

ADDENDUM NUMBER TWO

for

**USC Horry Guignard House and Taylor House Exterior Repairs
Project No.: U-787-14-8
State Project Number: H27-Z219**

COLUMBIA, SOUTH CAROLINA

PREPARED BY:

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DATE OF ISSUE: MAY 11, 2016

TO: ALL BIDDERS OF RECORD, CONSULTANTS, OWNER:

The following items shall take precedence over the drawings and specifications for the above named project and shall become a part of the contract documents. Where any item called for in the specifications, or indicated on the drawings, is not supplemented hereby, the original requirements shall remain in effect. Where any original item is amended, voided or superseded hereby, the provisions of such item not specifically amended, voided or superseded shall remain in effect.

CONTRACTOR SHALL ACKNOWLEDGE RECEIPT OF ADDENDUM.

This addendum consists of 6 pages and no attachments.

I. General Clarifications:

1. BID OPENING TIME – Revised to be on **May 19, 2016 at 2:00 pm**. Location will still be at 743 Greene Street. Please plan to arrive early as parking is extremely limited in the area due to construction activities.
2. Response to Bidder Question: “On the Taylor House was there scope for repairs where the additions once tied into the building?” On the Taylor House, the scope for repairs where the additions were demolished that once tied into the building is included in the Law School project, **not** this project. Please see General Note #13/D1.1A.
3. Response to Bidder Question: For the two-year guarantee on walls and roof, a question was asked if that work is to be bonded. The cost of the warranty is to be included in the base bid, and the base bid work is required to have a Bid Bond, Performance Bond, and Labor and Material Payment Bond in place for the work.
4. Response to Bidder Question: There is **not** a 75% recycling of non-hazardous waste requirement for this project.
5. Response to Bidder Question From Addendum #1: :On the Taylor House, what is the masonry

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repair scope now that note 11 was deleted?” – Sheet D1.1A, General Note 11: This note was not deleted, only the reference to unit prices was deleted. For bidding purposes, bidders are to use the same assessment indicated in the note to quantify the bid.

6. Response to Bidder Question: Specification 076200 “Sheet Metal Flashing and Trim” 2.1.B.3. “Please confirm if a custom color is desired. You don’t have enough quantity to order custom materials”. Color is to closely match paint color “Mayonnaise”. A custom color is not required, but several color selections from different manufacturers will be required to get as close as possible to the paint color visually.
7. Response to Bidder Question: Specification 076200 “Sheet Metal Flashing and Trim”.2.1.C.1. “What manufacturer or products can be used to prepatinate copper?” Refer to ASTM B882 for prepatination process.
8. Response to Bidder Question: “Please provide a brick manufacturer and type for replacement purposes.” The brick and mortar selection is still in process for this project as this selection is part of the scope of work on the Law School project. For pricing, contractor is to price a custom blend of several bricks with a historic lime based mortar with custom aggregate to match existing in color and materials.
9. Response to bidder question: “Is there a specification or product type for the granite and cast stone?” There is no cast stone on the project (see Note #5 below to “Architectural Drawings Section”). The granite or limestone is to match the existing granite or limestone on the house in color, texture, size, and pattern.
10. Response to bidder question: “Please provide assumed percentages for patching associated with Limestone and Granite”. See General Note #12/D1.1A for percentage of patching for minor areas. This figure should include both limestone and granite materials. Major areas of patching are indicated on the drawings and should be calculated by the contractor.
11. Response to bidder question: “Provide a quantity of rafters to be infilled per detail F/S2.1”. Assume that 100% of north-south full-length rafters require infilling per F/S2.1. Assume that shorter north-south rafters which frame into the hip beams shown on B/S1.1 do not require infilling.
12. Response to bidder question: “It appears that the basement level shutters on the Horry house do not match the upper level shutters. When these shutters are repaired/replaced are they to match? Please define a percentage or quantity of shutters to be repaired for bidding purposes.” The shutters are drawn as they are indicated to be constructed, and will be different. Assume 100% of the shutters need to be repaired.
13. Response to bidder question: “Refer to S.1.1, General Note #12 – Does the shoring require a PE stamp? If so provide us with shoring loads.” Shoring design does not require a PE stamp. Per Plan Note 12 on A/S1.1, contractor is responsible for determining shoring loads.
14. Response to bidder question: “Please better define the scope of the mortar joint repair. Can a percentage of replacement be established for bidding purposes?” For the Taylor House, mortar repair occurs only at areas of brick repair, and these areas are noted on the drawings by hatched areas and noted A7 and A14 generally. See Note #1 below under “Architectural Drawings Section” for assumptions on mortar repair at bricks needing to be replaced with holes greater than ½” in diameter. For the Horry Guignard House, see Notes #9 and #10 below under “Architectural Drawings Section”.
15. Clarification from Addendum #1, notes 3 and 7: For percentages of damaged wood, assume the

following: 5% damaged wood on the Taylor House, 30% damaged wood siding, soffits and trim on the Horry Guignard House and Dependency at areas other than the porch of the Horry Guignard House and Dependency. At porches for Horry Guignard House and Dependency, provide new wood framing as indicated by the drawings. Provide new termite control as outlined in Specifications.

II. Architectural Drawings:

1. Refer to sheet D1.1A, General Note 15, Contractors are to quantify this work as follows: For bidding purposes, assume 100 bricks need to be replaced and 100 bricks need to be patched. The number of bricks can be assumed to be part of the brickwork allowance material number.
2. Refer to Sheet D1.1A Note D11, and A4.1A Notes A8 and A16: The existing hollow metal doors and frames are to be demolished and replaced with new hollow metal doors and frames (match the existing doors and frames in size). Provide a new insulated hollow metal double door with 12" x 36" vision glass each door for the two openings indicated. Note that the glass is not shown on elevation of the door, so coordinate the glass location in the door with architect with the door submittal.
3. Refer to Wall Section 4/AS1.1A and Taylor House North Elevation 3/A4.1A and the wall area identified by Key Note A6.

On A4.1A revise Key Note A6 as follows:

"Concrete Wall with Granite Veneer, See Section 4/A1.1A referenced." Note that this key note also applies to the small space between the stair and the adjacent wall on the opposite side of the stair where there is also to be Granite Veneer.

On Section 4/AS1.1A, revise the note that starts: "4" Granite Veneer w/Stone Veneer..." to as follows:

"3 to 4" Thick Granite Veneer With Top Pieces 12" High and Bottom Piece Extending From the Top Piece to the Below Grade, or Down to the Footing, to Match Existing Granite Horizontal Joint Coursing Pattern at the Southwest Corner of the Porch. Coordinate lengths of Granite Pieces with Running Bond Pattern with Adjacent Granite Work Accomplished under Preceding Contact. Anchor Granite to Concrete Back-Up with Stainless Steel Plates/Shapes in the Vertical and Horizontal Joints in Grooves in the Ends of the Granite. Anchorage Design and Anchors to be Engineered by and Provided by Granite Provider or Installer"

4. Refer to Drawing A4.1A and Key Note A18 and revise the Key Note as follows:

"Steel Handrails with One High and One Low Horizontal Member Framed Between Brick Pier to Brick Pier and Anchored to Brick Piers and To Match Existing Adjacent Handrails at The Masonry Opening on the North Side of Porch."

5. Refer to Section Detail 8/A6.1.2.A. Revise the coping note from a "Precast Coping" to as follows:

"New Limestone Coping to Match the Adjacent Existing Limestone Coping in Profile, Finish and Color. Anchor New Coping to Solid Grout Cavity with Stainless Steel Plates/Shapes in the Vertical Joints. Anchorage Design and Anchors to be Engineered by and Provided by Limestone Provider or Installer."

6. On Drawing A4.1B, Key Note R1, delete the erroneous word “Brick” in the note as follows:

“Restoration and Reuse of Historic Doors and Windows: Restore Existing ~~Brick~~ Windows and Doors, Glass and Glazing, and Shutters, Repair ...
7. Refer to Addendum No. 1 Item, Item 6 under Architectural Drawings. Under Key Note A1, also provide reveals in the stucco to match the joint pattern of the adjacent Stone Base at the northwest porch, which includes a horizontal reveal 12-inches down from the top and running bond pattern vertical reveals above and below the horizontal reveal with vertical reveals spaced at 4'-0" o.c. Reveals to be 1/2" x 1/2". Confirm final joint pattern and color with architect before proceed.
8. A4.1.B – Note 5 - Amount of stucco to be repaired on The Horry Guignard House for bidding purposes to be assumed at 40%. See specification section added for material of stucco below.
9. A4.1.B – Note 7 – Amount of brick piers to be repaired on the Horry Guignard House for bidding purposes to be to be assumed at 40%.

III. Architectural Specifications

1. Specification Section “040120 – Maintenance of Unit Masonry”. General clarification: Where the specification refers to areas such as “cleaning brickwork”, it shall also apply to other unit masonry substrates, including limestone and granite veneer.
2. Delete Specification Section “099726 Cementitious Coatings”. Stucco Coatings will be used to replicate the granite veneer at areas of severe brick damage as indicated in Addendum No. 1. See Note #7 above on “Architectural Drawings Section” for color and spacing of system.
3. Add the following sections to Specification Section “Historic Treatment Procedures” for treatment of historic stucco on the Horry Guignard House:

3.7.O Repair of Stucco Substrates:
 - A. Perform analysis of existing stucco sample with dilute solution of hydrochloric acid to determine if the stucco is lime-based stucco or Portland cement stucco. (Lime based stucco will dissolve). Materials for repair of lime-based stucco are included below for pricing:
 - a. Base Coats (2 coats, no more than 5/8" thick total) – 1 part by volume hydrated lime, 3 parts by volume sand – size to match original, 6 pounds/cubic yard fiber or animal hair (Brooklyn Animal Hair Manufacturing Company), water to form a workable mix. Hand mix for 10-15 minutes, or machine mix for 3-4 minutes. Portland cement may be added to increase the workability of the mix no greater than 1 part to 12 parts lime and sand. Cure 18-24 hours between coats. Cure second coat for 72 hours.
 - b. Finish Coat (1 coat, 1/8" thick, flush with adjacent surface) – 1 part by volume hydrated lime, 3 parts sand (size to match original), water to form a workable mix. Hand mix for 10-15 minutes, or machine mix for 3-4 minutes. Portland cement may be added to increase the workability of the mix no greater than 1 part to 12 parts lime and sand. Match finish texture of adjacent intact historic stucco.
 - B. To repair small hairline cracks, seal with a thin slurry coat consisting of the finish coat ingredients. Match existing texture.
 - C. To repair larger areas, remove damaged stucco down to the masonry. Clean area with a bristle brush and remove all plant growth, dirt, loose paint, oil, or grease. Rake out brick

joints to a depth of 5/8" to ensure a good bond between the masonry and new stucco. To obtain a neat repair, the area to be patched should be squared-off with a butt joint, using a cold chisel, a hatchet, a diamond blade saw, or a masonry bit. To ensure a firm bond, the new patch must not overlap the old stucco. The new stucco should be applied directly onto the stone or brick. Cutting out the old stucco at a diagonal angle may also help secure the bond between the new and the old stucco. A stucco mix compatible with the historic stucco should be selected after analyzing the existing stucco. Dampen the masonry, then apply the three coats as indicated in the recipe above. For finish coat, dampen previous coats prior to application of finish coat. Wait 1-3 hours before finishing the final coat to duplicate existing finish appearance.

- D. Weather requirements for stucco work:
 - a. Mix only as much stucco as can be used in one and one-half to two hours. Any remaining mix should be discarded and not retamped.
 - b. Hot weather: the surface temperature should not be higher than 100 degrees Fahrenheit. Keep the stucco at approximately 90 percent humidity for a period of 48 to 72 hours by shading or covering in hot weather (warmer than 80 degrees) and by keeping the material damp.
 - c. Do not undertake repairs in cold weather (below 40 degrees Fahrenheit).
- 4. Add the following sections to Specification Section "081113 Hollow Metal Doors and Frames". Remove the reference to 5/8" glazing in the glazing specification, as this glazing is only for the hollow metal vision lites.

2.13 – GLAZING FOR HOLLOW METAL DOORS AND FRAMES

- A. Monolithic Float-Glass Units
 - 1. Uncoated Clear Float Glass Units: Class 1 (clear) Kind FT (fully tempered) float glass.
 - a. Thickness: 5/8-inch Insulated Assembly Unit Tempered (15 mm) – 3/16-inch Glass
 - 2. Spacer Specifications: Manufacturer's standard spacer material and construction.
 - 3. Basis of Design Product: PPG Solarban 60 low E glass. Provide basis of design or equal product by one of the following manufacturers. Products subject to compliance with requirements.
 - a. AFGD
 - b. Pilkington Building Products
 - c. Viracon
 - d. Visteon

2.14 - GLAZING TAPES

- A. Back-Bedding Mastic Glazing Tapes: Preformed, butyl-based, 100 percent solids elastomeric tape; nonstaining and nonmigrating in contact with nonporous surfaces; with or without spacer rod as recommended in writing by tape and glass manufacturers for application indicated; and complying with ASTM C 1281 and AAMA 800 for products indicated below:
 - 1. AAMA 806.3 tape, for glazing applications in which tape is subject to continuous pressure.
 - 2. AAMA 807.3 tape, for glazing applications in which tape is not subject to continuous pressure.

- B. Expanded Cellular Glazing Tapes: Closed-cell, PVC foam tapes; factory coated with adhesive on both surfaces; packaged on rolls with release liner protecting adhesive; and complying with AAMA 800 for the following types:
 - 1. Type 1, for glazing applications in which tape acts as the primary sealant.
 - 2. Type 2, for glazing applications in which tape is used in combination with a full bead of liquid sealant

3.3.D – INSTALLATION OF GLAZING

- A. Glazing: Comply with installation requirements in Division 08 Section "Glazing" and with hollow metal manufacturer's written instructions.
 - A. Secure stops with countersunk flat- or oval-head machine screws spaced uniformly not more than 9 inches (230 mm) o.c. and not more than 2 inches (50 mm) o.c. from each corner.
 - B. Installation of Tape Glazing:
 - a. Position tapes on fixed stops so that, when compressed by glass, their exposed edges are flush with or protrude slightly above sightline of stops.
 - b. Install tapes continuously, but not necessarily in one continuous length. Do not stretch tapes to make them fit opening.
 - c. Cover vertical framing joints by applying tapes to heads and sills first, then to jambs. Cover horizontal framing joints by applying tapes to jambs, then to heads and sills.
 - d. Place joints in tapes at corners of opening with adjoining lengths butted together, not lapped. Seal joints in tapes with compatible sealant approved by tape manufacturer.
 - e. Do not remove release paper from tape until right before each glazing unit is installed.
 - f. Apply heel bead of elastomeric sealant.
 - g. Center glass lites in openings on setting blocks, and press firmly against tape by inserting dense compression gaskets formed and installed to lock in place against faces of removable stops. Start gasket applications at corners and work toward centers of openings.
 - h. Apply cap bead of elastomeric sealant over exposed edge of tape.

END OF ADDENUM