Project Name	**International Trade Center Renovations 2nd and 3rd Floor Windows**
Location	**Mobile, AL**
Project #	**11445 Task 1** **August 2024**

Second Addendum

International Trade Center Renovations
2nd and 3rd Floor Windows
August 28, 2024

ALABAMA PORT AUTHORITY
PORT OF MOBILE

Second Addendum

Project Name	**International Trade Center Renovations** **2nd and 3rd Floor Windows**
Location	**Mobile, AL**
Project #	**11445 Task 1** **August 2024**

1. Bid opening for this project has been re-scheduled for Wednesday, September 4, 2024 at 10:00 A.M. in the Killian Room at the International Trade Center Building, 250 North Water Street, Mobile, AL.

   Sealed bid proposals will be received via courier to the Alabama State Port Authority, 1400 Alabama State Docks Blvd., Room 216, Administration Building, Mobile, AL 36602 until 4:00 P.M. on Tuesday, September 3, 2024. Sealed bid proposals can also be hand delivered from 9:45 A.M. to 10:00 A.M., on Wednesday, September 4, 2024 to the Killian Room at the International Trade Center Building, 250 North Water Street, Mobile, AL. Faxed or electronic submitted bids will not be accepted.

2. Revision A drawings dated August 27, 2024 and numbered A0.1, A1.1, A3.1 and A4.1 attached herewith supersede drawings dated July 22, 2024 and numbered A0.1, A1.1, A3.1 and A4.1.

NARRATIVE

THIS PROJECT ENTAILS THE REPLACEMENT OF THE EXISTING VERTICAL WINDOW UNITS BETWEEN THE FIRST AND FOURTH FLOOR WINDOWS WITH NEW INSULATED IMPACT RATED ALUMINUM STOREFRONT SYSTEM. THE EXISTING ALUMINUM WINDOWS SHALL BE REMOVED AND NEW INSTALLED AS SPECIFIED HEREIN.

DEMOLITION and GENERAL NOTES

A. UNLESS OTHERWISE INDICATED, DEMOLISHED MATERIALS BECOME CONTRACTOR'S PROPERTY.

B. COMPLY WITH EPA REGULATIONS AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

C. CONDUCT DEMOLITION WITHOUT DISRUPTING OWNER'S OCCUPATION OF THE BUILDING.

D. MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN IN SERVICE BEFORE PROCEEDING WITH DEMOLITION, PROVIDING BYPASS CONNECTIONS TO OTHER PARTS OF THE BUILDING.

E. LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND CAP OFF UTILITY SERVICES TO BE DEMOLISHED, IF ANY.

F. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT STRUCTURES AND SITE IMPROVEMENTS.

G. PROVIDE AND MAINTAIN SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE BUILDING STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE.

H. PROTECT BUILDING STRUCTURE OR INTERIOR FROM WEATHER AND WATER LEAKAGE AND DAMAGE.

I. PROTECT WALLS, CEILINGS, FLOORS, AND EXPOSED FINISHES THAT ARE TO REMAIN. COVER AND PROTECT REMAINING FURNITURE, FURNISHINGS, AND EQUIPMENT.

J. PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES OF BUILDING CAUSED BY DEMOLITION. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO REMAINING ADJOINING CONSTRUCTION.

K. PROMPTLY REMOVE DEMOLISHED MATERIALS FROM OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM. DO NOT BURN DEMOLISHED MATERIALS.

L. COORDINATE WORK WITH OWNER. NOTIFY OWNER WHEN WINDOW SYSTEM WILL BE REMOVED AND REPLACED. DO NOT LEAVE ANY SPACE OF THE BUILDING OPEN TO THE ELEMENTS OR UNSECURE AFTER WORKING HOURS. IF WORK SEQUENCE DOES NOT ALLOW FOR THE EXISTING SYSTEM TO BE REMOVED AND THE NEW SYSTEM INSTALLED WITHIN THE SAME DAY, THEN CONTRACTOR SHALL PROVIDE A TEMPORARY ENCLOSURE OF THE WINDOW/DOOR OPENING UNTIL THE NEW SYSTEM CAN BE INSTALL. THE TEMPORARY ENCLOSURE SHALL BE WEATHER TIGHT AND SECURE.

M. ANY AREA OUTSIDE THE DEMOLITION SPACE THAT IS DISTURBED SHALL BE RETURNED TO PRE-WORK CONDITIONS WHEN WORK IS COMPLETE.

N. CLEAN-UP: ALL SPACES DISTURBED BY THE WORK (INCLUDING ANY SPACES TRAVERSED BY WORKERS) SHALL BE CLEANED.

O. COORDINATE WITH OWNER LOCATION OF DUMPSTER, CHUTE, TRUCKS, EQUIPMENT, STAGING AREA, AND WORKER ENTRANCE.

ALUMINUM STOREFRONT

PART 1 – GENERAL

RELATED DOCUMENTS
- A. Drawings and general provisions of the Contract, including General Conditions Sections, apply to this Section.
- B. Furnish all necessary material, labor, and equipment for the complete installation of aluminum framing as shown on the drawings and specified herein.

SUMMARY
- A. This Section includes aluminum frames and doors for exterior applications.
- B. Pre-Qualified Installers: Installer shall be a company specializing in installation of aluminum glazing systems with a minimum of three years experience.
- C. Related Sections: The following Sections contain requirements that relate to this Section:
  1. "Glazing".
  2. "Joint Sealants"

SUBMITTALS
- A. General: Submit Shop Drawings and Product Data for each type of door and frame specified, including details of construction, materials, dimensions, hardware preparation, core, label compliance, sound ratings, profiles, and finishes. Include details of each frame type, elevations of design types, conditions at openings, details of construction, location and installation requirements of hardware and reinforcements, and details of joints and connections. Show anchorage and accessory items.
- A
- B. Provide engineers certification that window system will meet the locally adopted building code.

DELIVERY, STORAGE, AND HANDLING
- A. Deliver doors and frames cardboard-wrapped or crated to provide protection during transit and job storage.
- B. Inspect doors and frames on delivery for damage. Minor damages may be repaired provided refinished items match new work and are acceptable to Architect; otherwise, remove and replace damaged items as directed.
- C. Store doors and frames at building site under cover.

PROJECT CONDITIONS
- A. Field Measurements: Verify dimensions by field measurements before fabrication and indicate measurements on Shop Drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
  1. Established Dimensions: Where field measurements cannot be made without delaying the Work, establish dimensions and proceed with fabricating systems without field measurements. Coordinate construction to ensure actual dimensions correspond to established dimensions.

WARRANTY
- A. General Warranty: The special warranty specified in this Article shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by the Contractor under requirements of the Contract Documents.
- B. Special Warranty: Submit a written warranty executed by the manufacturer agreeing to repair or replace components of entrance and storefront systems that fail in materials or workmanship within the specified warranty period. Failures include, but are not limited to, the following:
  1. Structural failures including, but not limited to, excessive deflection.
  2. Adhesive sealant failures.
  3. Cohesive sealant failures.
  4. Failure of system to meet performance requirements.
  5. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
  6. Failure of operating components to function normally.
  7. Water leakage through fixed glazing and frame areas.
- C. Warranty Period: 2 years from date of Substantial Completion.

PART 2 – PRODUCTS

FRAMES
- A. Trulite 3300 Impact Storefront System. See drawings for size and configuration of units.

FABRICATION
- A. General: Fabricate components that, when assembled, will have accurately fitted joints with ends coped or mitered to produce hairline joints free of burrs and distortion. After fabrication, clearly mark components to identify their locations in Project according to Shop Drawings.
- B. Forming: Form shapes with sharp profiles, straight and free of defects or deformations, before finishing.
- C. Prepare components to receive concealed fasteners and anchor and connection devices.
- D. Fabricate components to drain water passing joints and condensation and moisture occurring or migrating within the system to the exterior.
- F. Glazing Channels: Provide minimum clearances for thickness and type of glass indicated according to FGMA's "Glazing Manual."

ALUMINUM STOREFRONT (CONT.)

- H. Metal Protection: Where aluminum will contact dissimilar metals, protect against galvanic action by painting contact surfaces with primer or by applying sealant or tape recommended by manufacturer for this purpose. Where aluminum will contact concrete or masonry, protect against corrosion by painting contact surfaces with bituminous paint.
- I. Storefront: Fabricate framing in profiles indicated for center glazing. Provide subframes and reinforcing of types indicated or, if not indicated, as required for a complete system. Factory assemble components to greatest extent possible. Disassemble components only as necessary for shipment and installation.

FINISHES
- A. Aluminum profiles shall match the existing finish of the other new windows on the first and fourth floors of this building. Contractor shall field verify existing finish and provide a sample of new frame for owner and architect to field verify.

PART 3 – EXECUTION

EXAMINATION
- A. Examine areas, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of entrance and storefront systems. Do not proceed with installation until unsatisfactory conditions have been corrected.

INSTALLATION
- A. General: Comply with manufacturer's written instructions for protecting, handling, and installing entrance and storefront systems. Do not install damaged components. Fit frame joints to produce hairline joints free of burrs and distortion. Rigidly secure nonmovement joints. Seal joints watertight.
- B. Metal Protection: Where aluminum will contact dissimilar metals, protect against galvanic action by painting contact surfaces with primer or by applying sealant or tape recommended by manufacturer for this purpose. Where aluminum will contact concrete or masonry, protect against corrosion by painting contact surfaces with bituminous paint.
- C. Install components to drain water passing joints and condensation and moisture occurring or migrating within the system to the exterior.
- D. Set continuous sill members and flashing in a full sealant bed to provide weathertight construction, unless otherwise indicated. Comply with requirements of Section "Joint Sealants."
- E. Install framing components plumb and true in alignment with established lines and grades without warp or rack of framing members.
- F. Install entrances plumb and true in alignment with established lines and grades without warp or rack. Lubricate operating hardware and other moving parts according to hardware manufacturers' written instructions.
  1. Install surface-mounted hardware according to manufacturer's written instructions using concealed fasteners to greatest extent possible.
- G. Install glazing to comply with requirements of Section "Glazing," unless otherwise indicated.
- H. Install perimeter sealant to comply with requirements of Section "Joint Sealants," unless otherwise indicated.

FIELD QUALITY CONTROL
- A. Water Spray Test: After completing the installation of test areas indicated, test storefront system for water penetration according to AAMA 501.2 requirements.
- B. Repair or remove and replace Work that does not meet requirements or that is damaged by testing; replace to conform to specified requirements.

ADJUSTING AND CLEANING
- A. Adjust doors and hardware to provide tight fit at contact points and weather stripping, smooth operation, and weathertight closure.
- B. Remove excess sealant and glazing compounds, and dirt from surfaces.

PROTECTION
- A. Provide final protection and maintain conditions, in a manner acceptable to manufacturer and Installer, that ensure entrance and storefront systems are without damage or deterioration at the time of Substantial Completion.

END OF SECTION

GLAZING

PART 1 – GENERAL

SECTION REQUIREMENTS
- A. Drawings and general provisions of the Contract, including General Conditions, apply to this Section.
- B. Comply with written instructions of glass product manufacturers; FGMAs "Glazing Manual"; and publications of AAMA, LSGA, and SIGMA as applicable to products indicated, unless more stringent requirements are indicated.
- C. Provide certification from glazing manufacturer for ASTM E 1996.

PART 2 – PRODUCTS

GLASS
- A. For fixed exterior windows use 1-1/4" insulated glass units. Vitro Architectural Glass. Outboard shall be Solarban 70 on Solarbronze 6mm (2). ½" air space. Inboard shall be 6mm Clear _ 090PVB _ 6mm Clear. Unit shall be impact resistant glass meeting ASTM certification for large missile impact.
- A
- B. The glazing in the window sections between the floors shall be GLAZEGUARD 1300 IR, Impact Resistant Glazing Infill Panels by Citadel Architectural Products. Thickness: 1-5/16", Smooth Finish, Color: Classic Bronze.

PART 3 – EXECUTION

INSTALLATION
- A. Comply with combined recommendations of manufacturers of glass, sealants, gaskets, and other glazing materials, unless more stringent requirements are contained in FGMA's "Glazing Manual."
- B. Set glass lites in metal frames per guidelines contained in FGMA's "Glazing Manual."

END OF SECTION

JOINT SEALANTS

SUMMARY
- A. Compatibility: Provide joint sealants, joint fillers, and other related materials that are compatible with one another and with joint substrates under service and application conditions.
- B. Use DOW 795 SILICONE or equal. Color shall match aluminum frames.

EXAMINATION
- A. Examine joints indicated to receive joint sealants, with Installer present, for compliance with requirements for joint configuration, installation tolerances, and other conditions affecting joint sealant performance. Do not proceed with installation of joint sealants until unsatisfactory conditions have been corrected.

PREPARATION
- A. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with recommendations of joint sealant manufacturer and the following requirements:
  1. Remove all foreign material from joint substrates that could interfere with adhesion of joint sealant, including dust, paints (except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer), old joint sealants, oil, grease, waterproofing, water repellents, water, surface dirt, and frost.
  2. Clean concrete, masonry, unglazed surfaces of ceramic tile, and similar porous joint substrate surfaces by brushing, grinding, blast cleaning, mechanical abrading, or a combination of these methods to produce a clean, sound substrate capable of developing optimum bond with joint sealants. Remove loose particles remaining from above cleaning operations by vacuuming or blowing out joints with oil-free compressed air.
  3. Remove laitance and form release agents from concrete.
  4. Clean metal, glass, porcelain enamel, glazed surfaces of ceramic tile, and other nonporous surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues capable of interfering with adhesion of joint sealants.

INSTALLATION OF JOINT SEALANTS
- A. General: Comply with joint sealant manufacturer's printed installation instructions applicable to products and applications indicated, except where more stringent requirements apply.
- B. Installation of Sealants: Install sealants by proven techniques that result in sealants directly contacting and fully wetting joint substrates, completely filling recesses provided for each joint configuration, and providing uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability. Install sealants at the same time sealant backings are installed.
- C. If backing material is required, install in joints so that joint depth is 50% of joint width, but a minimum of ¼" deep.
- D. Apply sealant in joints using pressure gun with nozzle cut to fit joint width, deposited in uniform continuous beads without gaps or air pockets.

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

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

END OF SECTION

CUMMINGS ARCHITECTURE CORP
One Houston Street
Mobile, Alabama 36606
TEL 251.433.9600

STATE OF ALABAMA
BENJAMIN P. CUMMINGS
23300
REGISTERED ARCHITECT
MOBILE, ALABAMA

ALABAMA STATE PORT AUTHORITY
I.T.C. 2nd & 3rd FLOOR
WINDOW REPLACEMENT
250 N. WATER STREET, MOBILE, AL 36602
PROJECT NUMBER: 11445

REVISIONS

MARK	DATE
A	AUG. 27, 2024

SHEET NAME
NOTES and SPECS

PROJECT NO. 2024-26

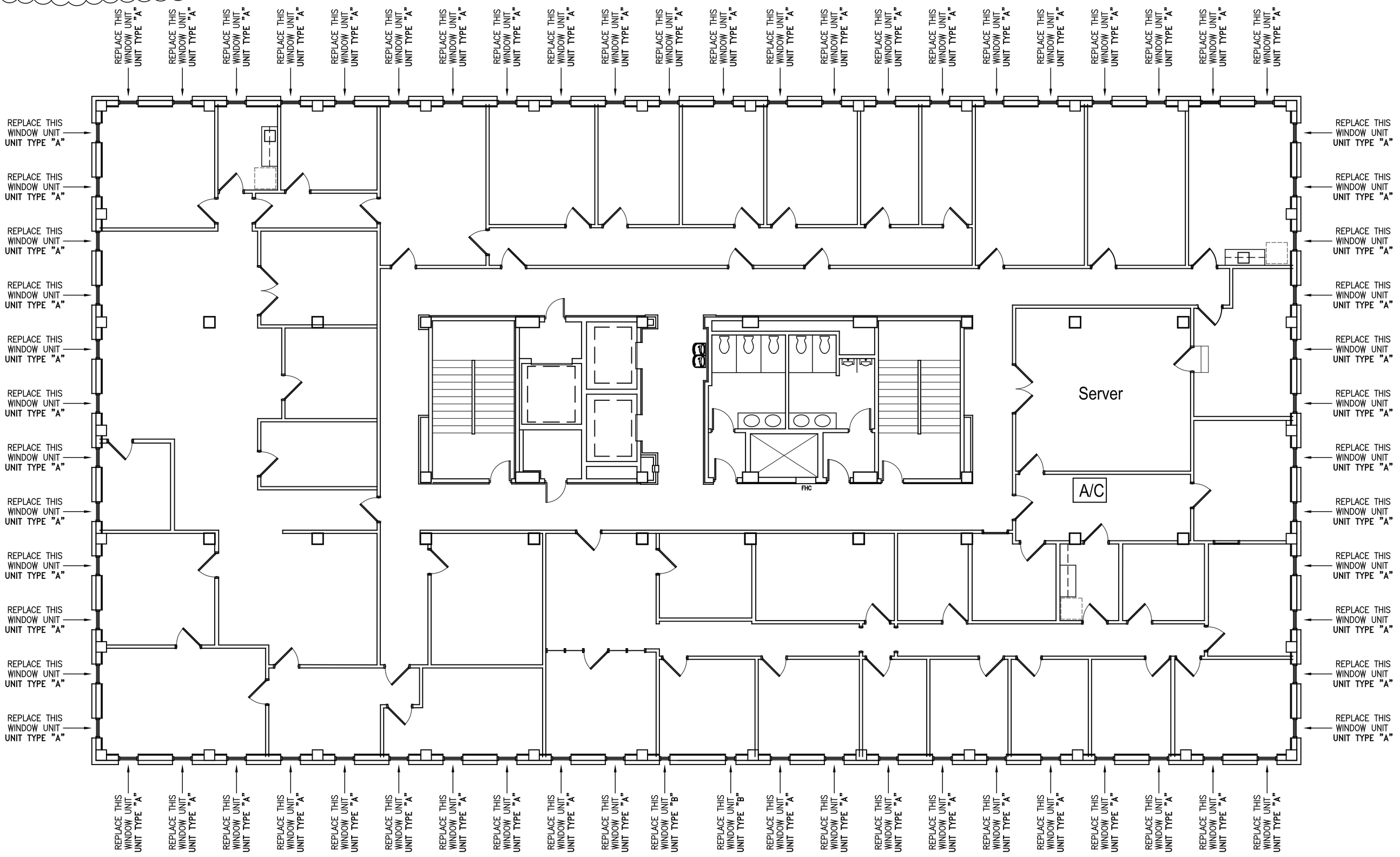
DATE JULY 22, 2024

SHEET NO.
A0.1

ACTUAL SHEET SIZE IS 22" x 34"

NOTES

1. REMOVE WINDOW UNITS NOTED ON PLANS AND REPLACE WITH NEW. SEE WINDOW ELEVATIONS FOR NEW STOREFRONT DESIGN.
2. REINSTALL EXISTING INTERIOR WINDOW TREATMENT AFTER NEW WINDOW SYSTEM IS INSTALLED.
3. WALL, CEILING, AND FLOOR FINISHES AT HEAD, JAMBS, AND SILL ON BOTH INTERIOR AND EXTERIOR SHALL REMAIN. REPAIR ANY ADJACENT FINISHES THAT GET DAMAGED OR BLEMISHED DURING THE WORK.
4. CUT OUT OLD CAULK AND THEN APPLY NEW CAULK. DO THIS AT THE JOINT BETWEEN THE TOP OF THE CAST STONE PANELS AND THE ALUMINUM FLASHING AND AT BOTTOM OF PILASTER AND ALUMINUM FLASHING BETWEEN THE FOURTH FLOOR WINDOWS. DO THIS ON ALL SIDES OF THE FOURTH FLOOR LEVEL.
5. (A) CAULK BETWEEN NEW WINDOW UNITS AND THE ADJACENT FINISHED SURFACES AT HEAD, JAMB, AND SILL ON BOTH THE INTERIOR AND EXTERIOR SIDES OF THE WINDOW UNITS. INTERIOR SIDE OF WINDOW UNITS BETWEEN FLOORS NEED NOT BE CAULKED.



NORTH

2nd FLOOR PLAN

0 4' 8' 12' 16' 20' 24'

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

CUMMINGS ARCHITECTURE CORP

One Houston Street
Mobile, Alabama 36606
TEL 251.433.9600

STATE OF ALABAMA · BENJAMIN P. CUMMINGS · 4300 · MOBILE, ALABAMA · REGISTERED ARCHITECT · 7-23-2024

ALABAMA STATE PORT AUTHORITY
I.T.C. 2nd & 3rd FLOOR
WINDOW REPLACEMENT
250 N. WATER STREET, MOBILE, AL 36602
PROJECT NUMBER: 11445

REVISIONS

MARK	DATE
A	AUG. 27, 2024

SHEET NAME
SECOND FLOOR PLAN

PROJECT NO.
2024-26

DATE
JULY 22, 2024

SHEET NO.
A1.1

ACTUAL SHEET SIZE IS 22" x 34"

CUT OUT OLD CAULK AND THEN APPLY NEW CAULK. DO THIS AT THE JOINT BETWEEN THE TOP OF THE CAST STONE PANELS AND THE ALUMINUM FLASHING AND AT BOTTOM OF PILASTER AND ALUMINUM FLASHING BETWEEN THE FOURTH FLOOR WINDOWS.

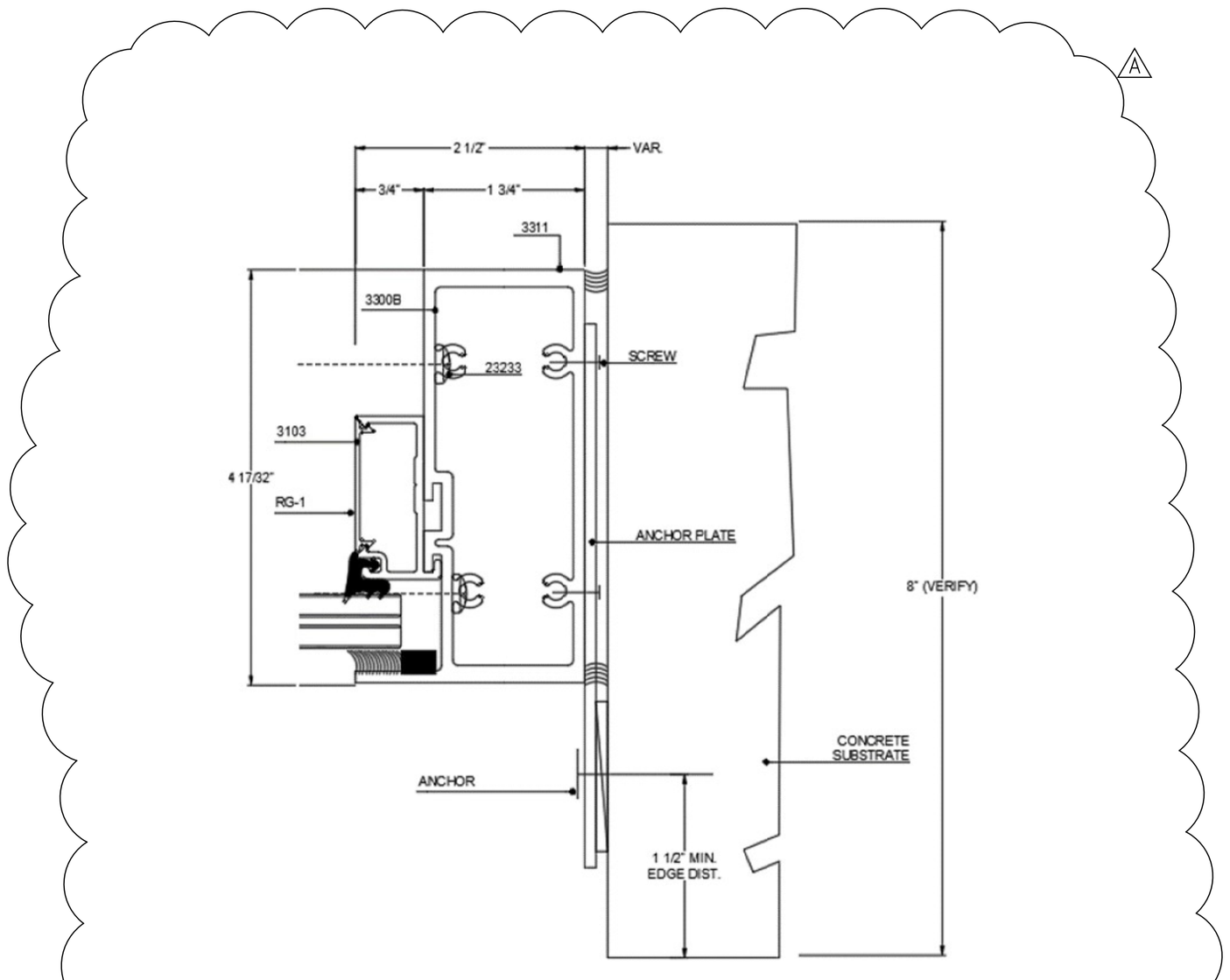
PHOTO 1 – EXISTING CONDITION

CUT OUT OLD CAULK AND THEN APPLY NEW CAULK. DO THIS AT THE JOINT BETWEEN THE TOP OF THE CAST STONE PANELS AND THE ALUMINUM FLASHING AND AT BOTTOM OF PILASTER AND ALUMINUM FLASHING BETWEEN THE FOURTH FLOOR WINDOWS.

NOTE: THE NEW WINDOW UNIT SHALL FIT UNDER AND BEHIND THIS EXISTING METAL FLASHING

REMOVE THE EXISTING WINDOW UNIT

PHOTO 2 – EXISTING CONDITION



CLIP ANCHOR DETAIL AT JAMB OF MODULE 3

CUMMINGS ARCHITECTURE CORP

One Houston Street
Mobile, Alabama 36606
TEL 251.433.9600

STATE OF ALABAMA
BENJAMIN P. CUMMINGS
23300
7-23-2024
MOBILE, ALABAMA
REGISTERED ARCHITECT

ALABAMA STATE PORT AUTHORITY
I.T.C. 2nd & 3rd FLOOR
WINDOW REPLACEMENT
250 N. WATER STREET, MOBILE, AL 36602
PROJECT NUMBER: 11445

REVISIONS

MARK	DATE
A	AUG. 27, 2024

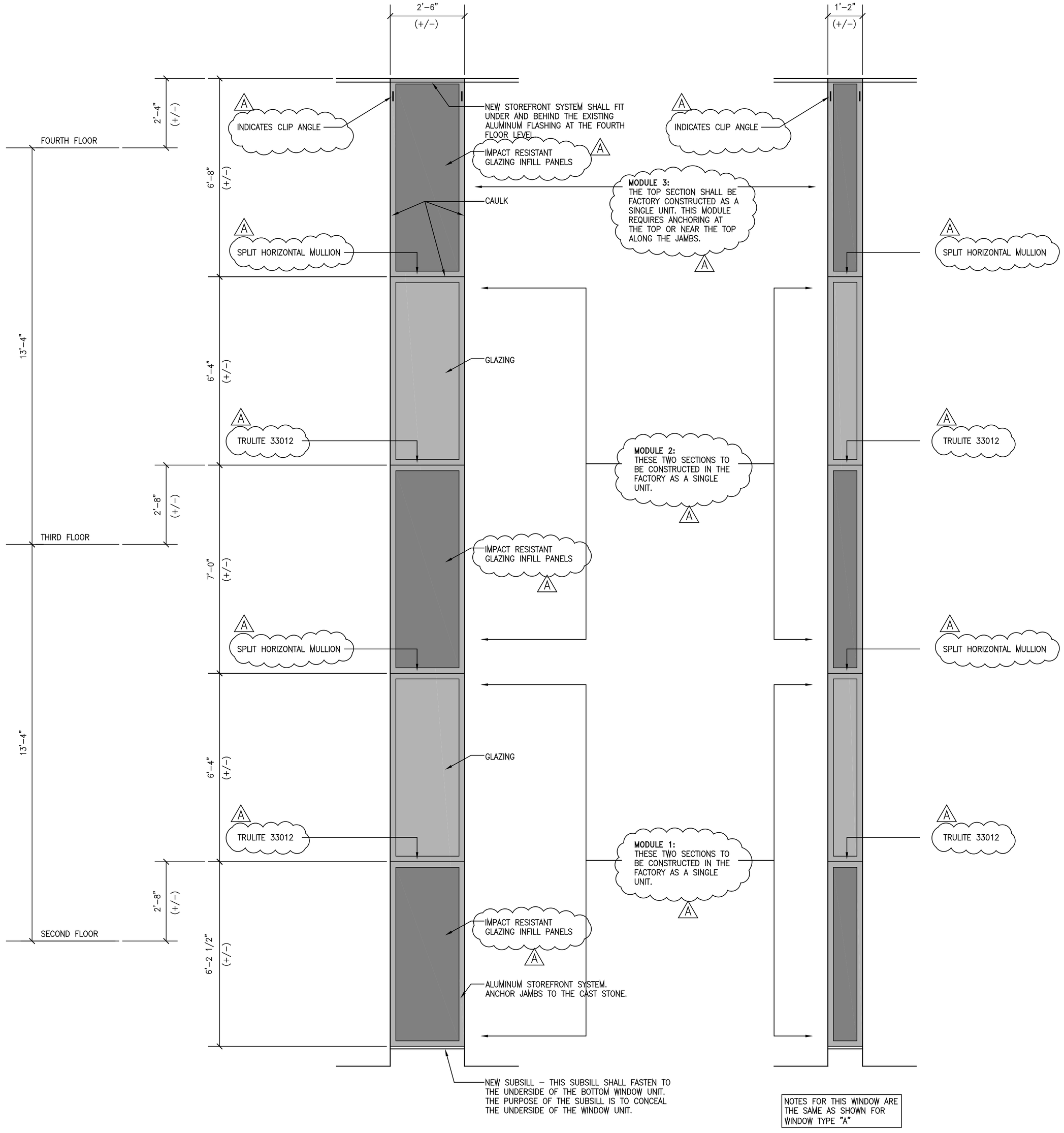
SHEET NAME
PHOTOS

PROJECT NO.
2024–26

DATE
JULY 22, 2024

SHEET NO.
A3.1

ACTUAL SHEET SIZE IS 22" x 34"



UNIT TYPE "A"

0 6" 1' 2' 3' 4' 5' 6'

SCALE: 3/4" = 1'-0"

UNIT TYPE "B"

0 6" 1' 2' 3' 4' 5' 6'

SCALE: 3/4" = 1'-0"

GENERAL NOTES:

The tall assemblies shall be constructed in three modules:

- The top 1/5 will be a separate unit as initially designed.
- The next two sections down will be combined into a single unit, and the bottom two sections will also be combined into a single unit.

These combined sections will still feature a true mullion and two separate glass lites, as originally planned. The combined module will continue to use the split mullion initially designed for the joints between modules.

A heavier mullion shall be used at two locations. The heavier mullion is listed as Trulite 33012 on the drawing. This approach means that additional steel reinforcements is not required within the frame.

The jambs for the very top unit (Module 3) shall be attached at or near the top with a clip angle as detailed. See new detail on sheet A3.1.

CUMMINGS ARCHITECTURE CORP
One Houston Street
Mobile, Alabama 36606
TEL 251.433.9600

STATE OF ALABAMA BENJAMIN P. CUMMINGS 23001 7-23-2024 MOBILE, ALABAMA REGISTERED ARCHITECT

ALABAMA STATE PORT AUTHORITY
I.T.C. 2nd & 3rd FLOOR
WINDOW REPLACEMENT
250 N. WATER STREET, MOBILE, AL 36602
PROJECT NUMBER: 11445

REVISIONS

MARK	DATE
A	AUG. 27, 2024

SHEET NAME

WINDOW ELEVATIONS

PROJECT NO. 2024-26

DATE JULY 22, 2024

SHEET NO. A4.1

ACTUAL SHEET SIZE IS 22" x 34"