

Fort Atkinson State Preserve  
Exterior Masonry and Structural Repairs  
Winneshiek County, IA  
PROJECT NUMBER: 24-03-96-01

January 12, 2024

This Addendum is issued to modify, explain or correct the original Drawings and Specifications, and is hereby made a part of the Contract Documents. Please attach this Addendum to the Project Manual in your possession. Insert the number and issue date of this Addendum in the blank space provided on the Proposal Form.

**Drawings:**

- A. Sheet G0.1:** has been modified (attached) to reflect funding statement requirements by National Parks Service:

Repairs at the Fort Atkinson Historic District are being supported in part by a Save America's Treasures grant from the Historic Preservation Fund administered by the National Park Service, Department of the Interior.

**Contractor Submitted Questions:**

1. Is there water available onsite? Yes, there is a water hydrant outside the exterior wall on the north east corner of the building. **No additional comment**
2. Is there power available? Yes, there is power at the North Barracks Building. However, we believe it is a limited service so be aware of any limited amperage. **Yes, and if they have the proper equipment, may be able to tap into the power grid at electrical poles indicated on the site map.**
3. Is the park going to be closed? We answered that we think the park would be closed. That would be a good question to submit. As a side note, Detra, Austin and Rylan were hoping that we would close the Fort. **Whatever works for the DNR. If it remains open, there would be restricted areas.**
4. Is there any other access available to the inside of the Fort? Yes, there is an opening in the perimeter wall to the west. However, please review the plans so that you are aware of any sensitive areas and the requirements in moving equipment within the site. **Yes, as you indicated, there are and they are indicated on Sheet A0.1- Archeology Site Plan. This plan shows preferred staging areas, reviewed by the State Historic Preservation Office, as well as a preferred path for navigating the site. Additional openings in the wall are also identified; however, archeological evaluations and mediations may be required to identify and protect below-grade archeological resources at these areas and along other site access paths.**
5. On A1.2 for example there is a table with "Estimated Quantities per Building (for Bidding Purposes)" but looking at the drawings there is far more than that quantity. For example the crack repair it has 30 LF for estimating purposes, but there is far more than that on the drawings.
  - a. Are we just to include the table quantities? How will we know what joints to do or not do since the drawings show more than the table quantities, or is this to be handled by a change order after bidding?

**Please bid the quantities indicated to get a fair bid comparison. Note that this is rubble stone construction and the cracking shown indicates cracking at mortar joints and through some stone units. Also, some areas are indicated for rebuilding. Therefore, the quantities are divided between repointing and stone crack repairs**

where not already indicated for rebuilding. With this in mind, it should be understood that stone crack repairs will not be one continuous length, but many smaller length repairs, the height of which is based on the height of each individual stone unit. Working with the contractor, the architect/engineer can confirm which cracked stone units are being repaired.

6. Can you clarify the bid form for us, it has Estimated Quantity of "1 LS" then unit prices to arrive at the total amount. Isn't it supposed to be based off the total of the estimated quantities table on the individual plans?
  - a. To go along with these questions, Spec Section 01250 under the quantities says the estimated quantities are not intended to be used by the Contractor as sole basis for determining scope and volume of work. The Contractor is responsible for verifying all quantities necessary to submit bids for the construction of a proper and complete project.

The "1 Lump Sum" refers the scope of work outlined on sheet G0.3. Each task item in the bid form corresponds to a scope of work defined on G0.3. A lump sum cost should be provided for each scope section that refers to specific details within the drawing set. Quantities shown on the drawings are to provide a basis of scope for work defined as "lump sum".

Specification section 01250 is stating generic language that may or may not pertain to this specific project or instance. Please review individual portions of the project, outlined by WJE with quantities, to formulate your bid on a Lump Sum basis on the 00300 Proposal Form.

