



PURCHASING DEPARTMENT
DIVISION OF BUDGET & FINANCE

PUR-1721
ADDENDUM NO. 1
INVITATION TO BID

LIQUID ROOF COATING SYSTEM AT THE
HAGERSTOWN REGIONAL AIRPORT

DATE: Wednesday, January 15, 2024

BIDS DUE: Friday, January 31, 2025
2:00 P.M.(EDT/EST)

To Bidders:

This Addendum is hereby made a part of the Contract Documents on which all bids will be based and is issued to correct and clarify the original documents.

Please acknowledge receipt of this Addendum at the appropriate space on the Proposal Form. This Addendum consists of two (2) pages.

NOTE: All Bidders must enter the Washington County Administration Complex through either the front door at the 100 West Washington Street entrance or through the rear entrance (w/blue canopy roof) which is handicap accessible and must use the elevator to access the Purchasing Department to submit their bid and/or to attend the Pre-Bid Conference. Alternate routes are controlled by a door access system. The general public will be subject to wand search and will be required to remove any unauthorized items from the building prior to entry. Prohibited items include but are not limited to: Weapons of any type; Firearms, ammunition, and explosive devices; Cutting instruments of any type - including knives, scissors, box cutters, work tools, knitting needles, or anything with a cutting edge, etc.; Pepper spray, mace, or any other chemical defense sprays; and Illegal substances.

ITEM NO. 1: Inquiry: Our estimator was unable to attend the in person Prebid and site visit. Can they stop in walk the roof on their own?

Response: The Contractor shall coordinate all site visits with the County's authorized representative, Terry Stouffer, Airport Maintenance Supervisor, Hagerstown Regional Airport, at 301-573-0940. All visits shall be dependent on weather and availability.

ITEM NO. 2: Inquiry: Can parking be restricted in the areas surrounding the project during the installation of the roof coating?

Response: Yes, parking can be restricted around the building within 10' of the building for the duration of the work (apart from the "airside" portion. Royal Aircraft personnel need to access the aircraft apron and hangar doors).

ITEM NO. 3: Inquiry: Page 20 Line 32 of the terms mentions both a 10 year and a 15 year manufacture warranty. Can you provide some clarity as to what is being requested here?

Response: We are requesting a 15- year manufacturer warranty.

ITEM NO. 4: Inquiry: Does this project require prevailing wages or certified payroll?

Response: No. This is a County/airport funded project.

ITEM NO. 5: Inquiry: Is bonding required for this project?

Response: No. The County/airport is not seeking bonds for this project.

ITEM NO. 6 Inquiry: Is a permit required for this project?

Response: No, a permit is not required.

ITEM NO. 7 Inquiry: Will you accept the attached product for the roof coating on this bid?

Response: The airport is willing to accept the proposed product for the roof coating, provided it offers the required 15-year warranty.

ITEM NO. 8 Inquiry: Are there prevailing wage requirements for this project? If so, can you provide the wage rate determination?

Response: No. This is a County/airport-funded project.

By Authority of:



Brandi J. Kentner, CPPO
Director of Purchasing

Rubber-Lok

Liquid Synthetic Rubber

TECHNICAL DATA SHEET



High Performance Primer

Description

Rubber-Lok is an ultra-tough, super-waterproofing, alkali-resistant, water-based copolymer elastomeric coating. Rubber-Lok is water-based for easy cleanup and low odor. It contains low VOCs to keep the air healthier for people to breathe. Because of the low perm rate and smooth top coats, Rubber-Lok requires few antimicrobial agents. Rubber-Lok also contains NO zinc additives and has a low erosion rate, which contributes to cleaner waste-water in our streams, rivers, lakes, and bays.

Rubber-Lok is uniquely formulated to waterproof and protect a variety of substrates. Designed as a single-part water based coating with the highest performance in coastal, temperate, humid, hot, and extreme alkaline environments. Rubber-Lok creates a tough, long-lasting protective membrane that remains flexible over time, even under adverse conditions. Its elongation and tensile strength provide unsurpassed resistance to maintenance traffic, weather conditions, and wear. Unlike similar generic coatings, Rubber-Lok is formulated to have exceptional adhesion to a variety of substrates. Its proprietary formula features copolymer elastomeric resins to produce a seamless, flexible, durable membrane that displays exceptional weathering ability and good UV resistance.

Substrates

- Concrete
- Stucco
- Masonry
- Wood
- Fabrics
- Metal
- Natural Stones
- Foam
- Asphalt
- Mineral Surface Modified Bitumen
- Smooth Surface Modified Bitumen
- Smooth Surface Built-Up Roof
- Mineral Surface Built-Up Roof
- Granulated Asphaltic Surfaces

Features & Benefits

- 1000% Elongation
- Water-Based
- Waterproof Membrane
- UV Resistant
- Rust & Corrosion Control
- Stops Leaks
- Low VOC & Environmentally Friendly

Recommended Uses

- Roof Repair and Restoration
- Below grade & Foundation Waterproofing
- Roof and Roof Deck Primer
- Restores & Repairs Rusty Gutters
- Waterproofs Below Grade Fence Posts
- Seals Inside Planter Boxes

Surface Preparation

Clean substrate from any contaminants that could prevent adhesion, including but not limited to oil, grease, dust, and debris. Solvents and commercial cleaners should not leave a residue per SSPC-SP1.

The use of Rainguard's Restore-N-Prep™ Concrete and Masonry Cleaner system is recommended as a pre-treatment to clean masonry surfaces. Once clean, allow the surface to fully dry before sealing or applying a top-coat (See the Restore-N-Prep™ TDS for details).

Restore-N-Prep™ CSI Reference

03 01 40 Concrete Finishes
03 10 30 Concrete Finishes
03 10 50 Concrete Finishes
04 01 20 Unit Masonry
04 01 40 Unit Masonry

Color & Finish

Color	Finish
Black	Matte



Application

Remove all contaminants and loose material, such as dust, dirt, oil, silicone, release agents, wax, mildew, salt deposits, heavy oxidation, and chalky or loose coating. Check the entire surface and thoroughly power wash it. Do not apply at temperatures below 45°F nor during, nor 24 hours preceding inclement weather, including rain, fog, mist, or freezing temperatures. **PROTECT FROM FREEZING DURING SHIPMENT AND STORAGE.** Do not store material at temperatures below 50°F. Flush all equipment with water before use. Stir Rubber-Lok thoroughly until uniformly blended, but avoid excessive mixing to prevent air entrapment.

Safe Handling

Use product only with adequate ventilation and/or an appropriate cartridge type respirator. Avoid contact with skin and wear protective gloves. Read the Safety Data Sheet before using.

Clean Up

Clean up promptly by washing with acetone or recommended clean up solvent before product cures. Once cured, product can only be removed from equipment mechanically. Cured product can only be removed mechanically. Dispose of according to local, state and federal requirements.

Spread Rates

Spread rates can vary depending on application needs. Below-Grade applications would require 80-mils Dry-Film Thickness (DFT). Above-Grade applications would only require 40-mil Dry-Film Thickness (DFT).

Grade	Spread Rate	SQFT / Gal
Below-Grade	80-mil Dry-Film Thickness (DFT)	10
Above-Grade	40-mil Dry-Film Thickness (DFT)	20

Precautions

This is a high gloss finish and can be slippery when wet. Use material in a well-ventilated area. Protect the work of other trades. Protect shrubbery and other plants with drop cloths. Protect automobiles and all other areas not to be coated from overspray. Remove overspray from any windows, automobiles, metal, etc. as soon as possible should it occur. To prevent permanent staining, clean spills or leaks in a timely manner.

All surfaces to be coated should be clean of any dirt and grime, efflorescence, lime run, form oils and release agents, grease, mud, excess mortar, and mold and mildew, etc. If an acid etch or an acid stain has been applied to the surface, it must be thoroughly flushed to remove all residue and then allowed to dry completely.

Do not apply to surfaces if moisture content is greater than 25% as measured with an electronic moisture meter. Do not apply materials in climates where freezing temperatures have existed prior to application. Allow adequate time for surfaces to thaw. Establish that air, surface, and material temperatures are above 50°F (4.4°C) and at least 5°F above the dew point prior to painting. Do not apply at temperatures below 50°F when temperatures are expected to drop below 50°F within 48 hours of application. Do not apply if rain, snow, or lower temperatures are expected within 48 hours. Do not apply if relative humidity is greater than 90%.

Store materials in a well-protected area at 45°- 90°F. Avoid freezing temperatures, direct sunlight, & moisture. Keep away from heat sources.

California Prop 65

⚠ WARNING: This product can expose you to chemicals including bitumen (asphalt), which is known to the State of California to cause cancer. For more information, go to www.P65Warnings.ca.gov



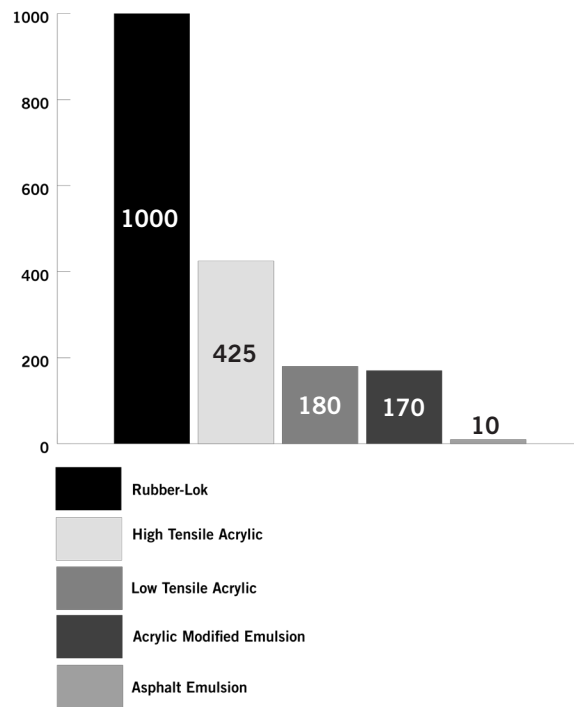
Technical Data

Color	Black
Flash Point	>215F °
Dry-To-Touch	6 Hours
Through-Cure	24 Hours
Solid by Volume	52%
Recoat Window	4-8 Hours
Viscosity	95-110 KU
VOC	<50 g/L
Recommended System DFT	16-48 Mils total

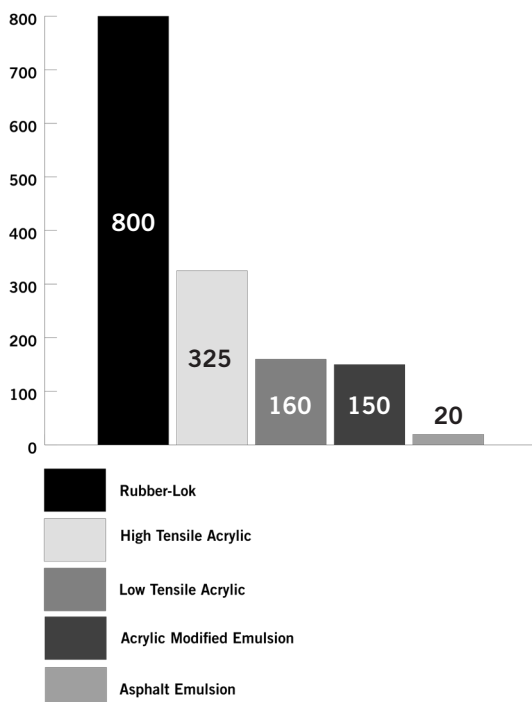
Test Data

ASTM D2370 Tensile Strength	800 psi
ASTM D2370 Tensile Elongation	1000% at break
ASTM E96, Proc. B, 20 mils DFT	0.6 perms
ASTM D413	400 psi (substrate failure)
ASTM D1654	No Rusting
Fed. SPec. TT-C-555B, GSA ex.1	No Effect
Fed. Std. 141 [6051], 160°F for 10 Days	No Viscosity Change
Fed. Spec. TT-C-555B, 4.4.7. min. 95 mph req.	No Weight Gain

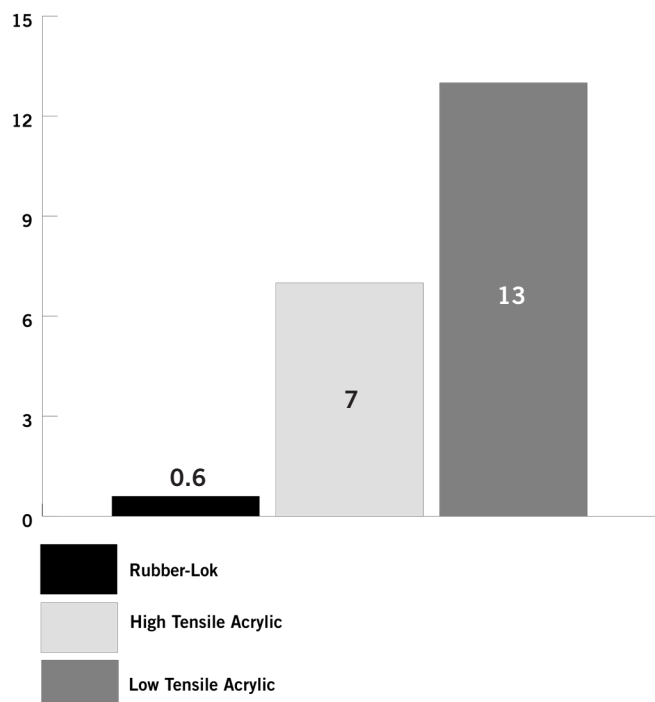
Elongation %



Tensile Strength (psi)



Perm Rate





Warranties

Rainguard Brands, LLC guarantees that this product is free from manufacturing defects and complies with our published specifications. In the event that the buyer proves that the goods received do not conform to these specifications or were defectively manufactured, the buyer's remedies shall be limited to either the return of the goods and repayment of the purchase price or replacement of the defective material at the option of the seller. Rainguard Brands, LLC makes no other warranty, expressed or implied, and all warranties of merchantability and fitness for a particular purpose are hereby disclaimed. Manufacturer or seller shall not be liable for prospective profits or consequential damages resulting from the use of this product. Manufacturer shall not be liable for material used outside of its shelf life. For product dating, please refer to the batch number on the product or contact Rainguard Brands, LLC.

Surface conditions and application variables are out of the control of Rainguard Brands, LLC. As such, the applicator agrees to: Follow recommended application instructions, acknowledge limitations outlined in this technical data sheet, contact the manufacturer in the event there are any uncertainties, perform a test panel to confirm fit and finish before any general application. The data on this sheet represent typical values. Since application variables are a major factor in product performance, this information should serve only as a general guide. Rainguard Brands assumes no obligation or liability for use of this information. Contact manufacturer at 888-765-7070 before bidding to confirm warranty provisions and procedures.

SELLER'S LIABILITY UNDER THE SALE OF THIS PRODUCT IS LIMITED TO REPLACING DEFECTIVE PRODUCT. HOWEVER, IF SELLERS FAILS IN ITS ATTEMPT TO REPLACE THE DEFECTIVE PRODUCT, BUYER WILL BE ENTITLED TO A REFUND OF MONIES PAID TO SELLER UNDER THIS PRODUCT WARRANTY. SELLER IS NOT LIABLE FOR BUYER'S LOSS OF PROFITS, BUSINESS GOODWILL, OR OTHER CONSEQUENTIAL DAMAGES, DESPITE ANY FAILURE TO REPLACE THE PRODUCT. BUYER HAS ACCEPTED THIS RESTRICTION ON ITS RIGHT TO RECOVER CONSEQUENTIAL DAMAGES AS PART OF ITS BARGAIN WITH SELLER. BUYER REALIZES AND ACKNOWLEDGES THAT THE PRICE OF THE PRODUCT WOULD BE HIGHER IF SELLER WERE REQUIRED TO BE RESPONSIBLE FOR BUYER'S CONSEQUENTIAL DAMAGES."

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