - 2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Owner specifically approves such deviations by Change Order.
  - 3. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

#### 1.7 FIELD CONDITIONS

- A. Environmental Limitations: Apply waterproofing within the range of ambient and substrate temperatures recommended in writing by waterproofing manufacturer.
  - 1. Do not apply waterproofing to a damp or wet substrate, when relative humidity exceeds 85 percent, or when temperatures are less than 5 deg F (3 deg C) above dew point.
  - 2. Do not apply waterproofing in snow, rain, fog or mist, or when such weather conditions are imminent during application and curing period.
- B. Maintain adequate ventilation during application and curing of waterproofing materials.

#### 1.8 WARRANTY

- A. Manufacturer's Special Warranty: Manufacturer agrees to repair or replace waterproofing that fails in materials or workmanship within specified warranty period.
  - 1. Warranty Period: Five years from date of Substantial Completion.
- B. Installer's Special Warranty: Specified form, signed by Installer, covering Work of this Section, for warranty period of two years.

1. Warranty includes removing and reinstalling protection board, drainage panels, insulation, pedestals, and pavers on plaza decks.

## PART 2 - PRODUCTS

### 2.1 SOURCE LIMITATIONS

- A. Obtain waterproofing materials from single source and from single manufacturer.

### 2.2 POLYURETHANE WATERPROOFING

- A. Provide Single-Component, Bitumen-Modified Polyurethane Waterproofing meeting ASTM C836/C836M; coal-tar free; for use on fresh concrete and cementitious products.
- B. Basis of Design: Sikalastic HLM 5000GC as manufactured by Sika.

### 2.3 AUXILIARY MATERIALS

- A. General: Provide auxiliary materials recommended in writing by waterproofing manufacturer for intended use and compatible with one another and with waterproofing.
  1. Furnish liquid-type auxiliary materials that comply with VOC limits of authorities having jurisdiction.
- B. Substrate Patching Material: Waterproofing manufacturer's standard trowel-grade filler material.
  1. See Section 04 01 24 "Masonry Repointing" for repairs and surfacing of existing masonry surfaces to receive waterproofing.
- C. Primer: Manufacturer's standard primer, sealer, or surface conditioner; factory-formulated.
- D. Membrane-Reinforcing Fabric: Manufacturer's recommended fiberglass mesh or polyester fabric, manufacturer's standard weight.
- E. Joint Reinforcing Strip: Manufacturer's recommended fiberglass mesh or polyester fabric.
- F. Elastomeric transition flashing to above-grade: polyurethane liquid-applied coating system with ultraviolet protective topcoat.
- G. Joint Sealant: As specified in Section 04 01 24.
  1. Backer Rod: Closed-cell polyethylene foam.

### 2.4 PROTECTION COURSE

- A. Protection Course, Semirigid Sheets of Fiberglass or Mineral-Reinforced Asphaltic Core: ASTM D6506, pressure laminated between two asphalt-saturated fibrous liners and as follows:

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - a. Soprema, Inc.
  - b. Tremco Incorporated.
  - c. W.R. Meadows, Inc.
2. Thickness:
  - a. 1/8 inch (3 mm), nominal.

## 2.5 MOLDED-SHEET DRAINAGE PANELS

- A. Nonwoven Geotextile Faced, Molded Sheet Drainage Panel with Polymeric Film: Composite subsurface drainage panel consisting of a studded, nonbiodegradable, molded plastic sheet drainage core; with a nonwoven, needle punched geotextile facing with an apparent opening size not exceeding No. 70 (0.21-mm) sieve laminated to one side of the core and a polymeric film bonded to the other side; and with a vertical flow rate through the core of 9 to 21 gpm per ft. (112 to 261 L/min. per m).
  1. Basis of Design: Sika Drainage Mat 420 as manufactured by Sika Corporation.
  2. Other Acceptable Manufacturers: Subject to compliance with requirements, provide products by one of the following:
    - a. Carlisle Coatings & Waterproofing Inc.
    - b. Polyguard Products, Inc.
    - c. Soprema, Inc.
    - d. Tremco Incorporated.
    - e. W.R. Meadows, Inc.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements and other conditions affecting performance of the Work.
  1. Verify that concrete has cured and aged for minimum time period recommended in writing by waterproofing manufacturer.
  2. Verify that substrate is visibly dry and within the moisture limits recommended in writing by manufacturer. Test for capillary moisture by plastic sheet method in accordance with ASTM D4263.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. Clean, prepare, and treat substrates in accordance with manufacturer's written instructions. Provide clean, dust-free, and dry substrates for waterproofing application.
- B. Mask off adjoining surfaces not receiving waterproofing to prevent spillage and overspray affecting other construction.

- C. Close off drains pathways to prevent spillage and migration of waterproofing fluids into drains.
- D. Remove grease, oil, bitumen, form-release agents, paints, curing compounds, acid residues, and other penetrating contaminants or film-forming coatings from concrete.

### 3.3 PREPARATION AT TERMINATIONS, PENETRATIONS, AND CORNERS

- A. Prepare surfaces at terminations and penetrations through waterproofing and at expansion joints, drains, sleeves, and corners in accordance with waterproofing manufacturer's written instructions and to recommendations in ASTM C898/C898M and ASTM C1471/C1471M.
  - 1. Detail Preparation: Prepare non-moving shrinkage cracks, large cracks, construction joints, expansion joints, projections and protrusions, penetrations, drains, and changes in plane in accordance with waterproofing manufacturer's written instructions and details, using accessory materials specified.
- B. Apply waterproofing in single applications in accordance with waterproofing manufacturer's instructions.

### 3.4 INSTALLATION OF WATERPROOFING

- A. Apply waterproofing in accordance with manufacturer's written instructions and to recommendations in ASTM C898/C898M and ASTM C1471/C1471M.
- B. Start installing waterproofing in presence of manufacturer's technical representative.
- C. Apply primer over prepared substrate unless otherwise instructed in writing by waterproofing manufacturer.
- D. Apply waterproofing to completely saturate substrate and to obtain a seamless membrane free of entrapped gases and pinholes, with an average dry film total thickness of 60 mils.
  - 1. Apply waterproofing to prepared parge coat on walls and related vertical surfaces to ensure water-tight installation.
  - 2. Verify manufacturer's recommended wet film thickness of waterproofing every 100 sq. ft. (9.3 sq. m).
- E. Cure waterproofing, taking care to prevent contamination and damage during application and curing.
- F. Install protection course with butted joints over waterproofing before starting subsequent construction operations.
  - 1. For vertical applications, set protection course in nominally cured membrane, which will act as an adhesive. If membrane cures before application of protection course, use adhesive.

### 3.5 INSTALLATION OF MOLDED-SHEET DRAINAGE PANELS

- A. Place and secure molded-sheet drainage panels, with geotextile facing away from wall in accordance with manufacturer's written instructions. Use adhesive or another method that does not penetrate waterproofing. Lap edges and ends of geotextile to maintain continuity. Protect installed molded-sheet drainage panels during subsequent construction.

### 3.6 CLEANING

- A. Clean spills, stains, and overspray resulting from application utilizing cleaning agents recommended by manufacturers of affected construction. Remove masking materials.

### 3.7 PROTECTION

- A. Do not permit foot or vehicular traffic on unprotected membrane.
- B. Protect waterproofing from damage and wear during remainder of construction period.
- C. Protect waterproofing from damage from subsequent work. Protect waterproofing materials from exposure to UV light for period in excess of that acceptable to waterproofing manufacturer; replace overexposed materials and retest.
- D. Correct deficiencies in or remove waterproofing that does not comply with requirements; repair substrates, reapply waterproofing, and repair sheet flashings.

**END OF SECTION**