



818 S. FLORES ST. SAN ANTONIO, TEXAS 78204 www.saha.org

Procurement Department

## ADDENDUM # 1

To: File 1903-910-65-4901  
IFB for: Castle Point Exterior Renovations and Site Improvements

**Please note the following change:**

***The closing date and time are changed to September 20, 2019***

**The following questions were asked:**

- Question 1:** Will retaining wall contractor be responsible for temporary fencing between Apt's. and retaining wall work?  
**Answer 1:** Yes.
- Question 2:** Will the existing drainage channel be available for access to remove existing wall and re-install new modular block wall?  
**Answer 2:** There is no access for full size vehicles, small units such as a Bobcat or ATV should have room.
- Question 3:** JDK can install metal post for new wood fencing in the top of wall or install sleeves behind wall as per plans?  
**Answer 3:** Install as per the plans.
- Question 4:** Will we have access to the commercial parking lot for staging tie removal?  
**Answer 4:** The General Contractor will be assigned a staging area in cooperation with the Project Manager and the Property Management for him and his subcontractors.
- Question 5:** If not where, or is basketball court available for staging block storage backfill materials and stock pile for haul off of spoils?  
**Answer 5:** See response to question 4 above.
- Question 6:** Is there any site electricity or irrigation with in the excavation zone of new wall if so who responsible for repairs?  
**Answer 6:** The awarded contractor will be responsible for locating any existing utilities and for any repairs to damaged items.



- Question 7:** Have reviewed the plans and specs, please confirm the concrete sealer specs, they appear to be missing.
- Answer 7:** See attached specifications or an SAHA approved equal.
- Question 8:** Please confirm that the verbal response to clarification regarding the stair and the requirement to meet code. At the pre-submittal meeting it was noted to follow building 6 as the standard. However, in the site visit, it was discovered that east stairwell was not in compliance (see photos) where stairs threads were at 7” and the stair land was at 10.25” please advise. IBC code calls the for the raisers to be equal, including top step to landing, to include a toe-kick, and cane rail?
- Answer 8:** Stairs that are removed temporarily as a part of this project shall be reinstalled so that the riser heights are consistent. This can be accomplished by reinstalling the stairs so that the top riser is the same as the others or in some cases if necessary, a new concrete landing at the ground level will be added to make up any height differences. This will be provided as a unit price item. If any existing stairs remain as is then no change to the stair will be necessary.
- Question 9:** There are no dedicated outlets for servicing the AC units, please confirm that the outlets located in the patio area are acceptable, if so, do you require for them to be brought up to Code for them to be GFCI- WR with tamper?
- Answer 9:** Service receptacles to existing equipment are not part of the project scope. There is no work in the Patio area; any deficiencies with electrical devices in the Patio Area are outside of the project scope.
- Question 10:** Currently there are several meter boxes that are currently too high. If we are to return them to existing location/height then no j-box and extensions are necessary. Do we relocate to the required code height or leave at existing location?
- Answer 10:** Meters are required to be re-installed per current CPSE and NEC requirements.
- Question 11:** Please confirm that we are to use Wage Decision # TX190011 01//4/2019 TX11, for facilities under four stories page 54. There were two wage decisions included in the rebid documents.
- Answer 11:** The work on the actual buildings will be completed utilizing the “Residential” wage decision, the remainder of the work (site work) will be completed utilizing the “Building” decision.

Pre-submittal attendance is attached

By: Charles R Bode  
Charles Bode Asst. Director of Procurement

Date: September 12, 2019



## PI.211 – PRODUCT INFORMATION: CSS EMULSION™

Revised: 1.29.16

CSS EMULSION™ is a VOC compliant (in most areas), concentrated, premium quality, durable, solvent borne, clear sealer for protecting conventional concrete, polymer modified concrete overlays, polished concrete, stained concrete and colored concrete and concrete walls.

### 1. DESCRIPTION and USES:

CSS EMULSION™, which stands for Concentrated Solvent Sealer is engineered and formulated for sealing new, old, interior or exterior concrete and polymer modified concrete overlays where a clear finish is desired.

CSS EMULSION™ is a concentrated, premium, clear coating that must be diluted before use with a VOC compliant solvent. Check with local, state and federal VOC laws before choosing a solvent.

CSS EMULSION™ protects and reduces staining from materials such as oil, grease, food spills, deicing salts, UV radiation, many chemicals and weather by producing a low maintenance, abrasion resistant film.

CSS EMULSION™ is excellent for protecting conventional concrete, stamped concrete, concrete walls, colored concrete and polymer modified concrete overlays.

CSS EMULSION™ is highly effective when used over concrete or polymer modified concrete overlays which have been colored with CHEM-STONE™ Reactive Stain or ULTRA-STONE Antiquing Stain, which produce uneven, variegated and translucent coloring similar to that of natural stone. CSS EMULSION™ enhances the appearance as well as protects the surface from normal use.

CSS EMULSION™ must be applied in thin coats. When applying CSS EMULSION™ surfaces with little or no texture, a slip resistant additive may be needed to increase skid resistance.

### 2. LIMITATIONS:

CSS EMULSION™ must only be used on concrete that is well drained and is not subject to hydrostatic pressure. Alkali stains may form at edges, cracks and expansion joints.

CSS EMULSION™ is not recommended for concrete subject to continuous water submersion, chemical exposure or high abrasion such as metal wheeled traffic.

CSS EMULSION™ must be allowed to dry completely prior to being exposed to water.

CSS EMULSION™ is a high quality sealer and may require occasional maintenance and re-application to maintain premium performance and gloss.

CSS EMULSION™ is not recommended for interior or poorly ventilated areas as it is flammable.

### 3. CHEMICAL COMPOSITION:

CSS EMULSION™ is a 53% solution of an acrylic copolymer and methyl methacrylate dissolved in an aromatic VOC compliant solvent (in most areas). Solids reduction is to be accomplished with a VOC compliant aromatic or oxygenated solvent such as DMC or PCBTF. It is not recommended to use such solvents as xylene or lacquer thinner as they are not VOC compliant solvents. Check with local, state and federal VOC laws before use.

### 4. APPLICABLE STANDARDS:

CSS EMULSION™ may not comply with all applicable air quality management regulations including those restricting VOC content to less than 100 g/L.

### 5. PACKAGING:

CSS EMULSION™ is available from stock in 1 gallon cans, 5 gallon pails and 55 gallon drums.

### 6. COVERAGE:

CSS EMULSION™ must be diluted prior to application to reduce solids and vary performance to meet the needs of the application.

Coverage will vary depending on method of application and the texture and porosity of the surface. Although two to three coats are typical, user must determine application needs.

### 7. SHELF LIFE:

When stored in temperature controlled areas, shelf life is one year for unopened containers. It is recommended to rotate stock as formula improvements may be made when technology becomes available.

### 8. CAUTIONS:

CSS EMULSION™ should only be used with adequate ventilation. Keep away from heat, sparks and flame. Vapors may cause flash fire. Do not smoke. Extinguish all flames and pilot lights and turn off stoves, heaters, electric motors and other sources of ignition during use until all vapors are gone. Prevent build-up of vapors by opening all windows and doors to achieve cross-ventilation.

Avoid contact with eyes and skin. DO NOT TAKE INTERNALLY. KEEP OUT OF REACH OF CHILDREN. Ensure fresh air entry during application. If you experience watering eyes, headaches, or dizziness or if air monitoring demonstrates vapor levels are above applicable limits, wear a properly fitted respirator (NIOSH/MSHA TC 23C approved) during and after application. Follow respirator manufacturer's directions for use.

Read the Material Safety Data Sheet – MSDS.414 CSS EMULSION™ for additional information.

### 9. CHEMICAL and STAIN RESISTANCE:

Chemical and stain resistance may vary depending on the condition of the surface, surface preparation, method of application, surface texture and exposure time.

### 10. TEXTURE and SLIP RESISTANCE:

CSS EMULSION™ should only be applied to slip resistant surfaces such as broom finished, stamp imprinted and splatter textured surfaces unless a non-skid additive is included.

For safety a sample area should be applied to ensure product suitability. The entire project should be inspected after completion to approve the adequacy of the wet and dry slip resistance.

### 11. DETERMINING SOLIDS REDUCTION:

CSS EMULSION™ is specifically engineered and packaged as a high solid sealer emulsion. The user can vary film build, viscosity and overall performance.

Solids reduction is to be accomplished with a VOC compliant aromatic or oxygenated solvent such as DMC or PCBTF. It is not recommended to use such solvents as xylene or lacquer thinner as they are not VOC compliant solvents. Check with local, state and federal VOC laws before use.

Use the chart below to help determine the level of performance needed for the project in mind.

PROTECTION	DILUTION	COATS
Light Duty with Minimal Stain Resistance: Ideal for broom finish overlays and conventional concrete where "stain resistance" is not critical	1:2	2
Light Duty with Minimal Stain & Skid Resistance: Ideal for broom finish overlays and conventional concrete where "stain resistance" is not critical. Add 3+ ounces of skid grip per gallon	1:1.5	2
Medium Duty with Fair Stain Resistance: Ideal for stamped overlays and conventional stamped concrete on exterior applications	1:1	2
Medium Duty with Fair Stain & Skid Resistance: Ideal for stamped overlays and conventional stamped concrete on exterior applications needing additional skid resistance. Add 3+ ounces of skid grip per gallon on final coat	1:1	2
Medium Duty with Good Stain Resistance Ideal for nearly all overlays and decorative concrete on exterior applications	1:1	2
Medium Duty with Good Stain & Skid Resistance: Ideal for nearly all overlays and decorative concrete on exterior applications. Add 3+ ounces of skid grip per gallon on final coat	1:1	2
Heavy Duty with Excellent Stain & Chemical Resistance: Ideal for nearly all overlays and decorative concrete on exterior applications	1:1	3
Heavy Duty with Excellent Stain, Chemical & Skid Resistance: Ideal for nearly all overlays and decorative concrete on exterior applications. Add 3+ ounces of skid grip per gallon on final coat. Note: The addition of skid grip is not recommended for interior applications	1:1	3

Dilution ratio is CSS EMULSION™ to VOC compliant solvent.

Mix the CSS EMULSION™ and solvent with non-sparking drill and mixing paddle for a minimum of 2 minutes and until the solution is completely mixed.

**12. APPLICATION EQUIPMENT:**

Protective gear (eyes, lungs, skin and mouth) should be worn when using equipment and materials during preparation and installation.

A pump up sprayer, airless sprayer or high quality lambs-wool roller is recommended for most applications of CSS EMULSION™ to apply even coatings.

**13. APPLICATION:**

Cover surrounding areas, landscaping and adjacent surfaces with masking to protect from over spray, spills and tracking. The entire work area should be roped off and nearby vehicles should be removed.

CSS EMULSION™ must be properly mixed prior to application. Failure to mix properly may result in uneven sealing and create discoloration throughout the finish.

Application must be made at the coverage rates recommended in section 6. COVERAGE, using the equipment and methods described.

CSS EMULSION™ must be applied thin and evenly while maintaining a wet edge and overlapping must be controlled.

CSS EMULSION™ must not be over applied to allow puddling or collection in joints, resulting in a prolonged cure.

CSS EMULSION™ should be applied in non-direct sunlight, on a dry day when the surface and ambient temperatures are between 40° and 90° F and will not fall below 32° within the next 6 to 8 hours.

The surface to be sealed must be dry and free of moisture that will interfere with bonding and cure. Do not apply CSS EMULSION™ on foggy, rainy to extremely humid weather conditions. On hot, dry days, application should be made during the cooler part of the day and when the surface is under shade or non-direct sunlight.

Second or consecutive coats can be made once the first coat is completely dry.

Do not expose the freshly sealed surface to rain, sprinklers or condensation for 12 hours after final coating.

Sealed surfaces will be tack free in 1 to 2 hours at an ambient temperature of 70° F. Under these conditions, the freshly sealed surface may take light foot traffic in 3 to 4 hours.

The CSS EMULSION™ must be allowed to complete cure prior to taking heavy traffic. Typical cure time is 12 to 24 hours.

Sealed surfaces should be inspected to verify and approve the installation for safety including wet and dry slip resistance prior to opening to traffic.

**14. PRODUCT AVAILABILITY:**

CSS EMULSION™ is marketed nationwide and internationally, directly to trained installers through strategically located authorized distributor and suppliers.

**15. OTHER SEALER OPTIONS:**

Additional information is available in the Elite Crete Systems Technical Data TD-414 SEALER OPTIONS.

**16. WARRANTY SUMMARY:**

For the complete warranty statement and important limitations, read the Safety Data Sheet and Warranty. Generally, Elite Crete Systems, Incorporated represents and warrants only that its products are of consistent quality. No other oral or written statement is authorized. Any liability is limited to refund or replacement of the defective product. The end user shall determine product's suitability and assume all risks and liability.