

**Brick Façade Repairs
ITB #201444**

Questions & Answers

Q1. Will any building permits be required for this work?

A1. The City's Building Official has indicated that there will be no permits required for this work.

Q2. Are there Davis-Bacon requirements for this project?

A2. No.

Q3. The plans that are on your site indicate they are for the War Memorial Building. Are there plans for Rouss City Hall?

A3. No. As was mentioned at the pre-bid meeting, the work for Rouss City Hall is completely covered in the written specifications because it applies to the entire building.

Q4. I had assumed that only the HDL Mortar was to be used for the Rouss City Hall Façade and the Type N Mortar was to be used on the joints in the stone walls and possible the brick repairs on the war memorial building. Is my assumption correct as to the areas for the pointing mortar for Masonry units?

A4. The Masonry Restoration section of the specifications refers to the work at Rouss City Hall only. The HDL mixture specified should be used on the façade brick, while the Type N mortar mix should be used on all other masonry units at City Hall. The plans for the War Memorial building specify that Type N mortar that matches the existing shall be used.

Q5. Was the Mortar on the Rouss City Hall Façade tested as to the specific binder used to make the mortar and were the mortar joints always that deeply recessed?

A5. Test patches were done prior to compiling the bid specifications to determine the best way to repair the deficiencies on the façade brick.

Q6. When does the City plan to start this project?

A6. The notice to proceed will be issued on April 1, 2016.

Q7. Are there any façade elevation drawings for each of the buildings?

A7. No.

Q8. Are there any repair detail drawings for the Rouss City Hall Building?

A8. No- see question 3 above.

Q9. Is it the City's intent to replace 100% of the tuckpointing/mortar replacement, window and door perimeter sealants throughout all elevations of the Rouss City Hall Building? If so,

it is the contractor's responsibility to quantify the units for each line item since they are all lump sum?

A9. Yes. The Rouss City Hall Building façade will be repaired in its entirety.

Q10. In Section 1 (Rouss City Hall) item's #6&7 refer to tuck-pointing sills & headers/caulk sills respectively, how is it determined which sills are to be tuck-pointed and which are to be caulked?

A10. If the sill is masonry to masonry, only tuck-pointing is required. If the masonry contacts any other product, such as a wood frame, caulking is required.

Q11. In Section 1.4.4 of the contractor qualification data sheet, it states that the prime contractor perform 50% of the total dollar amount of the contract, how firm is the City with this requirement?

A11. There is no variation on this requirement.

Q12. Rouss Hall - Specifications call for removal of existing mortar to be done without power the use of power tools. Would the City of Winchester accept removal with power tools if we can demonstrate the ability to do so without damaging the masonry?

A12. No. There will be no exception made to the requirement to use hand tools for mortar removal.

Q13. At the War Memorial building, would the City accept adjusting the pin locations in areas adjacent to conduits and other penetrations in lieu of removal of utilities?

A13. Pin locations can be adjusted slightly (new locations must be approved by the Owner) to avoid conflicts with utilities.

Q14. Are we required to provide and maintain temporary utilities?

A14. Yes.

Q15. At the War Memorial Building, there are 4' wide vertical white cementitious finish wall in the brick walls marked with W1. Are these sections to be removed and replaced with EIFS/ Brick water table or EIFS like W3 specifications? There are white cementitious finish wall above the roof that aren't marked on the drawings, but their condition is like the area that marked as W3. Are those areas going to be removed and replaced with EIFS? There are small return brick wall at North and South elevations that aren't marked as W1 but they are in the same condition as the adjacent walls marked as W1, are those going to be repaired and receive the Helifix also?

A15. Please bid the work for the War Memorial Building only as shown on the plans.

Q16. Will it be possible to temporarily disconnect the utilities on the War Memorial building to allow for the work in this contract?

A16. While there may be a window of time that the indoor pool is shut down for maintenance, assume that utilities must be maintained during the work for bidding purposes.

Q17. How much repointing will be required on the War Memorial Building?

A17. Only bid quantities that are shown in the bid table for the ITB. If additional work is found to be needed after the fact, it will be added via change order.