

ORIGINAL

 AIA® Document G701™ – 2001

Change Order

PROJECT (Name and address): Dana Point Condominium Association Balcony Rehabilitation 2011	CHANGE ORDER NUMBER: 2 DATE: March 01, 2012	OWNER: <input checked="" type="checkbox"/>
TO CONTRACTOR (Name and address): Quality Restorations, Inc. 356 Tioga Trail Wood Dale, IL 60191	ARCHITECT'S PROJECT NUMBER: 10145.02 CONTRACT DATE: August 1, 2011 CONTRACT FOR: Balcony Rehabilitation	ARCHITECT: <input checked="" type="checkbox"/>
		CONTRACTOR: <input checked="" type="checkbox"/>
		FIELD: <input type="checkbox"/>
		OTHER: <input type="checkbox"/>

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)
The addition of 31 balcony membrane top coats as detailed and specified in the attached document.

The original Contract Sum was	\$ 287,500.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 287,500.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 19,350.00
The new Contract Sum including this Change Order will be	\$ 306,850.00

The Contract Time will be increased by (15) days.

The date of Substantial Completion as of the date of this Change Order therefore is

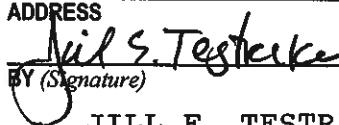
NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive..

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Postl-Yore and Associates, Inc.

ARCHITECT (Firm name)
2100 Golf Road, Suite 230
Rolling Meadows, IL 60008

ADDRESS


BY (Signature)

JILL E. TESTRAKE
(Typed name)

3-09-12

DATE

Quality Restorations, Inc.

CONTRACTOR (Firm name)
356 Tioga Trail
Wood Dale, IL 60191

ADDRESS


BY (Signature)

ROBERT JOYCE
(Typed name)

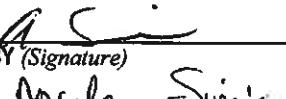
3-06-12

DATE

Dana Point Condominium Association
c/o Property Specialists, Inc.

OWNER (Firm name)
1519 E. Central Road
Arlington Heights, IL 60005

ADDRESS


BY (Signature)

Angie Simic
(Typed name)

3/28/11

DATE



Engineering • Architecture • Management Services

DANA POINT *Condominium Association*

BALCONY MEMBRANE REPAIRS

**1519 East Central Road
Arlington Heights, Illinois**



REQUEST FOR PROPOSALS – BALCONY MEMBRANE REPAIRS
DANA POINT CONDOMINIUM ASSOCIATION
1519 EAST CENTRAL ROAD
ARLINGTON HEIGHTS, ILLINOIS

I. GENERAL

- A. The Dana Point Condominium Association will receive bid proposals for Balcony Membrane Repairs at 31 balconies of varying sizes and at varying floor levels.
- B. Bids will be submitted to the office of the Property Manager:

Dana Point Condominium Association
1519 East Central Road
Arlington Heights, IL 60005
Attn: Janice Costa
- C. No bids may be withdrawn for a period of 60 days after submission.
- D. The Bid Documents consist of this RFP, specifications and drawings, all included with this Bid Package.
- E. Bidders are to be thoroughly familiar with the site conditions prior to submitting a bid. No plea of ignorance of conditions that exist, or difficulties that may be encountered in the execution of the Work, as a result of failure or omission on the part of the bidder will be accepted as a basis for any additional compensation or for extension of time. Bidders are to inspect the site conditions on their own time.
- F. Access to work areas will be from the outside of the building. Entry to individual apartment units is prohibited. Designated work hours are 8:00am to 5:00pm M-F unless directed otherwise by Management.
- G. Interpretations prior to bidding – Questions should be sent to the property manager
- H. The Contractor is solely responsible for safety practices and procedures on this project.
- I. The Owner reserves the right to accept or reject any or all bids.
- J. Management will be responsible for notifications to owners to address scheduling and removal of personal items.

II. SCOPE OF WORK

A. **31 Total Balconies** – units as follows:

1405 - 322C

**1415 - 202A, 205A, 206A, 210B, 213B, 215b,
307A, 313B, 314B, 315B, 318C, 320, 320-1/2C, 420C**

1505 - 312B, 313B

1515 - 354A

1605 - 222-1/2C, 303A, 304A, 305A, 307A, 320-1/2C, 321C, 322-1/2C, 420C

1615 - 210B, 218C, 313B, 413B

- Recoating of Top Coat and aggregate to balcony, mechanical closet and storage closet areas
- Preparation of the concrete surface to received new membrane including repair of all concrete cracks prior to application of new membrane
- Contractor will furnish, install, and maintain platforms, scaffolds, ladders, and barricades to provide access to work areas and protection for the structure, occupants, and visitors.

B. Contractor is required to obtain and pay for all building permit fees and inspections.

C. Progress cleaning and waste removal.

D. In addition to specific manufacturer warranties listed in the individual specification sections, contractor will guaranty work, labor and material to be free from defects for a period of one (1) calendar year from the date of Substantial Completion.

III. BID FORM

A. Bids are to be submitted on form attached and signed by an owner, officer, or partner of the company submitting the bid.

IV. INSURANCE REQUIREMENTS

A. The minimum amounts of required insurance are:

Liability	\$1,000,000
Property Damage	\$1,000,000
Workers Compensation	Statutory Limits
Excess Liability	\$2,000,000 (Umbrella Form)

"XCU" coverage shall not be excluded.

The policy's blanket additional insured endorsement is to be on a standard form and is not to be modified.

B. Certificate(s) of Insurance are to be submitted prior to the start of work and are to include as Additional Insured: The Dana Point Condominium Association (Owner), Property Specialists, Inc. (Managing Agents), and Postl - Yore And Associates, Inc. (Architects).

--- END OF REQUEST FOR PROPOSALS ---

Section 00 41 00

BID FORM

Date: February 27, 2012

Submitted by:

(name) Quality Restorations, Inc.
.....
(address) 356 Tioga Trail.....
Wood Dale IL 60191.....
(phone) 630-595-0990..... (fax) 630-595-2037.....
(E-mail) tsteele@qualityrestorationsinc.com.....

To: Dana Point Condominium Association
c/o Janice Costa – Property Manager
1519 E. Central Road
Arlington Heights, IL 60005

Project: **Balcony Membrane Repairs**
Dana Point
Arlington Heights, Illinois

1. OFFER

Having examined the place of the Work and all matters referred to in the Request for Proposals prepared by Postl – Yore and Associates, Inc., for the above referenced project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Lump Sum Amount as listed below. All applicable federal, state, and local taxes are included.

A. Lump Sum Amount – all 31 balconies to be completed in 2012

Nineteen Thousand, Three Hundred Fifty and 00/100Dollars
(\$ 19,350.00)

Number of work days required to complete the work:

15 work days

2. ACCEPTANCE

- A. This offer shall be open to acceptance and is irrevocable for Sixty (60) days from the bid due date.
- B. If this bid is accepted by the Owner within the time period stated above, we will:
 - 1. Execute the Agreement within seven (7) days of receipt from Owner.
 - 2. Submit the required project schedule and insurance certificates within seven (7) days of notice of acceptance of this bid.
 - 3. Commence work within a reasonable time-frame after written notification of acceptance of this bid.

3. APPENDICES

- A. A list of Subcontractors is appended hereto and identified as "Appendix A".

4. ADDENDA

- A. The following Addenda have been received. The modifications to the Contract Documents noted therein have been considered and all costs thereto are included in the Bid Sum.

Addendum # Dated

Addendum # Dated

5. BID FORM SIGNATURE(S)

The Corporate Seal of **Quality Restorations, Inc.**
(Bidder – please print)

was hereunto affixed in the presence of:

Authorized signing officer

Project Manager

Title

BID FORM – APPENDIX A

This is the list of Subcontractors referred to in Article 3 of the Bid Form submitted by:

(Bidder)

dated and which is an integral part of the Bid Form.

The following work will be performed (or provided) by Subcontractors and coordinated by us:

TYPE OF WORK

SUBCONTRACTOR

--- END OF BID FORM ---

Section 07 18 00

TRAFFIC COATINGS

PART 1 - GENERAL

1.01 WORK INCLUDED

- A. Preparation and application of fluid applied traffic bearing waterproofing membrane
 - Top Coat application only.
- B. Installation of sealants incidental to installation of traffic bearing membrane

1.02 QUALITY ASSURANCE

- A. Installer to be a licensed applicator of the membrane manufacturer – preferred minimum of 5 years experience in application of specified products and system.
- B. Manufacturer's representative or designated representative will review technical aspects; surface preparation, application, and workmanship.
- C. Do not apply in rain or when rain is expected within 24 hours. Do not apply above 90 degrees F (32 degrees C) or below 40 degrees F (60 degrees F for vertical applications) or when temperatures are expected to fall below 40 degrees F (4 degrees C) within 24 hours. Do not apply materials unless surface to receive coating is clean and dry.

1.03 SUBMITTALS

- A. Submit currently dated licensed applicator certification from manufacturer.
- B. Submit product data sheets, color samples, installation instructions, and material safety data sheets.

1.04 DELIVERY, STORAGE AND HANDLING

- A. Deliver materials in manufacturer's original, unopened containers clearly marked with identification labels.
- B. Store products out of direct sunlight, in temperature controlled environment.
- C. Comply with all manufacturer precautions regarding safe product handling, particularly those relating to fire safety precautions.

1.05 WARRANTY

- A. Furnish standard 5-Year Manufacturer Warranty**

PART 2 - PRODUCTS

2.01 APPROVED MANUFACTURER

- A. Sonneborn, Division of BASF Construction Chemicals**
- B. Other manufacturers of equal quality products will be accepted subject to review and written approval of Architect prior to bid due date.**

2.02 MATERIALS

- A. Membrane System: Sonoshield Sonoguard - Pedestrian Traffic Coatings, for balcony decks. Color to match existing – “light” grey**
 - 1. Top Coat: Sonoguard Top Coat. One-Component, aliphatic, moisture-curing polyurethane**
 - 2. Primer: Primer 733**
 - 3. Solvent: Xylene**
 - 4. Aggregate: Sonoguard Aggregate (16-30 mesh rounded silica sand)**
 - 5. Horizontal deck joints: Sonolastic NP-1, polyurethane sealant.**
Vertical and cove joints: Sonolastic NP-2, two component polyurethane sealant.
Colors for Sealant to match membrane system.
- B. Accessories: Miscellaneous materials such as cleaning agents, adhesives, backer rod, deck drains, etc. shall be a composite part of the deck system and shall be compatible with the specified light duty pedestrian traffic coatings.**

PART 3 - EXECUTION

3.01 INSTALLATION - GENERAL

- A. Ensure substrates are sound and free of dust, dirt, laitance, paints, oils, grease, curing compounds or any other contaminants. Notify Management of mechanical closets with personal items stored inside. Removal of decorative coverings and personal items are the responsibility of the unit owner.**

- B. A test application is required to ensure proper adhesion to the existing urethane deck coating.
- C. Coordinate all prep work (patching, prestriping, etc.) so it is ready for topcoating at the same time.

3.02 EXAMINATION AND SURFACE PREPARATION

- A. Power wash surface with minimum of 3000 psi to remove all dirt, oil, grease, or other contaminants. Allow to dry completely.
- B. For nonmoving joints and cracks less than 1/16" wide, apply primer 770 or 772, followed by 25 wet mils prestriping of Base Coat. Apply Base Coat to fill and overlap the joint or crack 3" on each side. Feather edges.
- C. For dynamic cracks and joints 1/16" and greater wide must be routed to a minimum of $\frac{1}{4}$ " by $\frac{1}{4}$ " and cleaned. Install bond breaker tape to prevent adhesion of sealants to the bottom of joint. Fill joints deeper than $\frac{1}{4}$ " with appropriate backer-rod and NP-1 sealant. Sealant should be flush with the adjacent concrete surface. Apply Base Coat to fill and overlap the joint or crack 3" on each side. Feather edges.
- D. At junction of all horizontal and vertical surfaces, prime with Primer 733 and apply a $\frac{1}{2}$ " to 1" wide bead joint sealant. Tool to form a 45° cant.
- E. Metal Surfaces: Remove dust, debris, and other contaminants from post penetrations; clean surfaces and prime with sealant primer, provide cant with deep joint sealant to eliminate 90-degree angles. Detail cant with primer and base coat in accordance with manufacturer's instructions before application of deck coating system.

3.03 APPLICATION – PEDESTRIAN SYSTEM

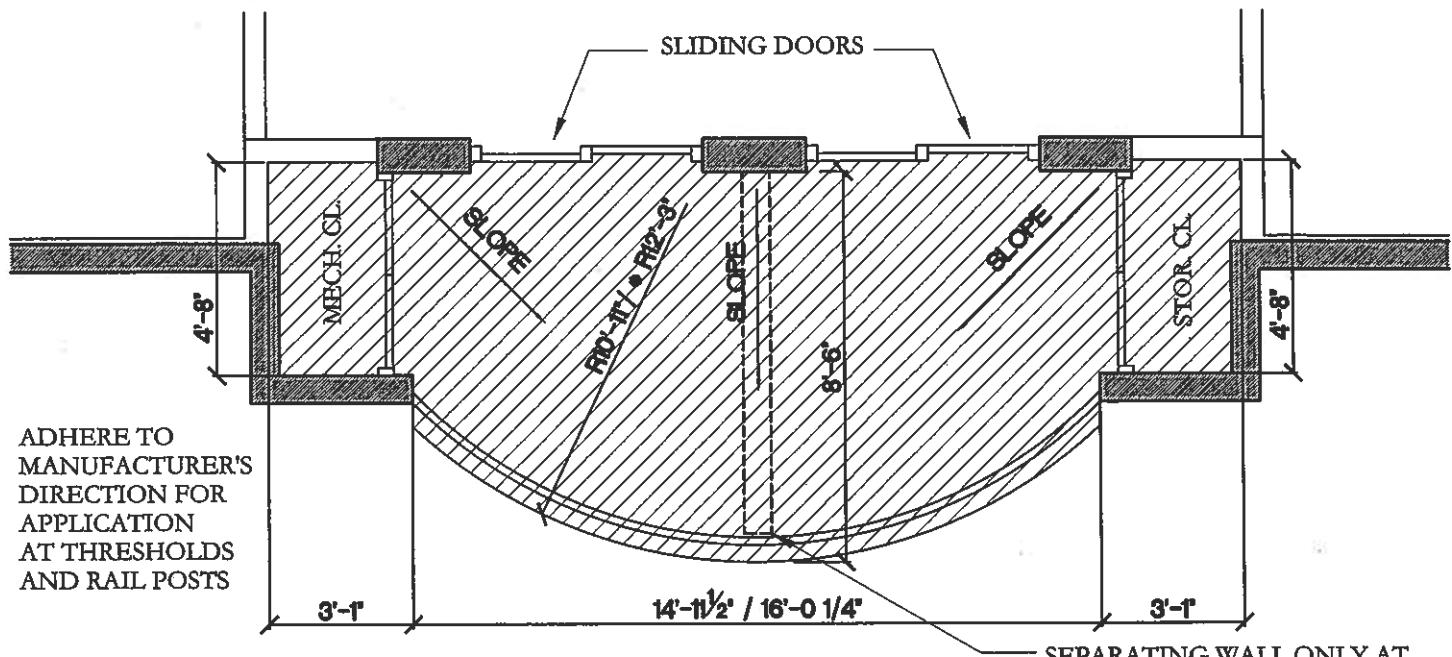
- A. Be certain the substrate is clean, dry, stable, and properly profiled. Sealants and prestriping should be properly cured – Review with Manufacturer's representative.
- B. Pour entire can of Adhesion Promoter (1/2 pint) into 5-gallon pail of Sonoguard Top Coat while mixing thoroughly with slow speed drill. Mix a minimum of 3 minutes. Keep paddle fully immersed to avoid shipping air into coating.
- C. Just prior to recoating, the surface should be solvent wiped with Xylene in order to completely clean and provide the "tack" for the new coating.

- D. Apply 25 wet mils Top Coat at 60-80 sq. ft. per gallon. Immediately broadcast Aggregate (10-25 lbs per 100 sq.ft.) and backroll into the coating to fully encapsulate. Allow to cure 48-72 hours.
- E. Apply Top Coat to slab edge in one coat per manufacturer's recommendations to avoid sagging
- F. Review completed membrane in the presence of the Architect and Manufacturer's representative. Make repairs as necessary.

3.04 CLEANING

- A. Clean up and properly dispose of debris remaining on project site.
- B. Remove any temporary coverings and protections from adjacent Work areas.

--- END OF SECTION 07 18 00 ---



SKETCH B - DETAILS

