

CHARLES COUNTY GOVERNMENT

Department of Fiscal and Administrative Services - Purchasing Division
Telephone: 301-645-0656

**ITB NO. 21-12 – RICH HILL FARM HOUSE STRUCTURAL
 STABILIZATION**

ADDENDUM NUMBER TWO

TO: All Bidders

Be advised of the following modification(s) & information related to Invitation to Bid (ITB) 21-12. These modifications, comments, and attachments are hereby made a part of the solicitation documents to the same extent as if bound therein.

1. Attachments

A. Attachment A – SSK-1: Gable End Wall Scope Clarification

2. Written Questions Received

#	Question	Response
1.	What is allowed for tools to do the masonry reporting? For historical houses, some time they require the low psi chisels after a thin grinder does the initial cutting. Please clarify.	A thin cutting disc on a grinder (1/8” max width) may be used for an initial cut in the middle of the joint for the bed (horizontal) joints only. Cutting discs cannot be used on the head (vertical) joints. The remainder of the removal shall be performed with hand chisels and raking. The contractor may potentially use alternate power tools such as low psi air chisels. However, said use is contingent upon the contractor demonstrating successful use of proposed tools without any damage to the existing brick, and requires County approval of a mockup prior to use.
2..	Who provides the archeologist?	The County.
3.	A. Demolish exterior gable end-I was told by architect, that meant to take down the entire wall? We need a profile of this work to know what we are taking down and height. Plus what locations require this. It looks like its at both ends of the house. B. How is this shown on the bid form?	A. Refer to Item 1.A of this addendum for clarifications of the extents of gable wall demolition. B. Bid Form items A4 and A9 cover the gable wall demolition.
4.	Bid form A14- Rafter and tie connection reinforcement- lump sum- no detail or quantity can be defined? Please clarify.	Rafter reinforcement occurs at all rafter ends, see plan S-104 for rafter spacing, and detail 1/S202. Tie reinforcement occurs at the locations indicated on plan S-103, see detail 2/S202.

5.	Bid item A3- Shoring as required- is not a defined scope to price- Cannot price what cannot be defined. Please clarify.	The location and type of shoring required is based on the contractor's means and methods so this quantity is not defined. The Contractor is responsible for determining the shoring required to maintain the safety and stability of the building during their work, see general note 4 on S-001.
6.	Will we be required to do anything with plumbing piping that may be encapsulated in concrete floor?	Remove and cap any existing piping outside the building. It is not the County's intent for any existing plumbing to be re-used or put in use.
7.	How are we to grade for drainage around the building? If so, it is probable the existing foundation will be negatively affected by grading? A concrete "apron" could be installed to assist with rain water.	Grading work shall provide a soil surface with a grade that slopes minimum 2% down away from the building which extends minimum 6 feet from the face of the building. Grading may be achieved by either adding clean topsoil to the existing site around the foundation or by cutting & filling (any disturbance to the existing soil must be coordinated with the requirements of the project's archaeologist). The existing grade slopes down towards the building, which is causing foundation and moisture issues. All disturbed soil shall be stabilized with seed/straw.
8.	Shoring and bracing – What is the process and response time of approvals required for structural engineering as it pertains to unforeseen conditions.	Shoring and bracing designs shall be submitted for approval per the requirements of solicitation item 1.40, which allocates a two-week response time (subject to the conditions of the solicitation). However, we will endeavor to expedite the review process to shorten this response time, particularly for unforeseen conditions that require prompt action.
9.	If "stabilization" of the project is the goal of the entire project are we to consider/propose concrete piers/foundation to facilitate the stabilization?	Existing foundation elements that have been identified as requiring repair/replacement are shown in the drawings.
10.	Are we to save and re-use the German lap siding on the two gable ends? Store it?	German lap siding on the gable ends should be saved and reused to the extent feasible. However, this is not considered historic material and can be replaced if necessary, practical, or more cost effective.
11.	Sheet S102 states to add new 8 x8 to wood post from the second floor to the roof. The first floor only allows for an 8 x 8 is on the rear corner but not on the front corner.	Correct, the post at southeast corner is specified to be replaced at the 2nd floor only. The post at the northeast corner is specified to be replaced at both the 1st and 2nd floor.
12.	Is the existing foundation under the East wall gable end that we are to replace structurally sound enough to carry the new wall? Specifications conflict with plan notes as to what work is to be done. Plans state to replace a gable end on the existing foundation.	The existing foundation typically consists of stone or brick piers that support the sill plates. There is also a brick foundation wall that infilled the space between the piers that may be providing secondary support. Most piers are intact, but one of the brick piers supporting the east wall's sill is deteriorated and specified to be replaced per the notes on S-101 and detail 2/S101.

13.	The North wall of the front room (as an example, several locations on plan) has a diagonal brace. This brace needs to be removed and replaced. Is the expectation to replace the brick infill with the same material, concrete or left open?	Where brick nogging (infill) is removed as part of the repairs the expectation is to re-install it, but only where it is currently present.
14.	Who will be doing the inspections? PlanChek? County? Will there be on-onsite inspector? Response time for inspections and unforeseen conditions approval?	<p>PlanChek will provide inspections as required by the permit. The County’s Engineer, Silman, will also be providing periodic weekly inspections. The County’s project manager will be available to coordinate inspections as needed on a weekly basis. The response time for an unscheduled inspection will vary, but is anticipated to be within a few days.</p> <p>Adjustments needed based on unforeseen conditions may be approved in the field by the County’s Engineer if there is no cost impact. Adjustments with cost impact and/or historical significance will require County approval, which can take two (2) weeks or more depending on the magnitude.</p>
15.	Are we allowed to utilize modern equipment to facilitate repair/replacements? i.e., pettibone, lift, etc..	Yes, modern equipment may be used for the construction work.
16.	We are concerned the duration will be negatively affected especially if modern tools are not allowed. The upcoming weather (winter) will affect both work days and freeze thaw of materials. Will the county be?	Refer to Addendum #1, Item 2.D, Question #2 response

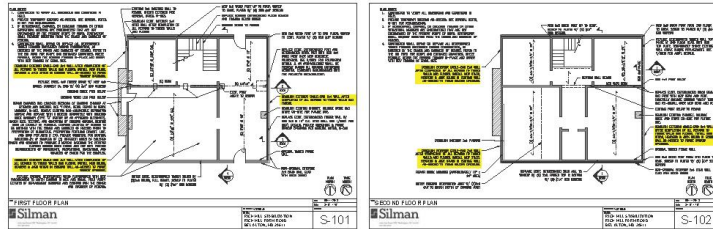
*****END OF ADDENDUM*****

Attachment A - SSK-1: Gable End Wall Scope Clarification

Clarification of areas applicable to bid items:

- Item A-4: Demolish first floor walls
- Item A-9: Demolish second floor walls
- Item A-7: Sheath and clad gable end walls

See areas highlighted in blue in photographs for the applicable wall areas corresponding to these items. Refer to plan notes and the bid documents for additional information.




WEST GABLE END WALL:



EAST GABLE END WALL:



File: Rich Hill - Gable End Wall Scope Clarifications		Date: 10/1/2020
		Scale: NTS
 <p>1055 31st Street NW, Washington, DC 20007 202.353.6230</p>		Job Number: W3290 Job Title: Rich Hill Rehabilitation <div style="font-size: 2em; font-weight: bold; text-align: center;">SSK-1</div>