

Addendum #2

Date: July 2, 2019

Beaufort Arsenal Window Restoration Project RFP 2019-107

PREPARED BY:

ARCHITECT:

Meadors, Inc.
2811 Azalea Drive
Charleston SC, 29405
(843) 723-8585

TO ALL OFFERORS: This Addendum modifies the Proposal Documents only in the manner and to the extent stated herein and shown on any accompanying drawings and will become a part of the Proposal Documents. Except as specified or otherwise indicated by this Addendum, all work shall be in accordance with the basic requirements of the Proposal Documents.

This Addendum consists of FOUR (4) pages and the following enclosures:

I. ENCLOSURES:

1. SK_01- Ventilation Details for Plastic Window Covers.

II. GENERAL INFORMATION / CLARIFICATIONS:

- A. Pre-Bid Meeting Attendees:
 - a. Paul McGee (City of Beaufort Procurement Administrator), Linda Roper (City of Beaufort Director of Downtown Operations & Community Services), Betty Prime (Meadors, Inc., Project Architect).
 - b. Contractors in Attendance (see sign in sheet issued in Addendum 1).
- B. RFQ / RFP General Questions
 - a. **Question:** What is the completion requirements for the Undiscovered SC Grant?
 - i. **Response:** Grant required completion date- March 2020.
 - b. **Question:** What is the project start date?
 - i. **Response:** Following award, the city would like to begin construction as soon as possible. Work must be completed by the grant deadline.
 - c. **Question:** Is a Bid Bond required for the project?
 - i. **Response:** No.
 - d. **Question:** Are performance and payment bonds required for the project?
 - i. **Response:** Yes.
 - e. **Question:** Is water and electric available on site for contractor use?
 - i. **Response:** Yes.
 - f. **Question:** Are there liquidated damages for the project?

- i. **Response:** No.
- g. **Question:** Can the contractors use the plywood window coverings used by the city for hurricane protection to temporarily cover the windows during construction?
 - i. **Response:** Yes. It is the contractor's responsibility to ensure that all temporary window closures are watertight.
- h. **Question:** Can the plastic window coverings be stored on site?
 - i. **Response:** Yes. The city will coordinate a location on site to store the plastic coverings.
- i. **Question:** Who will be responsible for moving items around windows prior to work?
 - i. **Response:** The city will coordinate moving furniture and collections around windows.
- j. **Question:** Can all of the windows be removed/repared at the same time?
 - i. **Response:** The windows in all rooms except the museum can be restored simultaneously. The owner has requested that the window restoration within the museum space be accomplished in two phases to allow for some natural light to filter into the space. The entirety of the courtyard facing façade (south elevation) to be addressed as one of the two phases.
- k. **Question:** Is a building permit required for the project
 - i. **Response:** Yes, a permit is required but the city waives the building permit fee.
- l. **Question:** Has the project received approval from the Historic District Review Board?
 - i. **Response:** Yes. The project has already been approved.
- m. **Question:** Are there any events contractors need to work around? If so, what are the dates and what are the constraints?
 - i. **Response:** Yes. There will be events in November 2019 and March 2020 that require the courtyard to be clean and available. Construction equipment and materials should be organized, and the site cleaned prior to the events. The exact dates of both events are yet to be determined.
- n. **Question:** The bid form has a project total based on the summary of 7 divisions. Is this the complete project including all restoration and replacement work?
 - i. **Response:** Yes. The Project Total should include all bid costs including the overhead and fee. Some items required for the bid may need to fold into the most relevant categories. The goal of the Price Summary Sheet is to provide an abbreviated breakdown and general categorical understanding of the expenses required for the project.

II. SITE CONSTRAINTS

- a. Parking
 - i. Reference Specification Section 015000 Temporary Facilities and Controls Part 3, 3.3.
- b. Storage and Dumpsters
 - i. Reference Specification Section 015000 Temporary Facilities and Controls Part 2, 2.1.
- c. Adjacencies

- i. Property surrounding the arsenal is not owned by the City of Beaufort (with the exception of the Carnegie Library). Synagogue property adjacent to the Chamber of Commerce should not be used for material laydown. The surrounding properties must be returned to their current condition at the close of construction.

III. WORK AREAS AND ACCESS:

- a. Owner to provide key(s) to access site.
- b. Tenant Hours of Operation:
 - i. Museum open M-Sat. 10:00 AM – 4:00 PM
 - ii. Visitors Center M- Sat. 9:00 AM – 5:00 PM
- c. Contractor can work on weekends. Notify owner in advance when planning to work Sundays. No loud noises on Sundays due to proximity to churches.
- d. Contractor can begin work at 7:30 AM.
- e. No work can be done after 10:30 PM due to noises ordinance.
- f. Coordinate loud work with owner and tenants.

IV. CHANGES TO SPECIFICATIONS:

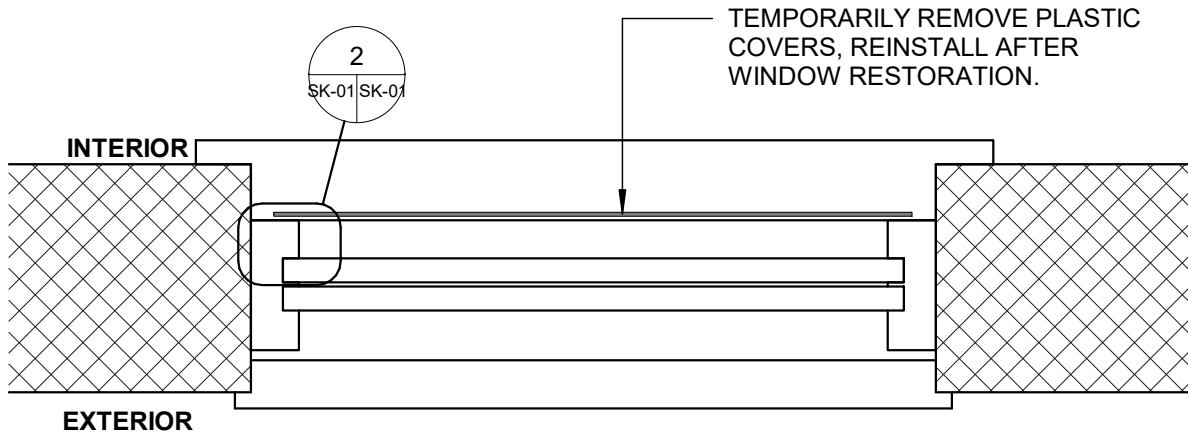
- 1. Section 012200- Unit Prices
 - a. **Question: Price Summary Form related to Unit Prices-** Is the line item unit price for replacement windows the project total divided by 23 or is that the unit price for just the woodwork required by project summary item #4?
 - i. **Response:** The requested number is for the cost of one (1) new in-kind sash. See description below included in Section 012200 Unit Prices.
 - 1. Unit Price No. 1 – Sash Replacement:
 - a. Description: Replace deteriorated sash with new in-kind sash.
 - b. Unit of Measure: one (1) window sash.
 - c. Included in Base Bid: Twenty-three window sash (seventeen (17) specified in construction drawings, six (6) additional sash specified in allowance contingency.
 - 2. Note: Unit prices include all necessary material, plus cost for delivery, installation, insurance, applicable taxes, overhead, and profit.
- 2. Section 080352 Historic Treatment of Wood Windows
 - a. **Question:** Can Sarco Type M Glazing Putty be used for window glazing completed in a shop?
 - i. **Response:** Yes. Sarco Type M Putty can be used for window glazing completed in a shop. Sarco Dual Glaze to be used for all in-situ glazing.
 - b. **Question:** Does the paint need to be removed from the lower sash chains?
 - i. **Response:** No.
 - c. **Question:** The upper sashes are scheduled to be fixed in place, caulked, and painted. Do the upper sashes and transoms need to be weather-stripped?
 - i. **Response:** No.
 - d. **Question:** Has the glazing putty been tested for the presence of hazardous materials?
 - i. **Response:** Yes. No hazardous materials were identified.

V. CHANGES TO DRAWINGS:

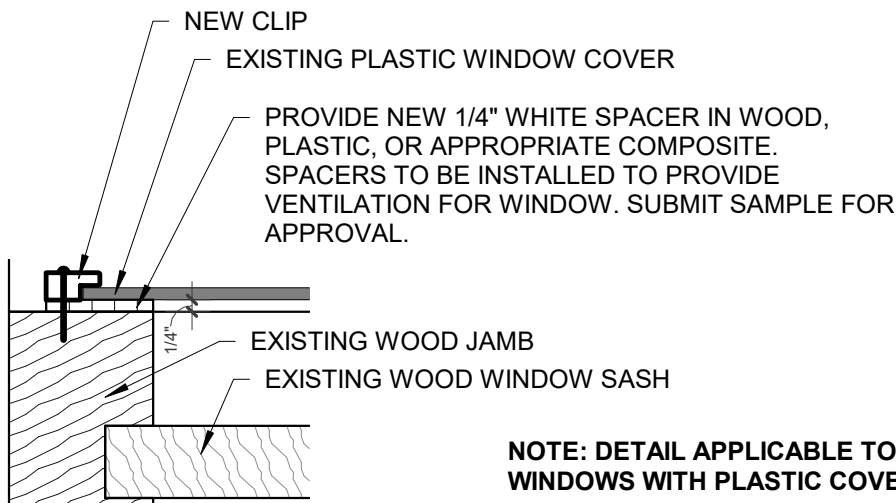
- 1. Sheet A601-

- a. Window 19 is a casement window. The casement window is to be operable. See General Window Notes item 5 on Sheet A601 for additional notes on hardware. Delete specified surface bolts. Install one solid brass casement latch set made by House of Antique Hardware (finish- unlacquered brass, product number R-09BM-8811). Plywood to be removed from opening.
2. ADD: Ventilation details for plastic window covers in museum space. See attached details on sheet SK-01.

END OF ADDENDUM

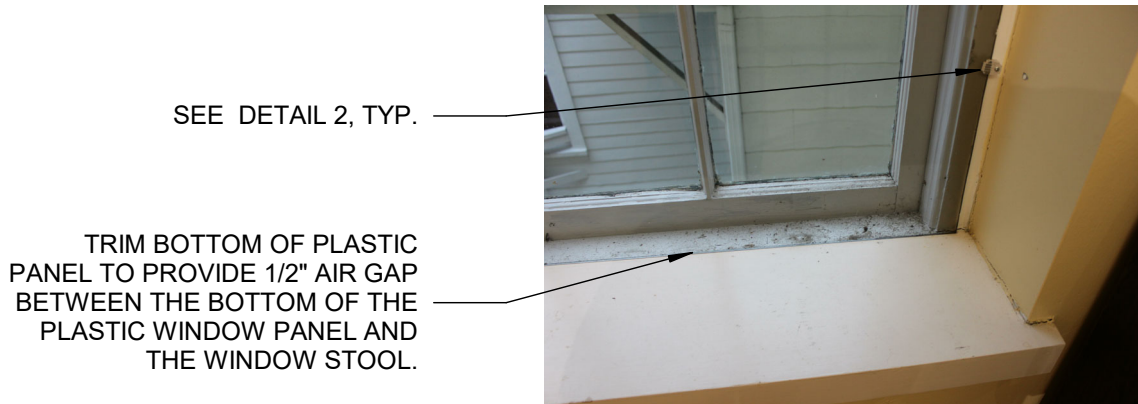


1 DIAGRAMMATIC PLAN DETAIL- MUSEUM WINDOWS
1" = 1'-0"



NOTE: DETAIL APPLICABLE TO ALL WINDOWS WITH PLASTIC COVERS.

2 DIAGRAMMATIC PLAN DETAIL-SPACER FOR PLASTIC WINDOW COVERINGS
3" = 1'-0"



SEE DETAIL 2, TYP.

TRIM BOTTOM OF PLASTIC PANEL TO PROVIDE 1/2" AIR GAP BETWEEN THE BOTTOM OF THE PLASTIC WINDOW PANEL AND THE WINDOW STOOL.

MEADORS
SINCE 1984
2811 AZALEA DRIVE ■ CHARLESTON, SC ■ 843.723.8585

**CITY OF BEAUFORT
BEAUFORT ARSENAL**
713 CRAVEN STREET
BEAUFORT, SC 29902

PROJ.	18-0125
DATE:	07/01/19

Ventilation Details
for Plastic Window
Coverings

SK-01

NOT FOR CONSTRUCTION