ADDENDUM #1

August 15, 2017

RFP

Engineering Design Services for Parapet and Façade Repair on City Hall

CITY OF MORGANTOWN

Addendum #1 includes the following questions and answers:

Correction to Section 2.0 Scope of work

Part i) A portion of the south(library) facing side of the building will also need to be repaired, where the brick is bulging and coming away from the building. More specifics are available in an Engineering Report.

Clarifications from On-Site meeting on 8/15/2017 at 10am:

* This RFP is for a price for an Engineering Firm to provide a design (with construction specifications) for the repair of the Front/Spruce(East) and 26 Feet on the South(library) Side. The Front elevation includes the entire width of the building from the top of the parapet to the bottom of the third floor window and excludes the shield and archway. The south(library) side includes 26 feet from the front of the building from the top of the parapet to the top of the third floor window.
* The RFP does NOT include window design.
* The entire building will eventually be part of a phased design/repair but is not included in this RFP and only the portion in the scope-of-work should not be included in the price.
* Dropbox available with more information, email astockdale@morgantownwv.gov for the link.

Additional Questions and answers:

1. Section 2.0 indicates “To completely repair the façade”. Are we repairing all four sides of elevations?
	1. Just the front Spruce Street facing wall and a portion (Approx. 26 Linear feet) of the library facing wall. To the third window.
2. Section 2.0 indicates “Exterior parapet wall will be repaired with new 6” to 10” concrete block…” Are we repairing the front elevation parapet only?
	1. Front Parapet and a portion of the library facing side that was detaching from the front.
3. Section 2.0 indicates “Additionally, all exterior rusted steel lintel, the brick soldier course…” This sounds like we are repairing all four elevations.
	1. Any rusted steel lintel around the front windows or brick below the limestone or on the library facing wall around the areas that are detaching from the front.
4. Section 2.0 a) ‘WUFI analysis’. What do you want to know from WUFI analysis? Condensation?
	1. Yes condensation, and if we are going to change the waterproofing or insulation behind the limestone I want to make sure that the moisture can still migrate and dry out and does not create excess moisture in the limestone or inside the building.
5. Section 2.0 a) ‘Insulation’. Are we talking about insulation in the exterior wall? Are we upgrading the exterior wall per the current energy code?
	1. I am not 100% sure what is behind the limestone wall on the front of the building, so I would like to maintain the level of insulation that exists there unless the engineering design calls for additional insulation. Not upgrading per energy code, historic buildings can avoid this requirement.
6. Section 2.0 b) ‘replacement of the façade and parapet wall’. On all four elevations?
	1. Just the front and the library side on the portion that is around the first three windows.
7. Section 2.0 e) ‘window replacement/restoration contractor’. Do you have window replacement/restoration contractor?
	1. We will need to bid out this work with the entire repair package or as a separate line item. I have three estimates and they were all above $25,000 so if I could negotiate the price to under that amount then I will but I have not come to an agreement yet. As of now I am approaching this like it will be bid out. Also, we have not yet received confirmation on if we are allowed by SHPO to replace the windows or if we must restore them.