BURRIS/WAGNON ARCHITECTS, P.A.
500L EAST WOODROW WILSON AVENUE JACKSON MS 39216 PH 601969754

6 June 2025

ADDENDUM NO. 1

Re: **Alumni House Exterior Restoration**
Alcorn State University
Lorman, Mississippi
Architect's Project No. 2508

(REVISED) Bid Date: June 20, 2025, 10:00 A.M. CST (NEW DATE/TIME)

NOTICE TO ALL DOCUMENT HOLDERS:

The following additions, changes, and clarifications to the Specifications for the subject project are to be included as part of the Contract Documents, and thus amend the Scope of Work:

GENERAL :

Item No. 1: **A Pre-Bid Conference was held on Wednesday, June 4, 2025, at 9:00 am (see attached register of attendance). A summary of items discussed are as follows:**

A. The Architect discussed bid date, time, and location, noting that the bid date will be changed (per this Addendum). Parts of Section 00 2100 Instructions to Bidders were read, and Architect noted that Contractors shall thoroughly review the entire Section 00 2100, including Bidder's Checklist and all other bidding requirements at Section 00 2100 Instructions to Bidders.

B. **REFER TO ADVERTISEMENT FOR BIDS and change bid date/time to Friday, June 20, 2025, 10:00 A.M. CST.**

C. It was discussed that all questions shall be sent directly to the Professional. It was noted that all Addenda shall be a part of the Contract, and last addendum must be released by **5:00 PM, CST, June 17, 2025**: please send all questions for clarification to Professional before this date/time (stan@burriswagnon.com), **preferably by morning of June 17, 2025.**

D. Architect discussed contract time and the Proposal Form. Contractor's company name on proposal form is to exactly match that listed with Secretary of State's office and the State Board of Contractors. Certificate of Responsibility number must be listed with the State of Mississippi. All addenda must be acknowledged on the Bid Form. See other detailed bidding requirements at Section 00 2100.

E. The Architect reviewed the general scope of work of the project, including all alternates. (The renovation of the detached garage, and its connecting canopy, at the rear of the house, shall be included in Alternate #2).

F. It was discussed that this building is on the National Register, and that extreme care must be taken with all aspects of the work. Specifically, Section 08 01 52.91 Wood Window Restoration shall be carefully reviewed, and it was discussed that window restoration contractor shall be fully in compliance with all requirements stated at Heading 1.05 in this Section.

G. At Instructions to Bidders, 3.01/B., Electronic Submittal was discussed. Though electronic submittal is available, the Bidder may wish to consider hand-delivering the bid to the bid opening site.

H. It was discussed that there are Assumptions (to be included IN the Bid) on Sheet TS, and that

there are Unit Price descriptions on this sheet, to be filled in on Proposal Form (the Assumptions, and Unit Prices, are modified below by this Addendum #1).

I. Architect encouraged bidders to carefully review Owner-Furnished Asbestos Inspection and Lead-Based Paint Survey and Assessment

SPECIFICATIONS

Item No. 1: **Refer to Advertisement for Bids and change bid date/time to June 20, 2025, 10:00 A.M. CST. NOTE: The successful bidder will be required to have a signed contract, with appropriate bonds and insurance, in the hands of ASU, by end of day, June 25.**

Item No. 2: Replace Bid Proposal Form with attached Exhibit "A".

Item No. 3: Refer to Section 00 21 00 Instructions to Bidders, heading 3.01, and change address on sample envelope to: Alcorn State University, Facilities Management Building, 1000 ASU Drive #299, Lorman, MS 39096.

Item No. 4: Refer to Section 01 8000, Special Requirements, Part 3 Alternate Supplement, and make the following changes/clarifications:

A. At 3.01/B., Alternate #2, add the following sentence: "The renovation scope of work at the detached garage, and its connecting canopy to the main house, shall occur in Alternate #2 (see Garage/Connecting Canopy Scope of Work, and related garage drawings, on Drawings, Sheet 1)."

Item No. 5: Refer to Section 06 20 00/2.04 and clarify the following:

A. At paragraph "A.", delete the word "siding" from the first two lines: either mahogany or Spanish cedar shall be used for standing and running trim, such as corner board repair, fascia repair, etc. See revised Assumptions and Unit Prices below.

B. Add a paragraph "C." as follows:

"C. Wood siding repair material:
1. NHLA (National Hardwood Lumber Association) select (clear – no knots) grade Cypress, S4S, ¾" thickness, and widths/shapes to match existing, for a "painted" finish.

C. Add a paragraph "D." as follows:
"D. Exterior window repair (frame, sills, sash repair, etc.) shall be mahogany, as specified at 08 01 52.91."

D. Add a paragraph "E." as follows:
"E. Repair materials for garage repair scope may match existing (sheathing, soffit, siding, trim, etc.).

Item No. 6: Refer to Section 08 01 52.91 and replace this Section in its entirety with attached Exhibit "B".

Item No. 7: Refer to Section 09 91 00 and replace this Section in its entirety with attached Exhibit "C".

DRAWINGS:

Item No. 1: **Refer to Drawings, Sheet TS, Scope of Work Summary, and make the following changes**

and clarifications:

A. At item 1., Base Bid, delete phrase "…rear connecting canopy to garage…" on fourth line.
B. At item 3. Alt. No. 2, augment first sentence as follows: "…sashes, sills, & master frames, interior & exterior, at NORTH façade, and perform all work specified to renovate the canopy connector to the detached garage, and the detached garage itself (see garage scope on Sheet 1):"
C. At item 4., Alt. No. 4, augment first sentence as follows: "…exterior, at WEST façade (note that two (2) basement doors are to be replaced as part of this Alt. No. 4):"
D. At item 5., clarify that alternate number shall be **Alternate No. 5**.

Item No. 2: **Refer to Drawings, Sheet TS, Assumptions, and change the following:**

A. At the title, change "Assumptions (to be included in Base Bid)" to "Assumptions (to be included in Bid)".
B. At Assumptions 1-3, note that these shall be included in Alternate #2.
C. Add Assumption #4 (Base Bid): "Assume replacement of 500 LF of deteriorated lap siding, including demolition of existing siding, and priming/painting of new. Match existing siding profiles, cut from S4S material."
D. Add Assumption #5 (Base Bid): "Assume replacement of 200 LF of deteriorated wood trim (corner board, fascia, etc.), including demolition of existing trim, and priming/painting of new. Match existing trim profiles, cut from S4S material."

Item No. 3: **Refer to Drawings, Sheet TS, Unit Prices, and add the following Unit Prices #4 and #5 :**

A. Add Unit Price #4:
    4. Wood Siding Replacement
        a. Unit Price #4, $_____ per linear foot of wood siding.
        Should it be necessary to replace existing wood siding in addition to that quantity defined by Assumption #4, such additional siding shall be furnished and installed per this Unit Price #4, and shall include demolition of existing, priming and painting of new, etc. Match existing siding profile.
B. Add Unit Price #5:
    5. Misc. Wood Trim Replacement
        a. Unit Price #5, $_____ per linear foot of wood trim.
        Should it be necessary to replace existing wood trim in addition to that quantity defined by Assumption #5, such additional trim shall be furnished and installed per this Unit Price #5, and shall include demolition of existing, priming and painting of new, etc. Match existing trim sizes.

Item No. 4: **Refer to Drawings, Sheet 1, and clarify the following:**

A. At "Garage/Connecting Canopy Scope of Work" caption, add to this title "(all at Alt. #2)".
B. At drawing "14", change "North" to "West".

Item No. 5: **Refer to Drawings, Sheet 2, and clarify the following:**

A. At "Alt. #4" description at lower left corner, change description to "Replace both non-original doors at the basement level with matching new wood doors -- see 06 20 00".

Sincerely,

Stan Wagnon, AIA
BURRIS/WAGNON ARCHITECTS, P.A.

End of Addendum No. 1

Date: 6/4/2025 **Owner:** Alcorn State University

Project #: Architect's No. 2508 **Professional:** Burris/Wagnon Architects, P.A.

Project Name: Alumni House Exterior Restoration

Bid Date: 6/23/2025

Pre-Bid Conference Sign-in-Sheet

NAME:	COMPANY:	OFFICE:	CELL:	EMAIL:
Stan Wagnon	Burris/Wagnon	601 969 7543		stan@burriswagnon.com
Cecil Mason	Flagstar Cons	601 697 3308		Cecil@Flagstarconstruction.com
Michael Dunaway	Paul Jackson & Son		601-551-2346	Michael.dunaway@pauljacksonandson.com
Jennings Mills	Paul Jackson & Son			jeanings mills@paul jackson and son.com
Jonathan Bowen	Tombigbee Contractors	662-319-7859		jbowen@tombigbeecontractors llc.net
Barry Thompson	ASU	601-877-6516		bthompson1@alcorn.edu
Kent Taylor	ASU	[redacted]		kwtaylor@alcorn.edu
Lloyd Nesbitt	ASU	601-877-6471		Lnesbitt@alcorn.edu
WINDELL HARRIED	ASU	cell 601-443-8062	601-877-6473 off.	Wharried@alcorn.edu
LOGAN NELSON	MILLS CONTRACTING	601-579-6750		nelson@millscontracting.net

PROPOSAL FORM
SECTION 00 4200

EXHIBIT "A"

To: Alcorn State University Facilities Management
1000 ASU Drive
Lorman, MS 39096

Re: Project Title Alumni House Exterior Restoration
Location Alcorn State University

I propose to complete all work in accordance with the Project Manual and Drawings within 100 consecutive calendar days for the sum of: (Professional must specify number of days)

BASE BID: **(**Write in the amount of the base bid in words and numbers. In case of conflict, the written word governs.)

Words: _____ Dollars
Figures: ($_____)

ALTERNATES: **(**Write in the amount of all of the alternates in words and numbers. In case of conflict, the written word governs.)

Alternate #1 ☒ Adds ☐ Deducts
Words: _____ Dollars
($_____)
Description: Restore wood shutters on entire building. See 01 80 00 for additional description.

Alternate #2 ☒ Adds ☐ Deducts
Words: _____ Dollars
($_____)
Description: Restore historic wood windows, sidelites, transom, and door on North Elevation. Renovate detached garage and canopy. See 01 80 00 for additional description.

Alternate #3 ☒ Adds ☐ Deducts
Words: _____ Dollars
($_____)
Description: Restore historic wood windows on East Elevation. See 01 80 00 for additional description.

Alternate #4 ☒ Adds ☐ Deducts
Words: _____ Dollars
($_____)
Description: Restore historic wood windows on West Elevation. See 01 80 00 for additional description.

Alternate #5 ☐ Adds ☐ Deducts
Words: _____ Dollars
($_____)
Description: : Restore historic wood windows on South Elevation. See 01 80 00 for additional description.

UNIT PRICES:

Unit Price No. 1: Wood window sash replacement .....$_____per window sash.
Unit Price No. 2: Wood window sill replacement: ……$_____per window sill.
Unit Price No. 3: Wood interior window sill/apron replacement……...$_____per sill/apron.
Unit Price No. 4: Wood siding replacement:……..$_____ per linear foot of siding
Unit Price No. 5: Wood trim replacement:……$_____ per linear foot of misc. wd. trim

ADDENDA ACKNOWLEDGMENT:

No. _____ No. _____ No. _____

No. _____ No. _____ No. _____

ACCEPTANCE:

I certify that I am authorized to enter into a binding contract, if this Proposal is accepted.

Signature _____ Date _____

Name and Title_____

Name of Business _____

Address _____(mailing)

Address _____(physical)

City/State/Zip Code _____County _____

Phone _____ Fax _____ Email _____

■ **BIDDER'S CERTIFICATE OF RESPONSIBILITY NUMBER:** _____

■ **MINORITY BUSINESS ENTERPRISE? (MBE/WBE) Yes _____ No _____** (to assist with Code 57-1-57)

■ Attach copy of Non-Resident Bidder's Preference Law

■ Mechanical / Plumbing / Electrical Contractors:

Regarding said Divisions of the Specifications of the Standard Form of Agreement Between The Owner and The Contractor:

List any Mechanical/Plumbing and/or Electrical Sub-Contractors that will perform work of this contract, regardless of cost even for under $50,000.00. COR must be included where sub-contract exceeds $50,000.00. If no sub-contractor is listed, and such work is within scope of contract and over $50,000.00, bidder's own COR classification(s) must be sufficient to self-perform any such work. If no sub-contractor is listed, then use of sub-contractor to perform such scope will not be permitted.

Mechanical Contractor: _____ Certificate of Responsibility No. _____
Plumbing Contractor: _____ Certificate of Responsibility No. _____
Electrical Contractor: _____ Certificate of Responsibility No. _____

SECTION 08 01 52.91 - WOOD WINDOW RESTORATION

PART 1 - GENERAL

1.01 SUMMARY

A. Historic windows restoration: Existing materials shall be reused whenever possible in the restoration of historic wood windows except as indicated below. This includes all wood elements and original hardware. Replacement of window elements with new material shall be done only when historic elements are so deteriorated as to prohibit their useful function, except as otherwise indicated, and where specifically approved by Architect.
   1. Note: Should any of the window restoration alternates 2-5 be awarded, the Contractor shall begin the wood repair and painting of the main house, and during this time assist the Architect (Contractor to provide lift, and operation of lift) in a complete survey of the windows that have been awarded in the Contract, documenting rotted wood members. When this survey has been reviewed/approved by the Mississippi Department of Archives and History, window restoration work (including mock-up) may begin.

B. Replace deteriorated non-original wood doors where shown on Drawings, with wood species specified at 06 20 00. Clean and re-use all existing hardware.

C. This Section addresses the repair of wood windows and components, and certain non-original wood door replacement, including:
   1. Restore all existing window sash and frames, replacing damaged or existing components with new material. Full replacement of existing sashes shall occur only with Architect's approval. Restoration may be executed in shop or on site.
   2. Unless otherwise noted, keep frames and sills in place for rehabilitation on site, except where components are deteriorated beyond repair.
   3. Remove all existing paint and sealant, to bare wood, from frames, sills, sashes, and trim (including paint and sealants from exposed steel lintels).
   4. Perform epoxy or wood dutchman repairs (as directed by the Architect) to existing frame, sill, and brick mold at locations of rot or damage. Replace sills (where approved by Architect) where extremely deteriorated. Glaze restored wood sash as specified in Section 08 81 00.
   5. Strip, prime, and paint all exterior and interior surfaces of frames, sash, and trim at each window to be restored, including sills, brickmould, stools, aprons, etc. Do not paint edges of restored sash. (Interior and exterior colors may be different.) Plaster work is not required in this scope of work.
   6. Replace parting beads/stops with new wood beads/stops if stops are damaged or warped.
   7. Furnish and install new weather-stripping per details.
   8. Restore window sash so that upper sash is fixed in place and sealed, and lower sash fully operable.
   9. Furnish and install new counterweight chains where existing are damaged or dysfunctional. Salvage and reuse existing pulleys and counterweights. Replace all damaged or inoperable pulleys; augment counterweights with new weights (and chains, if necessary) as required to properly balance the weight of the new sash and glass. Reinstall

existing weight pocket doors.
10. Furnish and install new interior wood trim where currently missing. Match existing historic trim.
11. Salvage, remove existing paint coatings, clean, refinish, oil, and reuse existing original sash lifts, locks, pulleys, and chains where present and in serviceable condition as determined by the Architect. Furnish matching new sash lifts or sash locks to match existing, where missing or damaged beyond repair. Contractor to furnish and install new hardware as required to supplement existing and include this cost as part of the Base Bid. New hardware shall match original hardware.

D. Contractor shall verify all conditions and dimensions prior to Bid and implementing work.

E. Related products, specified elsewhere:
1. Appendix A - Owner-Furnished Asbestos Inspection and Lead-Based Paint Survey and Assessment
2. Section 02 82 00 - Asbestos Abatement
3. Section 07 92 00 - Joint Sealants
4. Section 08 81 00 - Glass Glazing
5. Section 09 91 00 - Painting

1.02 REFERENCES

A. The Secretary of the Interior’s Treatment for Historic Properties.

B. U.S. Department of the Interior Preservation Brief 9: The Repair of Historic Wooden Windows, National Park Service, 1981.

C. American Architectural Manufacturers Association (AAMA)

D. Glazing Publications: Comply with published recommendation of glass manufacturers and GANA's "Glazing Manual" unless more stringent requirements are indicated.

E. “The Historic Handbook: Successful Strategies for Rehabilitation Windows in Historic Buildings, National Park Service and Georgia Institute of Technology, 1986.

F. “Window Rehabilitation Guide for Historic Buildings,” Historic Preservation Education.

G. NWWDA Industry I.S. 4-81, Industry Standard for Water Repellent Preservative Treatment for Millwork.

H. American Society for Testing and Materials (ASTM)

1.03 WINDOW SYSTEM DESCRIPTIONS

A. Window System Component Descriptions: Window component terminology shall be as shown in the Drawings

B. Wood window components for historic treatment work include the following:
1. Frame Components: Head, jamb, sill, and interior trim.
2. Sash Components: Stile and rails, muntins, parting beads, stops.
3. Exterior Trim: Exterior casing, and brick mold.

C. Glazing includes glass, glazing points, glazing stops, and glazing compounds. See Section 08 81 00.

D. Hardware includes meeting rail locks with custodial feature, sash lifts, chains, pullies, and counter weights.

E. Other components including accessories.

1.04 SUBMITTALS

A. Product Data: Manufacturer's product literature, technical data, and MSDS for each product indicated. Include product description, application procedures, precautions, limitations in use of products, and test reports and certifications substantiating that products comply with requirements.

B. Work Plan: Submit a written plan describing the sequence, means, materials, and methods for wood window restoration. Include a schedule indicating the length of time for a typical window opening from removal of sash to reinstallation of sash.

C. Shop Drawings:
   1. Temporary Protection: Show materials and installation of temporary enclosure for window opening during the work.
   2. Shop Drawings: Show fabrication and installation of replacement wood window members. Provide complete shop drawings for new window sashes where may be required. At restoration windows, indicate materials and profiles of each replacement member, joinery, finish, and method of splicing or attaching to existing wood window.
      a. Layout and installation details, including anchors.
      b. Elevations at ¼ inch = 1 foot scale and typical window unit elevations at ¾ inch = 1 foot scale. Full-size section details of typical composite members, including reinforcement and stiffeners.
      c. Glazing details.
   3. Accessories.
      a. Weather-stripping details.
      b. Glazing details.

D. Samples for Verification: For each type of wood window replacement component required, as well as components for new windows, prepare Samples of sizes indicated below.
   1. New wood profiles and assemblies:
      a. Sill and brick mould: 12-inch long unit of each
      b. Meeting Rail: 12-inch long unit
      c. Stile: 12-inch long
      d. Mortise and Tenon joint at bottom rail and stile, each member 12-inches
   2. Repaired and Refinished Wood Window Member: Prepare samples using existing wood window members removed from site, repaired, and refinished.
   3. One 18 inch by 18 inch sash corner sample, with muntins to match existing and glazing specified.
   4. Hardware: Full-size units with specified finish
      a. (1) 2-part sash lock with custodial feature
      b. (1) Sash lift, each type
      c. (1) Sash chain, 12 inches long

d. (5) Screws, each type with description of their intended use
5. Weather Stripping:
a. (1) Zinc jamb side seal, 12-inch long sections.
b. (1) Zinc upper sash head seal, 12-inch long sections.
c. (1) Meeting rail seal, 12-inch long sections.
d. (1) Bottom rail seal, 12-inch long sections.
6. Glazing Points: (10) stainless steel of size appropriate for project
7. Accessory Clips: (1) each brass and stainless steel clips

1.05 QUALITY ASSURANCE

A. A firm or individual experienced in historic treatment and repair of windows similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance. Contractor must have a minimum of ten years experience in construction and supervision of architectural wood window repair and restoration work, and shall have successfully completed work on a minimum of five (5) National Register designated buildings. Contractor shall be required to demonstrate this experience with names, dates, and locations of similar projects. The qualifying firm must designate a foreman for the duration of the work with commensurate experience that is approved by Owner and Architect.

B. Window restoration contractor must also demonstrate the following:
1. A history for successfully providing historic window restoration services, including restoration of complete windows for a minimum of ten (10) successful Mississippi Landmarks or historic national registered projects including civic, commercial and/or institutional properties of similar size and scope to this project.
2. That the company employs skilled full-time restoration personnel. Submit resumes of lead personnel, including their experience level, who will be responsible for the coordination of the restoration and installation work on this project.

C. Millwork house shall be experienced in fabrication of historic window components for both new and restored windows.

D. Field Constructed Window Repair Mockup
1. Provide sample of two windows to demonstrate complete sample repair of existing damaged wood window members including frame, full sash restoration, painting, glazing, and hardware. Install glazing and coatings specified in other sections. Mockup shall include 1/8" clear (or obscure glass where shown on Drawings) glass.
2. Sample windows to be repaired and utilized as mockups shall be selected by the Architect.
3. Approved mockup units shall be marked and remain as the standard for the project. Paint mockup units when directed by the Architect.

E. Full Window (or Sash) Replacement Mockup
1. A mockup demonstrating the replacement window shall be prepared for review and approval by the Architect and Mississippi Department of Archives and History (MDAH), prior to releasing the Contractor to complete the remainder of work.

F. AWI Quality Standard: Comply with applicable requirements in AWI's "Architectural Woodwork Quality Standards" for construction, finishes, grades of wood windows, and other requirements.

G. Independent coating inspections: Provide independent NACE inspector for window coatings per requirements of Section 09 91 00.

1.06 JOB CONDITIONS

A. Verify window openings by field measurements before fabrication of replacement windows, if required.

B. Work during inclement weather may be performed only if protection from the elements is provided such that the building interior and its contents are not exposed to the elements.

C. Protection:
1. Protection shall render the building and the work watertight, secure against intrusion of the elements, and assure safety of building occupants.
2. Protect surrounding interior and exterior surfaces and finishes, including landscape materials, from damage during the execution of window repair.
3. Protect unfinished work at the end of each day's work activities.

D. When working in occupied buildings or areas, coordinate moving of any furniture, equipment, or room contents with Owner.

E. Hazardous Materials: Asbestos Containing Materials (ACM) include the putty on the glass panes of the windows on the exterior side of the Alumni House and Garage. It shall be assumed that all window paints to be lead-based paints. Contractor shall undertake all required precautions and protection for Contractor personnel and safe disposal of hazardous debris as described at Sections 02 82 00, and 09 91 00. See also Appendix A, Owner-Furnished Asbestos and Lead-based Paint Survey and Assessment.

F. Comply with the following safety precautions during work:
1. All work shall be performed in accordance with NFPA 30 Flammable and Combustible Liquids Code and OSHA 39 CFR, Prt 1910.
2. Adhere to the manufacturer's instructions for safe applications of all cleaning, sealing, resurfacing and stripping materials.
3. All rags and other debris shall be disposed of daily and removed from the building.
4. The amount of combustible liquids on the job site shall not exceed the maximum amount necessary for daily use. In addition, the quantity must not exceed that permitted by NFPA 30. All liquids must be kept in shipping containers or in UL listed devices.
5. The storage of product applicators (e.g. brushes, rags, towels, etc) on site shall be in approved safety containers or containers with metal lids.
6. Smoking materials, electrical devices, etc., are strictly prohibited during delivery, application, and drying phases of any liquid whose MSDS cautions against potential fire or ignition hazards.
7. Adequate ventilation must be provided in each area where solvents, cleaners, strippers, or varnishes are used, so that accumulations of volatile vapors remain below flammable and/or explosive ranges.
8. Work involving the use of combustible liquids shall not be performed during hours when the subject area is occupied.

9. All other elements of the building must be adequately protected from solvents, strippers, stains, washes, etc. This includes marble, metalwork, and all decorative details, plaster, etc. Absorbent compound shall be used to absorb runoff of cleaning.

1.07 DELIVERY, STORAGE, AND HANDLING

A. Unload all materials with care and handle to avoid any damage or contamination of the materials.

B. Store all materials covered and protected from the weather in strict compliance with the manufacturer's recommendations. The location for storage shall be approved by Owner.

C. Store materials off the ground in clean, dry and restricted locations; protect from accidental opening and damage. Remove materials which are damaged or otherwise not suitable for use from the job site.

D. Deliver materials to the job site in manufacturer's original and unopened containers and packaging bearing labels as to type of material, brand name and manufacturer. Employ specialized storage containers when directed by manufacturer. Delivered materials shall be identical to tested and approved materials.

E. Transport new replacement sash windows in vertical orientation with non marring dividers between each window. All windows to be covered with waterproof cover over exposed surfaces.

F. Window sash are to be transported without hardware. Hardware to be installed following installation of the window

G. Protect adjacent and underlying surfaces from damage.

H. Follow fabricator's precautions relative to the transport, handling, and storage of the new sash units.

1.08 WARRANTY

A. General Warranty: The general and 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 requirement of the Contract Documents.

B. Special Warranty: Submit a written warranty, executed by wood window manufacturer, agreeing to repair or replace window components that fail in materials or workmanship within the specified warranty period. Failures include, but are not limited to, the following:
   1. Structural failures, including excessive deflection, water leakage, air infiltration, or condensation.
   2. Faulty operation of sash and hardware.
   3. Deterioration of finishes and other materials beyond normal weathering.

C. General Warranty Period for materials and workmanship is one year from the date of Final Acceptance of the work.

D. Special Warranty Period for conditions described above is five years from the date of Final Owner Acceptance of the work.

PART 2 - PRODUCTS

2.01 WOOD SASH AND RELATED COMPONENT RESTORATION

A. General: Comply with NWWDA I.S. 2.

B. Sash, frame, trim:
1. Wood members for repair or replacement of existing components shall be milled from Honduras Mahogany as specified below, matching existing profiles, kiln dried to a moisture content of up to 12 percent at the time of fabrication and treated with a water repellent preservative in accordance with ANSI/NWWDA I.S.4. Sash corners shall be mortised and tenoned and nailed.
2. All profiles shall be custom profiles to match existing.
3. Sash lugs shall be custom profile one piece, part of sash stile, if replacement required (and at new windows).
4. Finish:
   a) Exterior: As specified in Section 09 91 00 - Painting
   b) Interior: As specified in Section 09 91 00 - Painting

C. Weather-stripping (see 2.05 hereinbelow):
1. Dual durometer compression seal weather-stripping at sill rail (set in kerf in underside of rail).
2. Polyethylene clad urethane foam compression seal at meeting rail.
3. Continuous metal (zinc) corrugated side seals at each jamb (upper and lower sash).
4. Metal (zinc) plain return flange weather-stripping at head of upper sash.

D. True Divided Lites (required for restoration and at replacement sashes):
1. Match existing interior profile with individual panes of single-thickness glass.

E. Exterior and Interior Wood Mouldings: Sash Stops, sills, brick mould, frame components, stools, aprons, etc.:
1. Match existing profiles existing trim.

F. Wood (for new windows, and for historic window restoration components):
1. Clear fine-grained lumber; kiln dried to a moisture content of 6 to 12 percent at time of fabrication; free of finger joints, blue stain, knots, pitch pockets, and surface checks larger than 1/32 inch deep by 2 inches wide.
2. For all existing components to be replaced, use Honduras Mahogany *Swieteniamacrothylla* from an environmentally managed(sustainable) site certified by the Forest Stewardship Council(FSC).
3. For all dutchman repairs or replacement exterior sills, use Honduras Mahogany *Swieteniamacrothylla* from an environmentally managed (sustainable) site certified by the Forest Stewardship Council (FSC).
4. Use of any other materials must be approved prior to use.

G. Interior wood (for window facings, stools, and aprons):
1. Miscellaneous Wood Trim: AWI "Custom Grade" Poplar for an "opaque" (painted) finish.
2. Materials shall comply with requirements of AWI "Quality Standards",

Section 300.

2.02 WOOD PATCHING MATERIALS (FOR USE AT LOCALIZED AREAS OF SILL REPAIR (only where approved by Architect) AND FILL OF HOLES AT EXTERIOR WOOD TRIM)

A. Wood Consolidant: Ready-to-use product designed for hardening and sealing soft fibers of wood materials that have deteriorated due to weathering and exposure and designed specifically to enhance the bond of wood patching compound to existing wood.
   1. Abatron, Liquid Wood
   2. Gougeon Brothers, Inc., West System
   3. Or approved equal.

B. Wood Repair: Two-part epoxy-resin wood compound in knife grade formulation as recommended by manufacturer for type of wood repair indicated. Compound shall be designed for filling damaged wood materials that have deteriorated due to weathering and exposure. Compound shall be capable of filling deep holes and capable of spreading to feather edge.
   1. Abatron, Inc., LiquidWood with WoodEpox
   2. Gougeon Brothers, Inc., West System.
   3. Or approved equal.

2.03 GLAZING MATERIALS

A. Refer to Section 08 81 00.

2.04 WINDOW HARDWARE

A. New hardware shall be selected from general-production manufactured items to generally match the style and type of original hardware.
   1. Material and Finish: All new hardware shall be solid cast brass with an antiqued brass, satin brass, or oil rubbed bronze finish, to be selected by Architect.

B. Available suppliers for new hardware include but are not limited to the following:
   1. Architectural Resource Center, 557 Old Turnpike Road, Northwood, New Hampshire 03261; telephone: (800) 370-8808; internet: www.aresource.com
   2. Bronze Craft Corporation, 37 Will Street, P.O. Box 788, Nashua, New Hampshire 03061; telephone: (800) 488-7747; internet: www.bronzecraft.com
   3. Crown City Hardware, 1047 North Allen Avenue, Pasadena, California 91104; telephone: (626) 794-0234; internet: www.crowncityhardware.com
   4. Phelps Company, 60 Elm Street, Brattleboro, Vermont 05301; telephone: (802) 257-4314; internet: www.phelpscompany.com

C. Double hung windows (provide new hardware, to match existing, at new replacement window sash, where required):
   1. Sash Lifts: Re-use existing lifts, removing paint from lifts that have been painted. Replace missing lifts with new solid bronze lifts to match existing, leaving each sash with two (2) lifts. Replace non-original screws with screws to match hardware.
   2. Meeting Rail Locks: Where missing or damaged, match existing. Material: bronze.
   3. Supplemental custodial lock: Equal to Architectural Resource Center

#5032 Brass Security Lock. 1-3/16" long from back of the face plate, complete with custodial key. Quantity: one (1) lock at meeting rail at each operable window.

4. Sash Chain: Brass chain intended for use in window applications, 225 lbs. minimum load limit. Where missing or damaged, provide at both sides for both upper and lower sash at each double hung unit. Remove paint from chains to remain.
5. Supplemental Counterweights: Provide additional or supplemental counterweights as required to balance the re-glazed sash (at selected egress windows) to a maximum lifting force of 35 pounds.

2.05 WEATHER-STRIPPING (for double-hung windows)

A. Jamb side sash seal: Corrugated zinc return flange weather-stripping at jamb side of upper and lower sash with hemmed edges and matching nails, return flange to fit it rabbet in sash stiles, size as required to fit sash track, Dorbin Metal Strip Mfg. Co. Inc., or approved equal.

B. Upper sash head rail seal: Plain zinc return flange weather-stripping at head of upper sash, return flange to fit in rabbet in sash rail, size as required to fit sash track, Dorbin Metal Strip Mfg. Co. Inc., or approved equal.

C. Meeting rail seal: Polyethylene clad urethane foam compression seal, Q-Lon QDS375 by Schlegel Systems, Inc.

D. Bottom rail seal (lower sash): Dual durometer compression seal weather-stripping at sill rail (set in kerf in underside of rail), Q-Lon QEZD320 by Schlegel Systems, Inc.

2.06 TEMPORARY ENCLOSURES

A. Temporary enclosure panels to protect building interior and occupants: plywood with all joints and seams sealed with adhesive tape, or other means acceptable to the Owner's Representative.
   1. Attach panels in a manner that does not damage the wood window frame. Do not attach panels to the limestone or masonry. Assure safety of building occupants.

2.07 MISCELLANEOUS MATERIALS

A. Adhesive: Polyurethane based wood adhesive with a 15- to 45-minute cure at 70 deg F (21 deg C), in gunnable formulation and recommended by adhesive manufacturer for exterior wood repair.

B. Fluted Wood Dowels: Hardwood, 3/8 inch diameter.

C. Fasteners:
   1. Provide stainless steel and brass fasteners including screws and plates compatible with window members, trim, hardware, anchors and other components.
   2. Exposed Fasteners: If exposed fasteners are used, match existing fasteners.

D. Anchors, Clips, and Accessories: Fabricate anchors, clips, and window accessories of Type 304 stainless steel, or solid brass.

2.08 SEALANT

A. Refer to Section 07 92 00.

2.09 PAINT COATING

A. Refer to Section 09 91 00.

2.10 PAINT REMOVER

A. Peel-Away 7, manufactured by Dumond Chemicals, New York, New York, or other means and materials proposed by contractor and approved by Architect in writing.

B. Sandpaper of various grades to remove paint remnant following stripping application. Take appropriate protective measures to mitigate negative impacts of dust and hazardous materials, if present.

C. Carbide blade scraper.

PART 3 – EXECUTION

3.01 GENERAL WINDOW RESTORATION

A. Historic window frames: Existing materials shall be reused whenever possible in the repair of historic wood window frames. This includes all original wood elements and hardware. Replacement of window elements with new material shall be done only when historic elements are so deteriorated as to prohibit their useful function, precisely matching existing sightlines, members, and construction.

B. Application shall be by skilled workmen, working with proper equipment and shall fit the work of others accurately, shall be applied securely and adjusted properly. Exercise care not to damage adjacent surfaces.

C. Inspection: Allow access for Architect to make random inspections of the work on site and at Contractor's shop off site.

D. Install replacement components level, plumb, square, true to line, without distortion or impeding thermal movement.

E. Comply with manufacturer's written instructions for installing window hardware, accessories, and other components.

F. Do not perform any work when the ambient air temperature is less than or is expected to be less than 40 degrees Fahrenheit.

G. Temporary Protection: Where sash or window components are indicated for removal, cover resultant openings with temporary closures so that openings are weathertight and safe for building occupants during repair period. Install new window sash as soon as possible after removal of existing sash.

H. Catalog all removed items with location and orientation noted to ensure reinstallation in original location.

3.02 RESTORATION APPROACH AND SEQUENCE

A. Remove existing window treatments (blinds, etc.).

B. Remove existing window air conditioning units where occur and turn over to Owner (or dispose of, at Owner's direction).

C. Remove moldings as required when required to access other components.

D. Prior to proceeding with removal of window sash (for shop restoration), develop an identification system to mark each frame, sash, and piece of hardware for exact location on the building to enable proper reinstallation. Key windows, sashes, and members to Drawings showing location of each removed unit. Mark components in a location that will be concealed after reinstallation. Correlate marking system with architectural identification made on building elevation drawings and schedules.

E. Remove and discard non-original items. Notify Architect of all appurtenances identified for discard prior to removal from building.

F. Fill all holes in wood for painting with wood patching materials specified at 2.03 hereinbefore.

G. Remove existing sash, interior stops, parting beads, and weatherstripping and install temporary window closure (if new or restored sash is not ready for immediate installation). Existing frame to remain in place at all locations unless indicated otherwise or it is agreed that the condition of the frame is too deteriorated to continue in use. Care should be exercised not to damage the frame, adjacent window elements to remain, or adjacent building elements. Provide temporary protection at all locations where sash are removed. Do not attach protection to stone, masonry, or exposed surfaces of the window frame.

H. Remove existing coatings from exterior frame and sill components using approved methods. Repair or replace any deteriorated sections as noted on the Drawings and directed by the Architect.

I. Remove existing coatings and sealants from brick mold. (Refer to Appendix B, Section 02 41 00, and 09 91 00.) Repair or replace brick mold as directed. Reinstall restored brick molding.

J. Restore existing sash, replacing deteriorated sash to match existing.
   1. Prime wood components as specified in Section 09 91 00.
   2. Install new glass. Refer to Section 08 81 00.
   3. Coat as specified in Section 09 91 00.
   4. Restore existing hardware where present and furnish and install new replica hardware where missing.

K. Reinstall restored sash, along with new parting bead (if required) and weatherstripping as shown on Drawings. Reuse existing pulleys and counterweights where possible, and hang both sash with new chains. Secure upper sash in place with stainless steel screws through the lower lugs of the upper sash, countersink and seal screw heads. Seal upper sash to existing wood frame with an elastomeric sealant as specified in Section 07 92 00 Joint Sealants.

L. Repair existing checked, cracked, warped, twisted, and damaged existing frames and sills as specified herein. Paint exterior surfaces to extent indicated on drawings; interior surfaces to be stripped, primed, and painted to the juncture of wood window trim and plaster.

M. Install perimeter sealant at fixed sash and brick mold/sill perimeter as specified in Section 07 92 00.

N. Clean interior and exterior surfaces and reinstall existing window treatments (clean prior to reinstallation).

3.03 FABRICATION OF WINDOW FRAME REPLACEMENT MEMBERS (where directed by Architect)

A. General: Fabricate window replacement members and units to comply with AWI Section 1000 requirements for Custom grade.
   1. Fabricate replacement wood sash or frames (where required to match existing.
   2. Weather Stripping: Provide new full-perimeter weather stripping for each sash as specified.
   3. Molded Profiles of Replacement Members: Match existing profiles.
   4. Sash Members: Fabricate with mortise and tenon joints, coped, glued under pressure, and screwed with wood plug covers.
   5. Frame Members: Dado, rabbet, and shop assemble to extent feasible.

B. Ease edges of replacement members as necessary to match existing members. Touch up primer coat as needed following installation.

3.04 WOOD REPAIRS

A. Repair Criteria
   1. Verify actual extent of deteriorated wood at each location.
   2. If depth of deterioration is greater than half the thickness of the member, then replace the entire member.
   3. If deterioration greater than 1/8 inch deep occupies more than 50 percent of the surface area, then replace the entire member.
   4. If deterioration is greater than 1/2 inch deep but less than half the member thickness and less than 50 percent of the surface, then install a dutchman.
   5. If deterioration is greater than 1/8 inch deep but less than 1/2 inch or half the member thickness and less than 50 percent of the surface, then install an epoxy repair.
   6. If deterioration is less than 1/8 inch deep, no repair is necessary.
   7. Contractor shall survey existing windows, prior to Bid, to determine extent of patching required.

B. Wood Replacement
   1. Carefully remove fasteners at deteriorated member.
   2. Remove deteriorated member, taking care not to damage adjacent members.
   3. Remove adhesive residue and fasteners from adjacent members.
   4. Fabricate new members to match existing size, thickness, shape, and length.
   5. Replacement members shall be set square. Profiles and exterior surfaces shall be flush with adjacent surfaces.

C. Wood Dutchman
1. Remove all wood to one inch beyond deteriorated area.
2. Remove adhesive residue and fasteners from adjacent internal joinery.
3. Cut sound wood at an angle and slope to ensure water is directed away from the glazing line and to optimize gluing area.
4. Fabricate new dutchman from new wood, matching line and density or existing adjacent grain.
5. Cut dutchman 1/32 to 1/16 inch short to allow for installation of glue joint.
6. Fabricate dutchman slightly thicker than adjacent surfaces and plane or sand finish to adjacent surfaces.
7. Fasten dutchman by spreading glue in joint and by installing stainless steel screws, countersunk and plugged with a fluted wood dowel. Dowell shall be sanded flush to surface.
8. All fabricated members to be in accordance with approved shop drawings. Fabricate replacement elements of sizes, thickness and profiles required to match existing.
9. Finish exposed and contact surfaces flush with adjacent surfaces.

D. Epoxy Repair
1. General: Epoxy wood repair materials shall be applied in accordance with manufacturer's written instructions and the manufacturer's health and safety instructions shall be followed. The source or cause of wood decay shall be identified and corrected prior to application of patching materials. Wet wood shall be completely dried to a moisture content of 8 to 12 percent to its full depth before patching. Wood that is to be patched shall be clean of dust, grease, and loose paint. Clean mixing equipment shall be used to avoid contamination. Mix and proportions shall be as directed by the manufacturer. Batches shall be only large enough to complete the specific job intended. Patching materials shall be completely cured before painting or reinstallation of patched pieces.
2. Epoxy liquid consolidant shall be used to penetrate and impregnate deteriorated wood sections to reinforce wood fibers that have become softened or absorbent.
3. Epoxy paste shall be used to fill areas where portions of wood are missing such as holes, cracks, gaps, gouges, and other voids greater than 1/4 inch. Areas to receive epoxy material shall be primed with compatible epoxy liquid wood consolidant or a primer recommended by the manufacturer.

3.05 HARDWARE AND WEATHER STRIPPING

A. Provide new weather-stripping as specified above and as shown on Drawings.

B. Removal and storage of existing hardware.
1. Prior to removal of existing window sash, carefully remove, package, and label all existing hardware. Salvage existing hardware specified for reuse.
2. With the exception of counterweights, salvaged hardware shall be carefully packed and stored. Mark packages with the date of removal and source location.

C. Preparation and examination
1. Allow for completion of window sash installation before installing hardware, aside from items such as pulleys, and counterweights

required for window installation. Allow all interior painted or varnished surfaces to completely cure before installing hardware.

2. Examine wood substrates prior to installation of hardware. Repair with dowels or replace cracked, rotted, or damaged wood substrates as needed to securely anchor hardware.

3.06 ADJUSTMENT

A. Adjust replacement operating sash (with existing or new hardware) to provide a tight fit at contact points and with weather stripping, to provide smooth operation and a weathertight closure. Lubricate hardware and moving parts as necessary.

3.07 CLEANING AND PROTECTION

A. Protect window surfaces from contact with contaminating substances resulting from Contractor operations.

B. Clean glass promptly after installation, exercising care to avoid scratches or other damage to finish of new and existing surfaces. Wash and polish glass on both faces not more than four days prior to date scheduled for final inspection. Comply with glass manufacturer's recommendations for final cleaning and maintenance.

C. Remove and replace glass which has been broken, chipped, cracked, abraded, scratched, or otherwise damaged during construction period, including that damaged by natural causes, accidents and vandalism.

D. Touch-up any painted areas of the work that may have been affected by subsequent work.

E. Remove waste materials, debris and rubbish from site at the end of each working day.

F. Upon completion of work, remove all protection, debris, and construction material from site. Leave site in clean condition, reinstalling all original window treatments.

END OF SECTION

EXHIBIT "C"

SECTION 09 91 00 - PAINTING

PART 1 - GENERAL

1.01 DESCRIPTION

A. Scope: Furnish labor, materials, equipment and supervision necessary to complete the painting and finishing work required by the Drawings and specified hereinafter, including, but not necessarily limited to, view-exposed or weather exposed portions of:
   1. Exterior wood (siding, trim, restored windows and shutters, etc.)
   2. Exterior Ferrous metals (railings, lintels, etc.)
   3. Exterior concrete (see Drawings)
   4. Exterior stucco (see Drawings)
   5. Restored wood windows, interior and exterior faces.
   6. Miscellaneous other items and surfaces, as noted.

B. Prime coats will not be required on items delivered with prime or shop coats applied as specified under other Sections.

C. Unless otherwise indicated, field painting is not required for items of tin/zinc coated copper, plain copper, brass, bronze, aluminum, stainless steel, chromium and aluminized steel.

D. Related work specified elsewhere: Section 07 92 00 - Joint Sealants.

1.01 REFERENCES

A. The Secretary of the Interior's Treatment for Historic Properties.

B. U.S. Department of the Interior Preservation Brief 10: Exterior Paint Problems on Historic Woodwork, National Park Service, 1982.

1.02 DELIVERY AND STORAGE OF MATERIALS

A. Deliver specified products in original containers with labels intact on each container. All paint materials shall be kept in a locked area assigned to the painting sub-contractor. Use of other parts of the buildings for storage and/or mixing of paint materials is prohibited. Follow all applicable regulations and precautions to prevent fire.

1.03 SUBMITTALS

A. Submit manufacturer's full and complete color charts, for all materials specified, to Architect for color selection. Field samples of paints and finishes shall be prepared by the Contractor, as required by Architect.

B. Architect will furnish the Contractor with a schedule of paint colors and finishes, keyed to the surfaces to which they are to be applied.

1.04 FIELD SAMPLES

A. Provide field samples on friezeboard and fascia, 16 feet long, illustrating color and gloss level.

B. Location of sample to be where directed by Architect.

C. Accepted samples may remain as part of the work.

1.05 PROJECT/SITE CONDITIONS

A. Environmental Conditions:
   1. Do not apply paint and finishes when the temperature of surfaces to be coated, including ambient temperatures, are below 50° F for exterior work and 60° F for interior work.
   2. Exterior painting shall not be done in rainy, damp or frosty weather. All surfaces shall be thoroughly dry. Interior painting shall not be done until the building is thoroughly dried out by either natural or artificial heat.
   3. The general contractor and the painting contractor shall also thoroughly familiarize themselves with the lead-based paint findings at "Appendix A", and requirements of Section 028200, 1.2/D. The general contractor and/or the painting contractor is expected to make all cost provisions, in his bid, for compliance with OSHA regulations for working with removal or abrasion of any paint, whether lead-based or not, and shall make provisions for protecting the building's occupants during such operations.

1.06 QUALITY ASSURANCE

A. The subject building is a National Register /Mississippi Landmark building. The painting contractor shall have a history of successfully prepping and painting a minimum of ten (10)National Register or Mississippi Landmark (primarily wood-sided) buildings, similar in size and scope to this project.

B. Contractor shall hire a third party, independent NACE certified coating inspector to inspect and document the work performed:
   1. Inspections shall occur a minimum of twice per week (during periods of painting), for two hours per visit, or four hours minimum per week.
   2. All galvanized surfaces shall be inspected after surface preparation is complete and prior to prime coat application. Depending on project construction scheduling, this may require more than the two mandatory site visits described above.
   3. Inspection reports are to be provided to the Architect and Owner on the day of the inspection, and shall include attached annotated photographs with each report.

PART 2 - PRODUCTS

2.01 MATERIALS

A. Paint Products: Materials itemized in the "Schedule of Paints and Finishes" shall be equal to products of the following:
   1. Exterior Metals: Equal to Tnemec, Dupont, or Jones-Blair. No materials are to be intermixed, except as directed on the label.
   2. All other paints: Equal to Benjamin Moore & Company, Sherwin Williams, or PPG. In spite of any substitutions that may be approved, all colors shall be selected from color palette of Benjamin Moore, and painter shall be responsible for crossmatching selected colors to custom colors by other manufacturers.

PART 3 - EXECUTION

3.01 GENERAL

A. Materials are to be prepared, stored and applied in strict accordance with manufacturer's printed instructions.

B. Paints, stains and other finishes shall be evenly spread and flowed on, and shall be free from runs, sags, brush marks and other defects. All coats shall be thoroughly dry before applying succeeding coats. Exterior oil paints shall be allowed to dry at least 48 hours between coats; interior oil paints, at least 24 hours between coats.

C. Finishes on woodwork shall be sanded between coats with fine sandpaper or steel wool to produce an even, smooth finish; except, do not use steel wool on Oak woodwork scheduled to receive a "transparent" finish.

D. All primers and undercoats of this Section shall be tinted to approximately the color of the finish coat.

E. Protect adjacent work and materials with suitable covers and drop cloths during the process on the work.

F. All surfaces to be painted shall be clean and free of loose paint, dirt, dust or grit before finishing is started. Clean metal surfaces with naphtha or benzene before painting.

G. If applied prime coat does not dry to a uniform sheen over entire surface, spot prime the areas that indicate suction before applying finish coats.

H. Clean off all misplaced paint so as to leave the work in a clean and finished condition. Oily rags and waste must be removed from the building at the end of each work day.

I. Before painting or finishing, remove hardware, fixtures, accessories, plates, and other similar items. Upon completion of each space, replace the above items.

J. Prior to commencement of any painting and finishing work, adjacent portions of the building, including floors, shall be vacuumed clean of construction debris and dust.

K. Cut-in paint neatly around glass and other edges.

L. At completion of painting and finishing work, remove from the premises all surplus painting materials and all debris. Remove all spattering and leave the work of this Section in a clean and finished condition.

M. After the specified number of coats of paint and paint products have been applied, if visual inspection indicates non-uniform and/or incomplete coverage, then an additional coat (or coats) shall be applied until uniform and complete coverage is achieved.

N. Fill nail holes, cracks, and seams in woodwork with putty. For natural or

stained finishes, color of putty shall match the finish of the adjacent woodwork. Apply putty after prime coat, sealer or stain is dry.

O. All materials shall be applied in accordance with manufacturer's printed instructions. Unless specific dry film thicknesses are noted in paragraph 3.06 Schedule of Paints and Finishes hereinbelow, dry film thickness (DFT) of each specified primer or topcoat shall not be less than the manufacturer's minimum published DFT for the specified/approved paint product. The painting shall be by roller or brush application, except that aliphatic and epoxy coatings shall be applied by spray. The texture of roller for desired finish shall be approved by the Architect.

3.02 PROTECTION

A. Remove all oily rags and waste from the building at the end of each work day. Take every precaution to avoid danger of fire.

3.03 PREPARATION OF EXISTING SURFACES

A. Existing painted wood (fascias, friezeboards, etc.):
1. Remove oil, wax or grease with mineral spirits or xylol.
2. Knots, resins, gum pockets or extractives shall be sealed with a mixture of equal parts shellac and alcohol.
3. Mildew and other organic growth shall be removed using a 1:1 solution of D/2 Biological Solution, EnviroKlean®, ReVive® (or equal) and water. The use of acidic cleaners, alkaline cleaners, bleach, or any product containing sodium is prohibited. After scrubbing, rinse thoroughly with clean water.
4. Remove excessive chalking or dirt by washing with water. Hard glossy surfaces shall be dulled with liquid surface conditioner.
5. When preparing the exterior wood for new paint, scraping or hand sanding shall be used to remove failed paint to sound, fully-adhered paint. The use of pressure washers, rotary sanders and/or wire brushes, or steel wool, is prohibited, nor should paint removal be attempted by means of a heat gun. All methods of paint removal shall receive prior approval by MDAH.
6. Removal of loose blistering, crazing, or alligatoring paint (Class III Exterior Surface Conditions): When existing paint blemishes, continuous patterns of deep cracks, extensive blistering and peeling requires removal of paint to the bare wood, hand sanding, hand scraping, or scraping in conjunction with an infrared heat plate, or chemical strippers may be used, depending on the particular area involved. Bare wood shall be primed within 48 hours of paint removal. All methods of paint removal shall receive prior approval by MDAH.
7. Brush or dust surfaces as required to remove dust particles.

B. Existing ferrous metals (Handrails):
1. Removal of paint, rust, or dirt on existing metal surfaces shall not be attempted by means of abrasion such as sandblasting. Removal shall be initially attempted with wire bristle brushes and warm water wash. In cases where this form of removal is insufficient, alternate means of cleaning shall be discussed with the Architect and MDAH staff before work may continue, at which time all adjoining surfaces must be fully protected during the cleaning process.

C. Existing (previously-painted) brick and concrete (at steps and exposed basement level walls):
   1. Cleaning of the exterior masonry and concrete with a low-pressure water wash is acceptable, provided that the water pressure remains below 400 psi. This may be supplemented by using a brush with soft bristles. The use of wire brushes, sandblasting, and high-pressure water blasting is prohibited.

3.04 SCHEDULE OF PAINTS AND FINISHES

A. Exterior Wood:
(new/existing friezeboards, siding, cornice, trim, soffits, restored wood windows, restored shutters and louvers, etc.)
   1. Benjamin Moore's Fresh Start All-Purpose Acrylic Primer (N023)
   2. Benjamin Moore's Aura Waterborne Exterior Paint (629/632/634)
   3. Benjamin Moore's Aura Waterborne Exterior Paint (629/632/634).

OR

   1. Sherwin Williams' Exterior Oil Based Wood Primer Y24W8020 (4 mils wet).
   2. Sherwin Williams' Emerald Exterior Latex Satin K38-2750 series (5.3 mils wet).
   3. Sherwin Williams' Emerald Exterior Latex Satin K38-2750 series (5.3 mils wet).

B. Exterior Wood Porch Floor:
(front porch)
   1. Sherwin Williams' PrepRite ProBlock Primer/Sealer B51-600 (4 mils wet).
   2. Sherwin Williams' S-W ArmorSeal Tread-Plex Waterbased Acrylic Floor Coating, B90 Series.
   3. Sherwin Williams' S-W ArmorSeal Tread-Plex Waterbased Acrylic Floor Coating, B90 Series , with H&C Sharkgrip additive.

C. Exterior (Ferrous) Steel:
(railings, lintels, etc.)
   1. First coat: Sherwin Williams S-W Pro Industrial Pro-Cryl Universal Metal Primer, B66 Series.
   2. Second coat: S-W Pro Industrial Waterbased Alkyd Urethane, B53 Series.
   3. Third coat: S-W Pro Industrial Waterbased Alkyd Urethane, B53 Series.

D. Exterior (previously-painted) Brick, Concrete, and Stucco:
   1. S-W PrepRite ProBlock Int/Ext Latex Primer Sealer, B51 Series.
   2. S-W Loxon Self-Cleaning Acrylic, Satin, LX14 Series.
   3. S-W Loxon Self-Cleaning Acrylic, Satin, LX14 Series.
   4. (S-W H&C Sharkgrip Additive in top coat at concrete stair.)

E. Interior Wood - "Opaque" (Painted) Finish:
(New and existing wood trim, and wood sashes, at interior side of restored wood windows, doors, etc.)
   1. S-W PrepRite ProBlock Int/Ext Primer Sealer B51-600 Series (4.0 mils wet).
   2. S-W Emerald Urethane Trim Enamel Int/Ext Waterbased Semi-gloss, K38-2750 Series.
   3. S-W Emerald Urethane Trim Enamel Int/Ext Waterbased Semi-gloss, K38-2750 Series.

END OF SECTION