

Sealed Bid 14-164 Addendum 1 Re-bid Masonry Maintenance and Repair – County Executive Building

Reference materials provided at the Mandatory Pre-bid Meeting held on 7-30-14

- Copy of completed Contractor Sign-In Sheet
- Photo Exhibits to supplement Base Bid and Alternate Bid descriptions
- Copy of National Park Service Preservation Brief – “Repointing Mortar Joints in Historic Masonry Buildings”
- Template of anticipated contract between Contractor and St. Charles County

Changes

Section 1.02 Scope of Work – Original “Repoint: 5% all stone: Contractors will agree at pre-bid that 5% is adequate ... there will be no extras on repointing” has been voided in its entirety. The Contractor shall include the repointing of 1500 lineal feet of rough surface stone joints below the slate roof line in their base bid. This total includes the joints on all rough surface stones on all four elevations of the building. The Contractor shall include the repointing of all perimeter joints of all smooth surface stones and all bands including band vertical joints on all four elevations of the building in their base bid in addition to the aforementioned 1500 lineal feet of rough surface stone joints in the base bid. For clarity, all other statements in this section regarding repointing both stone and terracotta both below the slate roof line and above the slate roof line remain unchanged.

Section 1.02 Scope of Work – The Contractor shall include the application of sealants to all metal to stone joints at all windows on the cupola above the slate roof line and below the copper roof line in their base bid. For reference, Alternate #2 includes the application of sealants to all metal to stone joints for all other windows and doors not included in the base bid.

Section 1.02 Scope of Work – The Contractor shall include patching a total of 135 lineal feet of the chair rail stone band on all elevations of the building in their base bid. Patching or resurfacing shall be performed utilizing the Jahn stone restoration process. For reference, Alternate #4 includes the replacement of 1 full section of chair rail stone on the northwest corner of Elevation A of the building.

Section 1.02 Scope of Work – Original Item 8 “Replace Pearl Strata linear footage ... ” has been voided in its entirety. For clarity, there is no Pearl Strata on the County Executive building.

Section 1.02 Scope of Work – The Contractor shall include patching one scroll stone on the column located on Elevation A of the building in their base bid. For reference, Alternate #3 includes the complete replacement of the subject scroll stone.

Section 1.02 Scope of Work – The Contractor shall include coating the concrete bases of the two center columns located on Elevation A of the building in addition to all lintels and balcony soffits in their base bid. The Contractor shall include the coating of all repaired or replaced sections of terracotta in their base bid.

Section 1.02 Scope of Work – The Contractor shall include the surface restoration of 4 stones on Elevation A and 1 stone on Elevation B as identified in the photo exhibits as part of their base bid. The resurfacing shall be performed utilizing the Jahn stone restoration process.

Section 1.02 Scope of Work – The Contractor shall include the application of sealants to all windows and doors of the building with the exception of the windows on the cupola above the slate roof line and below the copper roof line as Alternate #2. For reference, the base bid includes the application of sealants to all windows on the cupola above the slate roof line and below the copper roof line in their base bid.

Section 1.02 Scope of Work – The Contractor shall add the replacement of a 5th stone at the lower level stairs in Alternate #5. For reference, only 4 stones were originally identified in the photos exhibit for Alternate #5.

Section 1.02 Scope of Work – The Contractor shall include 2 coats of urethane sealer applied to the existing concrete risers on the balconies as part of Alternate #7. The Contractor shall include the application of a scrim coating to the existing balcony deck of sufficient thickness to reach the base of the balcony spindles as part of Alternate #7. The Contractor shall include the preparation, priming, and coating of the existing metal rods on top of the balcony spindles as part of Alternate #7.

Section 1.02 Scope of Work – The Contractor shall include sealing all joints from the base stones to the concrete slab on grade at the building entrance located on Elevation C of the building. This total price shall be included as Alternate #9.

Section 1.02 Scope of Work – The Contractor shall include a unit price per square foot to restore stone surfaces on the building using the Jahn restoration process. A minimum charge of one square foot per repair shall apply to any repair containing less than one square foot of area. Sample sections of stones that may be resurfaced are included in the photo exhibit provided. The unit pricing shall be included as Alternate #10.

Section 1.02 Scope of Work – The Contractor shall include the coating of all terracotta on the building from grade level to the copper roof line of the cupola as Alternate #11.

Section 1.03 Quality Control – Section A Item 7 - A power tool with a diamond blade may be used to rake out joints both horizontally and vertically so long as the contractor does not damage the stone.

Clarifications

Section 1.02 Scope of Work – All stairs noted in item 4 include the masonry stairs located on Elevations A, B, and D of the building.

Section 2.02 Masonry Materials – Mortar composition is defined in Section 2.02 (p. 19). Lab testing for physical properties is not required. Given the age of the building, color and texture of new mortar to match existing mortar is the main criteria.

Section 3.03 General Workmanship – Repointing should be performed within the environmental guidelines specified in Part C and Part D of Section 3.03. Controlling mortar cure rates by utilizing damp burlap sheets over a specified period as detailed by the National Park Service is not a requirement of this project.

All sound stone joints below the slate roof line that were previously repointed improperly are to be considered sound stone joints for the bid process. Even though the appearance of the joint is not appropriate for the building, the inappropriate joint should not be counted as a part of the total 1500 lineal feet of rough surface stone joints that are to be repointed as part of the base bid.

Contractor is not responsible for any permits for the subject work. County will provide permit(s) if considered appropriate.

County will provide electric and water as required for the Contractor to execute the contracted work. Contractor will be allowed to use the restrooms located on the 1st floor of the Executive Building.

As it relates to public safety, the County is not requiring the Contractor to capture dust and debris at the source of emission during the execution of the contracted work. For clarity, the Contractor remains responsible for all personal safety issues as they relate to their employees during the execution of the contract. Through the appropriate use of barricades, signage, and other means, the Contractor is responsible to maintain a safe and clean environment as required for the general public to access the building during the execution of the subject contracted work.

The Owner will trim the existing trees located along Elevation B of the building. The existing foliage in its current state will hinder the Contractor's access to perform the work required on Elevation B.