March 28, 2019

ADDENDUM NO. 01

PROJECT NUMBER 122888
KREISCHE HOUSE & BREWERY
RENOVATION ROOF REPLACEMENT
MONUMENT HILL STATE HISTORIC PARK

NOTICE TO ALL BIDDERS:

This addendum shall be considered part of the Bid Documents and is issued to change, amplify, or delete from or otherwise explain the documents where provisions of this addendum differ from those of the original contract documents. This addendum shall have precedence over the original bid documents and shall govern.

Bidders are hereby notified that they shall incorporate this addendum in their bid, and it shall be construed that the Contractor's bid shall reflect with full knowledge, all items, changes and modifications to the bid documents herein specified.

Bidders are advised to check for updates, addenda issuance, and bid opening date changes at the TPWD Infrastructure Division Website:

http://www.tpwd.state.tx.us/business/bidops/current_bid_opportunities/construction/

Questions with Answers:

1.) Spec. Sec. 017123 – FIELD ENGINEERING
   Is a licensed surveyor required to provide services on the Project? If so, what for?

   Reference Sheet A0.01 for location and extent of regrading.

2.) Spec Sec. 024120 – SELECTIVE DEMOLITION
   1.2.A. Are Shop Drawings showing the areas of demolition to be provided? As a pre-construction Submittal?

   Reference Specification Section 02 4120. Item 1.2.A for list of required submittals
   Required pre-construction submittals are listed in Specification Section 01000, Item 1.09.B.
1.3.A. Dust control requirements during demolition / roof tear off .... the only way I know to do this is with a water mist / spray, which isn’t advisable during a roof tear off. Please advise as to what method will be required.

Reference General Notes of Sheet D1.02 for maintaining weather tightness and Specification Section 01 3516, Item 3.2.K for protection of existing materials.

3.) Spec. Sec. 07620 – SHEET METAL FLASHINGS
Sheet metal flashings used in the roof system are to be aluminum, yet specifications require soldering of the flashings. Aluminum can’t be soldered. Please advise.

See Addendum No. 1 to Bidding Documents for clarifications to specifications.

4.) Are existing gutters and downspouts to be replaced? If so, with same material as metal roof panels, being .032 kynar-coated aluminum? Don’t believe half-round gutter and round downspouts are manufacturer-available in this type material. Please advise.

Reference General Notes of Sheet A1.02 for work to gutters and downspouts.

5.) Are roof vents to be replaced? If so, with what material type?

Reference 06/A6.03 for typical metal ridge cap. There are no existing roof vents.

Spec. Sec. 07620 – SHEET METAL FLASHINGS (cont.)

6) Are chimney cap flashings to be replaced? If so, with what type material?

Reference Sheet D1.02. Existing stone chimneys and metal chimney caps are to remain.

7.) Specs say that all roof flashings to be same type material as metal roofing (.032 aluminum, kynar-coated), which means the roof cricket flashings to be of that type aluminum. SMACNA and industry standards normally require roof cricket and saddle flashing to be soldered, but aluminum can’t be soldered. Please advise.

See Addendum No. 1 to Bidding Documents for clarifications to specifications,
8.) Detail Drawing #02 – #03 Sheet A6.02
   Drawings show and call-out for standing seam metal roofing to extend 6in vertically up
   wall. This isn’t possible to provide, in that a snap-seam standing seam can’t be bent
down and over to a flat condition, and then be field-formed to turn up a vertical wall. A
standard roof-to-wall transition flashing is normally installed for such conditions. Please
advise.

   See Addendum No. 1 to Bidding Documents for revisions to drawings.

9.) I order to properly install roof-to-wall flashings, at both metal panel roof locations and
at roof dormer locations, the existing wood siding must be removed and then re-installed.
Is this removal scheduled under Base Bid?

   See Addendum No. 1 to Bidding Documents for revisions to drawings.

Detail Drawing 01/A6.02
10.) Is that the interior of the parapet wall in background? If so, is it clad with sheet
metal, with clips at 12in o.c.? If so, what type of sheet metal?

   Reference Sheet A1.02 for typical eave condition locations. Locations referenced by
detail 01/A6.02 are to be clad with wood shingle roofing.

11.) Are we sure that the fire-retardant chemical in the wood shingles is compatible with
aluminum sheet metal?

   Reference Specifications Section 07 3129, Item 1.2.B.2 (Cedar Shake and Shingle Bureau
New Roof Construction Manual) for requirements for wood shingles and associated metal
roofing components.

12.) Historically speaking, tere-coated metal, formed into double-lock standing seam, was a
common metal roof type. This material is available in stainless steel and is field painted.
Would this type of material and system be acceptable?

   Reference Specifications Section 07 3129, Item 1.2 B.2 (Cedar Shake and Shingle Bureau
New Roof Construction Manual) for requirements for wood shingles and associated metal
roofing components. Reference Specification 01000, Item 1.09.C.2. and Uniform General
Conditions Article 8, Item 8.3.5 for proposal of substitutions. Any substitutions must meet the
requirements of contract documents.
13) Spec. Sec. 073129 – ROOFING
2.1.A Spec. section call for #1 blue label wood shingles, but Sec. 2.1.A. states that shingles to have butt thickness of 5/8in and be 6in wide. While this is the grading standard, many of the shingles delivered will be less than 5/8in butt thickness and be less than 6in wide. Are we to cull and dispose of all shingles that do not meet the specification requirement?

See Addendum No. 1 to Bidding Documents for clarifications to specifications.

14.) Plan Detail Drawings of shingles in valley show top leading edge of each valley shingle cut and trimmed into a semi-circular condition. Is this trimming of valley shingles a job requirement?

Trimming of valley shingles to semi-circular condition is not required.

15.) Spec. Sec. 329223 – SEEDING

1.4.A / 1.4.B / 1.4.E. States that new grass area to be maintained, watered and mowed. Please advise.

Reference Sheet A0.01 for location and extent of regrading and associated seeding.

16. Roof Plan notes call for scupper through parapet wall to be temporarily plugged with mortar. Is scupper to be removed? To be re-installed?

Reference Sheet A1.01 for work to scupper. Scupper to remain in place during work and plugged. Also reference Sheets D1.02 and A1.02 showing roof drain to scupper, which will be abandoned in place and covered by an extension of the metal roofing.

17.) According to window schedule on Sheet A8.01, two windows are identified to be restored. Is this amount of windows correct? Where are the windows located at?

Reference Sheets D1.02 and A1.02 for locations of the two dormer windows to be restored.

18.) The General Conditions / Special Conditions / Supplemental Condition require insurance rider for ACM. Is this correct and a requirement of the Project?

Reference Uniform General Conditions for State of Texas Construction Contracting (UGC). Article 5.2.2.1.3, Asbestos Abatement Liability Insurance. "Applies if the work or the project includes asbestos containing materials." The work involved to address the scope of this project does not include asbestos containing materials.
Paint (Section 09 9100)
19.) Question: Paint removal-how much paint is to be removed-all, loose paint only, or what?

Reference General Notes of sheets A1.02, A3.01, A3.02, and A8.01 for extent of paint removal and painting.

Metal Roofing (Section 07 6100)
20.) Question: The metal porch roof at ground level at southeast side of house, having slope shown as 12/12. This appears to be an old-style flat seam metal roof, which involves a lot of soldering. Aluminum won't solder, so if aluminum is use should it be standing seam or what? Galvanized steel or copper could be soldered.

As noted on Sheet A1.02, metal roof at first floor porch roof is to be standing seam metal. See Addendum No. 1 to Bidding Documents for clarifications to specifications.

Wood shingle roofing (07 3129)
Questions:
21.) Sec. 2.1, A., 4 says width 6". Does this mean average width, minimum width, or what? A new bundle typically has various widths ranging from over 6" down to 3-1/2" or 4".

See Addendum No. 1 to Bidding Documents for clarifications to specifications.

22) The drawings, in showing what new work is to be done, show existing rough-sawn decking which is spaced like lathing, with new underlayment applied, and new cedar shingles over underlayment, nailed to existing lathing. No new nail strips are shown as being added. Cedar breather material doesn't seem to appear in drawings. Specs. talk about adding spacer and nailing strips over existing decking (lathing) (3.1 B), and adding cedar breather over new new underlayment (3.3). Please clarify the discrepancy between specs. and drawings.
Existing roof has cedar shingles nailed directly to rough-sawn wood lathing, with no underlayment. This allows for some breathing. Also, existing roof has no metal drip edge at rake and eave. Please verify you want to add metal drip edge at rake and eave.

See Addendum No. 1 to Bidding Documents for revisions to drawings. No metal drip edges are identified to be installed at rakes and eaves.

Please see attached revisions to clarify the specifications and drawings.
ADDENDUM # 01

To the bidding documents for
Kreische House & Brewery Renovation Roof Replacement
Texas Parks & Wildlife
Fayette County, Texas
TPWD Project No. 122888

March 28, 2019
By McCoy Collaborative Preservation Architecture
MCPA Project no. 2017-09.4

This addendum forms a part of the Contract Documents and modifies the Bidding Documents dated March 8, 2019 as noted below:

The Contractor’s attention is directed to the fact that addendum item, narrative and drawings noted herein are not necessarily referenced to all occurrences in the documents.

Proposer shall acknowledge receipt of this addendum where indicated on the proposal form.

This addendum consists of 2 pages, including this page.

Project Manual

AD1-1  Section 07 3129 Wood Shingles, page 2
  Add – para. 1.6 Maintenance - "B. Provide wood shingle manufacturer’s maintenance recommendations."

  Revise – para. 2.1.A.4 Materials - "Width: 6 inches." to "Width: +/- 6 inches; slight variations in width recognized and desirable."

AD1-2  Section 07 6200 Sheet Metal Flashing and Trim
  Delete – page 2, para. 2.2 Accessories "A. Solder: ASTM B32."

  Revise - page 2, para. 2.2 Accessories "B. Fasteners: ASTM type 316 stainless steel fasteners." to "A. Fasteners: ASTM type 316 stainless steel fasteners."

  Revise - page 2, para. 2.2 Accessories "C. Joint Sealers: Specified in Section 07 6100." to "B. Joint Sealers: Specified in Section 07 6100."
Delete – page 3, para. 3.1 Installation "H. Solder metal joints for full metal surface contact. After soldering, wash metal clean with neutralizing solution and rinse with water."

Revise – page 3, para. 3.2 Cleaning "A. Clean sheet metal; remove slag, flux, stains, spots, and minor abrasions without damaging surface." to "A. Remove temporary protective coverings and strippable films, if any, as metal roof panels are installed unless otherwise indicated in manufacturer's written installation instructions. On completion of metal roof panel installation, clean finished surfaces as recommended by metal roof panel manufacturer. Maintain in a clean condition during construction."

Drawings

AD1-3  Sht. A1.01 Reflected Ceiling Plan
        Revision A, revised 03/28/2019.

AD1-4  Sht. A1.02 Roof Plan
        Revise – General Notes Roof Plan "5.b. Nailing strips and wood shingle roofing."
        to "5.b. Wood shingle roofing."
        Revision A, revised 03/28/2019.

AD1-5  Sht. A6.02 Details
        Revision A, revised 03/28/2019.
1. RESTORE WOOD DECKING. WOOD RESTORATION INCLUDES WOOD DECKING OF RANDOM WIDTH (6" TO 14" WIDE), RANDOM SPACING, ROUGH-SAWN, WANE-EDGED COTTONWOOD BOARDS. WOOD RESTORATION INCLUDES:
   a. INSPECT WOOD DECKING FOLLOWING REMOVAL OF WOOD SHINGLE ROOFING.
   b. REPAIR DAMAGED OR DETERIORATED DECKING TO MATCH EXISTING; IF WOOD REPAIR OF A WOOD ELEMENT IS NOT POSSIBLE, REPLACEMENT OF WOOD ELEMENT IS ACCEPTABLE. ASSUME 20% REPAIR OR REPLACEMENT.

2. WOOD RESTORATION SHOWN / DESCRIBED ON THE DRAWINGS INDICATES THE APPROXIMATE LOCATION AND SIZE IF SUCH WORK; SUCH WORK IS TO BE UNDERTAKEN ONLY WHERE NEEDED. LOCATION AND QUANTITIES TO BE VERIFIED WITH ARCHITECT PRIOR TO BEGINNING WORK.
GENERAL NOTES ROOF PLAN
1. MAINTAIN EXTERIOR ENVELOPE WEATHER TIGHTNESS DURING DEMOLITION AND CONSTRUCTION.
2. REPLACE ROOFING AND RELATED ELEMENTS UNLESS NOTED OTHERWISE.
3. RESTORE WOOD ELEMENTS AT DORMERS INCLUDING WOOD WINDOWS AND SIDING.
4. RESTORE METAL TO INCLUDE GUTTERS AND DOWNSPOUTS. METAL RESTORATION INCLUDES:
   a. REMOVE LOOSE PAINT.
   b. REMOVE RUST, GRIND SMOOTH AND APPLY RUST-INHIBITING PRIMER.
   c. CLEAN AND PREPARE FOR PAINTING.
   d. PRIME AND PAINT EXPOSED METAL SURFACES.
5. WOOD SHINGLE ROOFING REPLACEMENT TO INCLUDE:
   a. UNDERLAYMENT.
   b. WOOD SHINGLE ROOFING.
6. PAINT EXPOSED PREVIOUSLY PAINTED METAL AND WOOD SURFACES UNLESS NOTED OTHERWISE.

GENERAL NOTES ROOF PLAN - SMOKEHOUSE
1. MAINTAIN EXTERIOR ENVELOPE WEATHER TIGHTNESS DURING DEMOLITION AND CONSTRUCTION.
2. REPLACE ROOFING AND RELATED ELEMENTS UNLESS NOTED OTHERWISE.
3. RESTORE METAL TO INCLUDE GUTTERS AND DOWNSPOUTS. METAL RESTORATION INCLUDES:
   a. REMOVE LOOSE PAINT.
   b. REMOVE RUST, GRIND SMOOTH AND APPLY RUST-INHIBITING PRIMER.
   c. CLEAN AND PREPARE FOR PAINTING.
   d. PRIME AND PAINT EXPOSED METAL SURFACES.
4. WOOD SHINGLE ROOFING REPLACEMENT TO INCLUDE:
   a. UNDERLAYMENT.
   b. WOOD SHINGLE ROOFING.
5. PAINT EXPOSED PREVIOUSLY PAINTED METAL AND WOOD SURFACES UNLESS NOTED OTHERWISE.
BIDDERS SHALL ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE
SPACE PROVIDED ON THE CONTRACTOR'S BID FORM.

WARNING: BIDDER'S FAILURE TO ACKNOWLEDGE RECEIPT OF
ADDENDA MAY RESULT IN REJECTION OF BID.

End of Addendum Number 01

Sincerely,

[Signature]

JANIE RAMIREZ, Sr. Contract Manager
TPWD Infrastructure Division

cc: Jeff Wurzbach, Project Manager