

**ADDENDUM TWO  
CITY HALL AND CITY COUNCIL EXTERIOR REFURBSHMENTS  
CONTRACT NO. E-18-017  
CITY OF CHATTANOOGA, TENNESSEE**

The following changes shall be made to the Contract Documents, Specifications, and Drawings:

**I. Pre-Bid Meeting**

A. Sign In Sheet Attached.

Follow-up response to Bid Questions:

1. If landscape repairs are needed after work is complete is the contractor responsible or will parks/maintenance repair?

A. Contractor Responsible.

2. I do not see the lead paint/asbestos report in the bid documents. Can you send a copy?

A. Lead Report is attached (Sample 1 from City Hall window panel, Samples 4 and 5 from City Council window panels). Asbestos report will be provided in an initial addendum on Monday, April 8, 2019.

3. There are gas pipes on the walls of east side of Counsel and South side of City Hall. Do these need to be painted?

A. Gas piping is not included in this project.

4. No spec for kick-plates for doors was seen in the specs. Can you provide a spec or basis of design for what is desired?

A. Kick plates are not included in this project.

5. General notes in drawings, item #3 Contractor responsible for water infiltration: Is there current water infiltration? We assume there is water infiltration for this work to be authorized, if there is current infiltration, is the contractor still responsible for infiltration once we start work?

A. The preliminary infrared assessment did not identify moisture intrusion. Contractor is responsible for moisture intrusion as a result of their work (at windows and doors).

6. General notes in drawings, item #5 Repair caulk at window bottoms: Is this ALL windows on City Hall, Connector & Counsel?

A. This is just elevated windows on City Hall, along the ledge to the cleaned.

7. General notes in drawings, item #1 mentions new signs that MAY be provided to owner for contractor to install: Should this be a line item in the bid form since it MAY happen? Do you have the quantity, size, type, etc. information on the signs? It is my understanding that the City signs department is to be doing this work, can you confirm who will be doing the sign installation? PM insight?

A. Base Bid should include re-installing existing signs. New signs MAY be provided by City for installation. The new signs will utilize the mounting locations and points of the existing signs. Contractor should not assume that new signs will be provided and should account for protecting existing signs in the Base Bid.

8. Drawing R1 states to clean the stairs and repair BELOW GRADE MASONRY. Do you want to repair masonry as needed on the steps and areas above grade on the sides of the steps? It appears that some water is getting in through the steps and leaking into the below grade area from above and leaking at the top of the door frame: Do you wish to address these issues and if so to what extent? There is a lot of LF of caulking around each step currently, which a lot of appears to be in decent condition.

A. Replacement of caulking will be paid based on the unit rates in the bid. There is no quantity for caulking in the Base Bid.

9. Is Tremco Dymonic CF caulk acceptable in lieu of the specified BASF & NP1? (We have stopped using the 2 specified manufactures and switched to the Tremco due to having to return too many cases of bad caulk that had went bad while still within its shelf life).

A. Comparable alternatives are acceptable as long they are compatible with other specified products to be used. If alternatives are desired, manufacturer documentation of performance and compatibility with other specified products should be provided with submittals.

10. Is there a maximum quantity of parking meters that would be acceptable per side of the building to be bagged/closed?

A. This will depend on the Contractor's work approach and schedule. There is plenty of alternative parking. So bagging/closing of all meters is acceptable, but cost should be included in the Base Bid.

11. Starting 5/1/2019 Lindsay St. will be a two-way street and not one-way. We are concerned that the lift will stick out to far to allow two lanes of traffic flow. This is not as big of a concern if traffic was still only going one-way. It has also came to my attention that there is going to be a widening of Lindsay St. as part of the Patten Parkway remodel project and the first part to be started will be the Lindsay St. par. Has this been considered/coordinated with the designer/city/traffic/PM of Patten project? I see potential for a lot of overlap that everyone may not be aware of and potential issues and delays for both projects.

A. City PMs were consulted on this and are not aware of the widening project affecting Lindsay Street between 10 th and 11 th (Project Site). If additional or other information is available please submit within 24 hours to minimize delay in the bid. Traffic Control should be coordinated with CDOT as outlined in the project Documents. There is also street parking along this side of Lindsay that can be closed for Contractor use.

12. There was some spalling in the masonry on each side of the door to Counsel (Lindsay St. side) noted. Should there be a line item for removing iron causing spalling and repairs per location (EACH) as it's not a LF type item?

A. Yes, please add a line item to the bid. Work procedures for removal and repair are outlined in the specifications.

13. At the below grade areas (Both City Hall lower entrances Sheets R1 item #5 & R2 West side City Hall item #5) the plans say to remove loose paint and masonry: The paint is peeling in locations in these areas but not everywhere. If only the loose paint is removed, the walls will not look appealing with only part of the paint (loose paint) removed. To remove all of the paint will be slow & loud using a needle gun. Would the City like these painted areas re-painted after cleaning to maintain a pleasant appearance or is this the intent of Alternate #1?

A. Repainting/coating these areas is Alternate #1.

14. Can you confirm there is working 110 power and operating water spigots available?

A. Water and Power are to be provided by Contractor.

15. On the bottom of the steel window lintels, there appears to be rusting, some severe, taking place: Would you like to add painting these details to preserve them to the project or as a unit cost item?

A. This should be included in the Base Bid.

16. In some areas (mostly the North elevation of Counsel) there is a large expansion/caulk joint where the sidewalk meets the building wall/foundation that is open: Would you like to address these at this time? If so how?

A. This is not included in the current project.

17. Is there a plan on how to keep track of old masonry/crack repairs so they are not thought to be poorly matched/performed work by the contractor performing the new work? (There is a lot of these old repairs all over the building).

A. S&ME will be providing full time Resident Project Representative (RPR) services, which will include tracking pay quantities and documenting repair locations.

18. On the East & West sides of the connector, at both ends, there is a large expansion joint that has backer-rod and caulk in it that is deteriorated: Do you wish for us to include replacing with like? (Mortar is a bad idea here as it's where the buildings meet and won't hold up).

A. Please add a line item for replacement of the backer-rod. Caulking line item will be used for re-caulking in this area. Need for backer-rod replacement and caulking to be evaluated after completion of cleaning.

19. Sheet R3 North & West City Hall notes item #7 removing old conduit: Has it been confirmed there is no power to these conduit and that they are not in use? If not an electrician will need to investigate before bid date. This is a potential safety concern if it cannot be confirmed these wires are not hot.

A. Contractor to confirm conduit is not in use/electrified prior to demolition. For Base Bid assume all conduit will be removed in the area highlighted on the plan sheet.

20. Spec 04 09, 02 3.08: There are some other wall areas to the right question #19 that have fixtures, fasteners/window bar pieces in the walls: Are these to be removed in addition to the ones mentioned above? Does the above mentioned spec 04 09 02 apply to all areas or just the areas called out in the plans?

A. Base Bid includes area highlighted. Additional areas identified during the course of the project may be addressed utilizing the additional line item discussed in response to Question 12.

21. Sheet R3 North & West City Hall notes item #4 clean, paint roof deck etc: It states to clean and re-paint the roof deck. We observed the bottom of the roof deck in a couple locations to be deteriorated/rotted. We are concerned that we will uncover more in the cleaning process. The roof above these is in very poor condition and allowing water to leak through and rot the decking. It also appears to not have proper slope. How would you like to proceed with this area? Add re-roofing the canopy to the project per the City's low slope roofing standard? (Standard is .060 TPO adhered, tapered insulation if needed to shed water, 24ga trim metal, 1/2" cover-board, R-25 for conditioned spaces etc. Alan Ogle with the

city engineering has a spec they use on re-roofing projects frequently).

A. Base Bid to include cleaning and recoating as specified. City may have damaged decking/roof replaced prior to installation of new coating. If decking is not replaced prior to installation of new coating, Contractor is not responsible for coating the damaged area(s). S&ME will document these conditions as they are identified during the course of the work.

22. Do we need to caulk around the metal door frames that are being painted?

A. Include new caulking at these door frames in the Base Bid.

23. The architectural cast iron panels below the windows to be painted on City Hall, appear to possibly be wooden upon closer examination but it's hard to tell. If they are wooden, what happens if upon cleaning we find they are deteriorated and coming apart and not of sound condition to clean and paint? (This only applies to City Hall, all of the other are for sure steel/cast iron.)

A. These panels are cast iron with several layers of paint.

24. Sheet R4 East Connector Addition photo shows heavy staining through the overflow scuppers. This indicates that the roof is likely not draining properly and is draining through the emergency overflows. Would you like to investigate the cause and if needed adding the necessary solution to this project?

A. This is outside the scope of the current project. The Contractor will not be held responsible for future coating/masonry repair performance issues associated with roof overflow/drainage.

25. The project has 90 days for completion listed. Although it's early and we Haven't completed putting our quote together pending answers to questions we think the project will take a little longer than the given amount of days. Can you extend the days to complete to 180 days? After award we must get submittals together, wait for approval by S&ME, order and receive them. We must do sample cleanings and allow 7 day waiting period for observations per specs.

A. Submittals will be reviewed by S&ME and returned within two days of receipt. 90 day contract term will stay the same.

26. The quantities listed in the plans for repairing mortar joints list an approximate linear feet to replace (example 600 LF): Is this to be included in our base bid and additional LF to be performed at unit cost? Or are all mortar joints to be priced at unit cost?

A. Base Bid to include quantities in plans. Adjustments +/- will be made at the submitted unit costs based on field conditions.

27. If above is priced strictly at unit costs, who & how are quantities going to be verified?

A. See response to Question #17.

28. Repair materials for mortar joints and crack injections are most likely going to be hard to match existing exactly.

A. Stone has natural variations in coloring. Observations will be made from a distance for color matching, as outlined in the specs.

29. I recently heard discussion that the City was going to have their own personnel (not sure what department) clean and paint the cast iron pieces under the windows. Can you confirm if this information is correct? I believe the PM on this John can shed some light on the matter.

A. The panels above the entrance to City Council will be repaired under a separate contract. All

other panels are included in this project.

30. Spec section 04 09 03 Part 2 Products 2.1 B. Hot Water: states that we must heat water to 140-160 degrees. If materials come clean without heating water, is this required?

A. No. Procedures approved in test section(s) will be acceptable.

31. Spec 09 09 00, 2.02 Approved Coating System A. & B. list only Sherwin Williams. Is there an acceptable product by PPG/Porter? (It is my understanding that the City cannot allow only one manufacture in specs).

A. See response to Question #9.

32. Do you have the window manufacture or any other details on the aluminum window trim that needs to be replaced?

A. No information is available. The trim pieces that need to be replaced consist of square bent pieces easily performed with a break.

33. Do you have any requirements on the lead abatement required?

A. Abatement should be performed in accordance with the applicable OSHA and TDEC requirements. Material disposal should be included in the base bid.

April 8, 2019

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/s/ Justin C. Holland, Administrator  
City of Chattanooga  
Department of Public Works

**EMSL Analytical, Inc.**

706 Grallin Street, Kernersville, NC 27284

Phone/Fax (336) 992-1025 / (336) 992-4176

<http://www.EMSL.com>[greensboro@emsl.com](mailto:greensboro@emsl.com)

EMSL Order: 021900732

CustomerID: SMEI56

CustomerPO:

ProjectID:

Attn: **Tim Greene**  
**S&ME, Inc.**  
**8646 West Market Street**  
**Suite 105**  
**Greensboro, NC 27409**

Phone: (336) 288-7180  
Fax: (336) 288-8980  
Received: 01/29/19 3:50 PM  
Collected: 1/28/2019

Project: 3281-18-083

**Test Report: Lead In Paint Chips by Flame AAS (SW 846 3050B/7000B)\***

Client Sample Description	Lab ID	Collected	Analyzed	Weight	Lead Concentration
1	021900732-0001	1/28/2019	1/30/2019	2792 g	5.8 % wt
Site: Tall Building Loc 1				<i>Window Sill</i>	
2	021900732-0002	1/28/2019	1/30/2019	.3006 g	<0.0080 % wt
Site: Grey Handrail Loc 2				<i>Door</i>	
3	021900732-0003	1/28/2019	1/30/2019	.2237 g	<0.0089 % wt
Site: Black Handrail Loc 3					
4	021900732-0004	1/28/2019	1/30/2019	.3185 g	0.073 % wt
Site: Short Building Front Loc 4				<i>Window Sill</i>	
5	021900732-0005	1/28/2019	1/30/2019	.2973 g	0.19 % wt
Site: Short Building Back Loc 7				<i>Window Sill</i>	
6	021900732-0006	1/28/2019	1/30/2019	.2665 g	0.11 % wt
Site: Doors Under Canopy Loc 8				<i>Door</i>	
7	021900732-0007	1/28/2019	1/30/2019	.2676 g	0.92 % wt
Site: Canopy Tall Building Loc 11				<i>Steel</i>	

*James Cole*

James Cole, Laboratory Manager  
or other approved signatory

\*Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.010 % wt based on the minimum sample weight per our SOP. Unless noted, results in this report are not blank corrected. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities. Samples received in good condition unless otherwise noted. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. The QC data associated with the sample results included in this report meet the recovery and precision requirements unless specifically indicated otherwise. Definitions of modifications are available upon request.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC EMSL Lab ID 102684 is accredited by the AIHA Laboratory Accreditation Program (AIHA-LAP), LLC in the Environmental Lead accreditation program for Lead in Paint Chips.

Initial report from 01/30/2019 15:16:22

EMSL ANALYTICAL INC.  
LABORATORY PRODUCTS TRADING

## Lead (Pb) Chain of Custody

EMSL Order ID (Lab Use Only):

732

EMSL ANALYTICAL, INC.  
706 GRALIN ST.  
KERNERSVILLE, NC 27284  
PHONE: (336) 992-1025  
FAX: (336) 992-4175

Company: <u>SAME Inc</u>		EMSL-Bill to: <input type="checkbox"/> Same <input type="checkbox"/> Different If Bill to is Different note instructions in Comments**	
Street: <u>8616 W Market St</u>		Third Party Billing requires written authorization from third party	
City: <u>Cornersburg</u>	State/Province: <u>NC</u>	Zip/Postal Code: <u>27409</u>	Country: <u>USA</u>
Report To (Name): <u>Torrence</u>		Telephone #: <u>336-312-2212</u>	
Email Address: <u>Torrence@SameInc.com</u>		Fax #: _____	
Project Name/Number: <u>3281-18-083</u>		Purchase Order: _____	
U.S. State Samples Taken: <u>TN</u>		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input checked="" type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
*Analysis completed in accordance with EMSL's Terms and Conditions located in the Price Guide			
Matrix	Method	Instrument	Reporting Limit
Chips <input checked="" type="checkbox"/> % by wt. <input type="checkbox"/> mg/cm <sup>2</sup> <input type="checkbox"/> ppm (mg/kg)	SW846-7000B	Flame Atomic Absorption	0.01%
Air	NIOSH 7082	Flame Atomic Absorption	4 µg/filter
	NIOSH 7105	Graphite Furnace AA	0.03 µg/filter
	NIOSH 7300M/NIOSH 7303	ICP-OES	0.5 µg/filter
Wipe* <input type="checkbox"/> ASTM <input type="checkbox"/> non ASTM <input type="checkbox"/> *If no box checked, non-ASTM Wipe assumed	SW846-7000B	Flame Atomic Absorption	10 µg/wipe
	SW846-6010B or C	ICP-OES	1.0 µg/wipe
TCLP	SW846-1311/7000B/SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)
	SW846-1311/SW846-6010B or C	ICP-OES	0.1 mg/L (ppm)
SPLP	SW846-1312/7000B/SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)
	SW846-1312/SW846-6010B or C	ICP-OES	0.1 mg/L (ppm)
TTLIC	22 CCR App. II, 7000B/7420	Flame Atomic Absorption	40 mg/kg (ppm)
	22 CCR App. II, SW846-6010B or C	ICP-OES	2 mg/kg (ppm)
STLC	22 CCR App. II, 7000B/7420	Flame Atomic Absorption	0.4 mg/L (ppm)
	22 CCR App. II, SW846-6010B or C	ICP-OES	0.1 mg/L (ppm)
Soil	SW846-7000B	Flame Atomic Absorption	40 mg/kg (ppm)
	SW846-6010B or C	ICP-OES	2 mg/kg (ppm)
Wastewater Unpreserved <input type="checkbox"/> Preserved with HNO <sub>3</sub> pH < 2 <input type="checkbox"/>	SM3111B/SW846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)
	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)
	EPA 200.7	ICP-OES	0.020 mg/L (ppm)
Drinking Water Unpreserved <input type="checkbox"/> Preserved with HNO <sub>3</sub> pH < 2 <input type="checkbox"/>	EPA 200.8	ICP-MS	0.001 mg/L (ppm)
	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)
	EPA 200.6	ICP-OES	0.003 mg/L (ppm)
TSP/SPM Filter	40 CFR Part 50	ICP-OES	12 µg/filter
	40 CFR Part 50	Graphite Furnace AA	3.6 µg/filter
Other:			
Name of Sampler: <u>JAMES W STOBACH</u>		Signature of Sampler: <u>[Signature]</u>	
Sample #	Location	Volume/Area	Date/Time Sampled
1	Tall Building Loc 1		1-28-19
2	Grey Hardtail Loc 2		1-28-19
Client Sample #s	Total # of Samples: <u>7</u>		
Relinquished (Client): <u>[Signature]</u>	Date: <u>1-29-19</u>	Time: <u>3:50 pm</u>	
Received (Lab): <u>[Signature]</u>	Date: <u>1/29/19</u>	Time: <u>3:50 pm</u>	
Comments:			

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Page 2 Of 2



## SIGN-IN SHEET

PROJECT: CITY HALL: EXTERIOR REPAIRS 3/26/19 1030AM POSSID

	NAME	COMPANY	PHONE	EMAIL
1	Eric Booker	City of Chatham	290-5707	ebooker@chathamcountygga.gov
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4	Andrew DeBrosse - Midwest Maintenance, Inc. 4013 Enterprise Court, Augusta, GA 30907 (706) 855-8888 office/ (706) 726-5883 cell Andy@midwestmaintenance.com			
5				
6				
7	Christopher FeH	Tri-State Roofing	423-362-1654	cfeH@tstateroofing.com
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10	Mike Kennedy	SWK	901-921-0149	mike@swkincga.com
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12	Chris Ferry	Tri-State Rfy	362-2640	cferry@tshateroofing.com
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