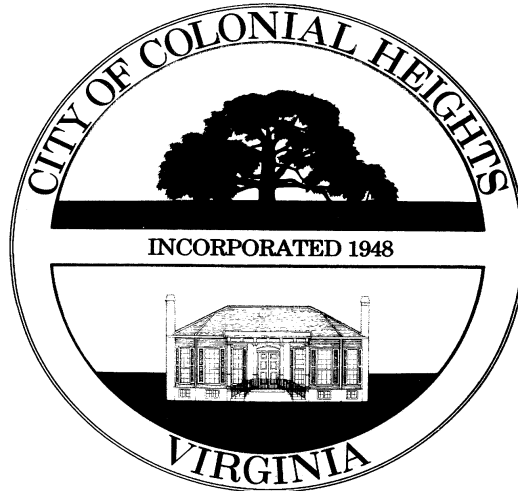


CITY OF COLONIAL HEIGHTS, VIRGINIA



INVITATION FOR BID: # 20-102302-1113 VIOLET BANK MUSEUM REHABILITATION – PHASE I

ADDENDUM 1

BID OPENING DATE: OCTOBER 23 2020, 2:00 PM

PURCHASING AGENT: LARRY MELVIN
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October 16 2020

Addendum 1

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This addendum is issued to answer questions that have been received:

- Is there a hazardous materials report on file? **No**
- Clarify the scope of the stucco repairs.. Existing stucco is to be removed. Brick and mortar are to be repaired as required and as specified in the contract documents. Stucco is then to be reapplied as specified and scored to imitate stone joints. (4) 18”x18” test removals to occur in locations determined by architect and (2) 4’x4’ mock-ups of new stucco to be done, one on the structure and one off.
- Will any work be close to the cucumber tree? The work will not be close to the tree, however the cucumber tree and roots are to be protected. The installation of the subsurface drainage system should avoid possible interference with the root system of the cucumber tree.
- What is the scope of the siding repair? Siding repair is not part of this phase, however the water table replacement requires the removal of the two lowest rows of siding. Siding should be removed carefully and reinstalled after water table replacement, however if it is damaged beyond repair, coordinate replacement with architect. Any new or siding to be painted to match existing color in coordination with architect
- Drawing S1.2 states - Note: Refer to Historic Structure Report dated May 2018. Set aside ALLOWANCE for repair recommendations outside the scope of this phase including:
 - Interior Masonry/Plaster Repair at Fireplaces
 - Porch Deck Framing/Waterproofing
 - Masonry Repair Above Vaulted Rom Pending Review by A/E
 - Chimney Cap Repointing

Please clarify if the “allowances” are to be included with the project. If so, please provide the allowance values or quantities of work so that we may establish an allowance with unit pricing

This note should be omitted. Only chimney cap repointing is in this phase and the other items listed are outside the scope and an allowance is not required.

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- We are writing to request clarification/confirmation regarding the Exterior Painting Scope of Work for the Violet Bank Museum Phase 1 project.
1. Specification Section 099113 – Exterior Painting 1.2, A, Summary lists the application of paint on New and Existing Wood Trim.
 2. The drawing Elevations do not make referenced to any painting.
 3. Detail 2/A4.1 indicates to Scrape, Prime, and Paint the wood trim associated with the Water Table repair work.
 4. Detail 1/A4.1 Front Porch Parapet Detail indicates to Scrape, Prime, and Paint as Specified.
 5. Detail 4/A4.1 Gutter Detail makes no reference or indication for painting the existing eave.

Please confirm the extent of painting for the project is limited to: 1) the repair work at the Water Table, 2) Front Porch Parapet Trim, 3) the new Basement Door, and 4) no other painting is required for the project

The extent of the painting is limited to:

The repair work at the water table

The front porch parapet trim

The new basement door and associated trim

The eave behind the new gutter

No other painting is required for this project.

- A further clarification on the painting of the “eave behind the gutter”, does this pertain to the single member fascia board to be painted or the three members as indicated in Detail 4/A4.1 labeled “Exist. Eave”?

This pertains to the single member fascia board behind the gutter

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- Is it expected that 100% of the existing stucco on the chimneys and foundation is being removed? If not, please clarify the extent to which the stucco will be removed.
All stucco is to be removed.
- Has Portland cement been used for repairs to the existing stucco?
It is very likely that it has, however no tests have been performed.
- Does stucco removal stop at finished grade as shown on 8/A4.1? If not, where will excavation and/or removal of stucco below grade be required?
Stucco removal stops at finish grade.
- Is 100% of the exposed foundation and chimney surface receiving a new coat of lime mortar stucco? If so, is this coating expected to include a scratch coat, brown coat and finish coat (3 layers) or just a brown coat and finish coat? (2 layers).
Yes, it will all receive a new coat with three layers.
- Is it expected that the existing faux stone block mortar joints will be reproduced on the new finish coat?
Yes.
- There are references to brick repointing. Is this a 100% repoint of the foundation and chimneys? If not, what is the estimated square foot quantity for the repointing?
Only areas of deterioration will require repointing. Until the stucco is removed, we will not know the extent of deteriorated mortar.
- There are references to brick replacement and repair. What is the estimated square foot quantity of brick replacement and repair?
Only areas of deterioration will require brick replacement. Until the stucco is removed, we will not know the extent of deteriorated brick.
- What is the extent/quantity of Outrigger Repair, Detail 3/S1.3? Would it be no more than one on each side of the chimneys for a total no greater than four (4) locations? Or is repair at some frequency around the perimeter of the building?
The repair detailed in 3/S1.3 is in one location only

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- Masonry Foundation Wall and Chimney:

On drawing SR1 Selective Removal Note R7 states to remove all exposed stucco on foundation and chimneys

On drawing SP1 General Note 5 states to repoint and repair exposed masonry as necessary.

What is the anticipated method, and degree of care, to be used in the removal of the plaster that is installed over the brick?

What is the intent for the remaining look after these to work items are done?

Does the brick get painted?

Existing stucco is to be removed. Brick and mortar are to be repaired as required and as specified in the contract documents. Stucco is then to be reapplied as specified and scored to imitate stone joints. (4) 18"x18" test removals to occur in locations determined by architect and (2) 4'x4' mock-ups of new stucco to be done, one on the structure and one off.

- Paint:

What is the scope of painting for this project?

Are we to only paint what we handle during repair and replacement?

Or should we anticipate painting the whole exterior of the building?

The extent of the painting is limited to:

1. The repair work at the water table
2. The front porch parapet trim
3. The new basement door and associated trim
4. The fascia member behind the new gutter

No other painting is required for this project.

- Masonry:

Who pays for the mortar analysis to determine the required match to the existing historic mortar?

The contractor is responsible for this.

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- Excavations:

There is the potential that the excavation on site might lead to a delay due to historic investigation. How is the cost of this delay to be addressed?

The architect has retained an archaeologist to be on site during excavation. Since there are multiple areas of excavation, if historic material is discovered, the archaeologist will investigate that area while the contractor works on another area.

- Door Hardware:

What door hardware is to be included for the replaced door?

A single cylinder handleset by Baldwin or similar.

Please acknowledge receipt of this addendum by signing below, and returning with your bid.

Name of Contractor _____

Address _____

Bidder's Name _____ Date _____

Email Address _____

Phone Number _____