# OWA DEPARTMENT OF NATURAL RESOURCES LAND & WATERS BUREAU WALLACE STATE OFFICE BUILDING

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.

### DIMENSION NOTES

"EQUAL OR EQ" IS USED IN LIEU OF THE ACTUAL DIMENSIONS. WHEN A ROOM CENTERLINE IS INDICATED ONLY ONE SIDE OF THE ROOMS ELEMENTS

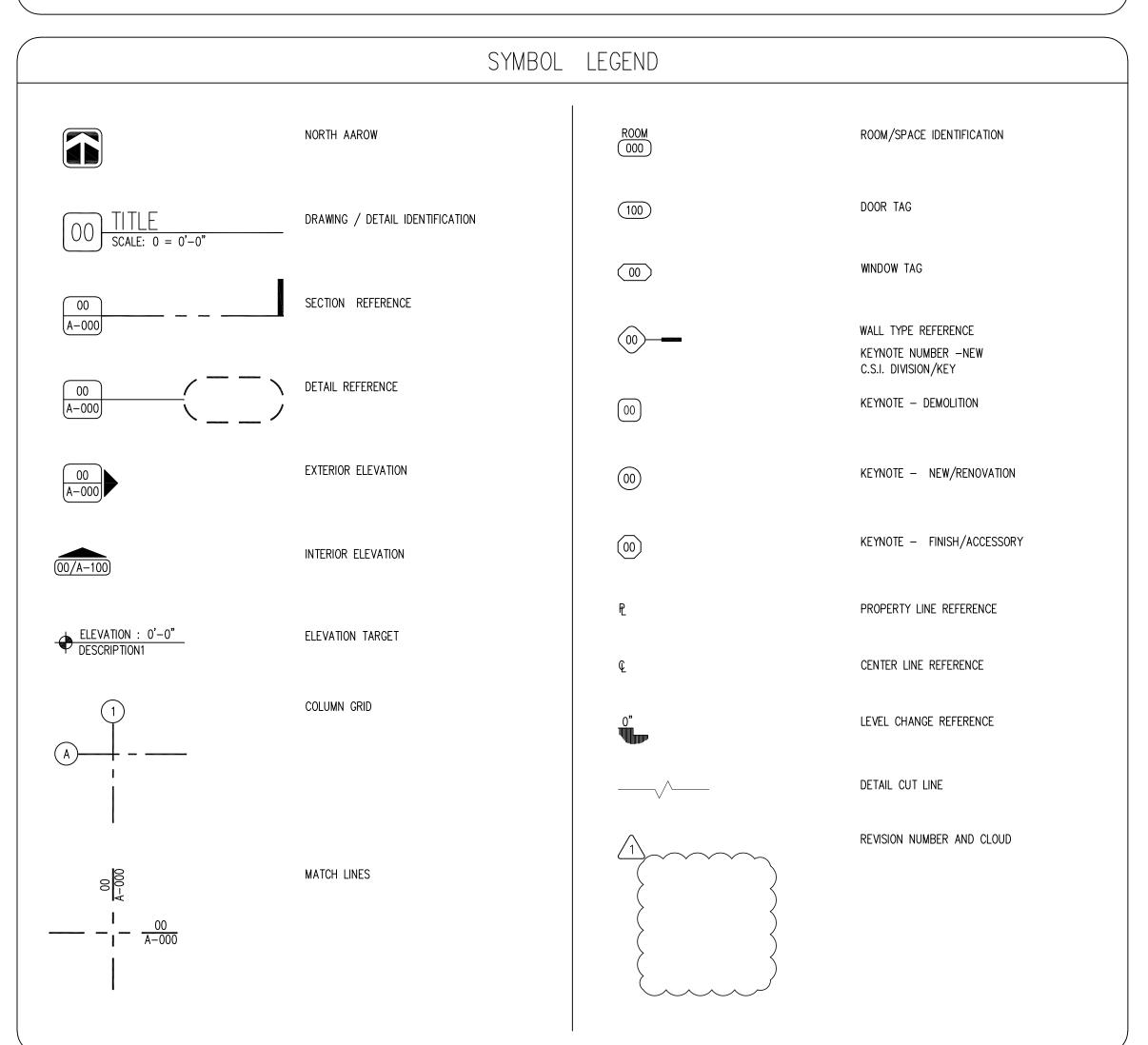
IN INTERIOR SPACES THE ACTUAL DIMENSIONS MAY BE LESS IMPORTANT THAN IF AT

TWO ELEMENTS IN THE BUILDING WERE TO BE EQUAL. IN THESE CASES, THE WORD

- MAY BE DIMENSIONED.
- COLUMN IDENTIFICATION: DETAILS WILL GOVERN ALL DIMENSIONS AND NO DIMENSIONS WILL BE SHOWN ON SMALL SCALE PLANS.
- PARTITION CENTERED ON COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON SMALL SCALE PLANS. PARTITION WITH A FINISHED FACE FLUSH WITH FINISH FACE OF COLUMN WILL NOT
- be DIMENSIONED ON SMALL SCALE PLANS.
- PARTITION FINISH FACE ON COLUMN OR GRID LINE WILL NOT BE DIMENSIONED ON SMALL SCALE PLANS
- WHEN ONE JAMB OCCURS AT A COLUMN OR GRID LINE NO DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. THE OPENING WIDTH WILL BE GOVERNED BY CRITERIA OR SCHEDULES.
- WHEN NEITHER JAMB OCCURS AT A COLUMN OR GRID LINE ONE JAMB WILL BE DIMENSIONED.
- DOOR LOCATIONS ARE TO BE LOCATED BY ONE OF FOLLOWING:
- a. ONE JAMB FACE LOCATED BY A PARTITION AT RIGHT ANGLE. 4"TYPICAL UNLESS INDICATED ON PLAN.
- b. OR AS DIMENSIONED ON PLAN.
- 10. PARTITIONS ARE DIMENSIONED TO FACE OF CMU OR FACE OF STUD UNLESS OTHERWISE NOTED.

11. DIMENSIONS ARE INDICATED IN THE DOCUMENTS. THE DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.

# MATERIAL LEGEND CONCRETE MASONRY UNIT GYPSUM / STUCCO COMPACTED EARTH METAL STUD GRASS PARTICLE BOARD CRUSHED STONE/SAND FOAM INSULATION CAST STONE/STONE BATT INSULATION RIGID INSULATION FENCE ACOUSTICAL CEILING TILE ALUMINUM PLASTIC TURF BLOCK WOOD BLOCKING CARPET FINISHED WOOD CONTINUOUS WOOD



### GENERAL NOTES

THE FOLLOWING GENERAL NOTES SHALL PERTAIN TO THE ENTIRE SET OF CONTRACT DOCUMENTS

- A GENERAL CONTRACTOR SHALL NOTE THAT THE ARCHITECTURAL DRAWINGS ARE ESTABLISHING A MINIMUM MATERIAL OR CONSTRUCTION METHOD STANDARD. THE GENERAL CONTRACTOR SHALL PROVIDE A BID PRICE
- BASED ON THE SPECIFIC MATERIALS NOTED. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR
- OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
- GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR WORK IN ACCORDANCE WITH ALL APPLICABLE CODES GOVERNING EACH TRADE.
- THE CONTRACTOR SHALL MAINTAIN A CLEAN AND ORGANIZED JOB SITE, ACCEPTABLE TO THE OWNER. THE CONTRACTOR SHALL COORDINATE THE SEQUENCE OF WORK WITH THE OWNER REPRESENTATIVE..
- THERE SHALL BE NO DEVIATION BY THE GENERAL CONTRACTOR FROM THE CONSTRUCTION DOCUMENTS UNLESS APPROVED IN WRITING BY THE ARCHITECT.
- EACH CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO THE INITIATION OF WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONDITIONS INTERFERING WITH THE ABILITY OF THE
- CONTRACTOR TO COMPLETE WORK AS OUTLINED ON THE CONSTRUCTION DRAWINGS.
- ALL CONTRACTORS ARE REQUIRED TO COORDINATE THEIR WORK WITH OTHER TRADES. LACK OF THIS COORDINATION RESULTING IN ADDED COST TO THE CONTRACT WILL BE BORNE BY THE CONTRACTOR
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE EXISTING BUILDING WATER TIGHT DURING
- 10. THE CONTRACTOR WILL VERIFY THAT EXIT EGRESS IS MAINTAINED FOR ALL OCCUPIED AREAS OF THE BUILDING THROUGHOUT ALL PHASES OF CONSTRUCTION.
- PLAN DIMENSIONS ARE GIVEN TO FACE OF STUD OR BLOCK WALL. "CLEAR" DIMENSIONS ARE GIVEN TO THE FACE THE OWNER WILL ASSUME ALL LIABILITY AND SHALL TAKE PERSONAL RESPONSIBILITY FOR ANY DECISIONS THAT THEY MAKE TO CHANGE OR ALTER THE CONSTRUCTION DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN
- PROTECT ALL EXISTING FINISHES AND MATERIALS TO REMAIN, IN ACCORDANCE WITH ACCEPTABLE TRADE PRACTICES, MANUFACTURER, RECOMMENDATIONS, OR AS DIRECTED BY THE ARCHITECT.
- CUTTING OF EXISTING CONSTRUCTION FOR THE INSTALLATION OF ALL NEW WORK BY ALL TRADES, AND THE SUBSEQUENT PATCHING THEREOF, SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. WHETHER THE WORK IS DONE BY HIS OWN FORCES OR NOT. GRINDING OF MATERIALS FOR REMOVAL SHALL NOT BE PERMITTED. CUTTING SHALL BE TO STRAIGHT LINE. UNWORKMAN-LIKE CUTTING, DAMAGE RESULTING THEREFROM AND UNACCEPTABLE PATCHING SHALL BE REPAIRED AND/OR REPLACED TO AN ACCEPTABLE CONDITION APPROVED BY THE ARCHITECT. A OWNER PROJECT REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO CUTTING OF ANY STRUCTURAL ITEM (I.E. CONCRETE FLOOR, MASONRY, WALL, ETC.) WITHIN THE EXISTING BUILDING. METHOD OF CUTTING SHALL BE APPROVED BY THE OWNER PROJECT REPRESENTATIVE.
- 15. PATCHING MATERIAL SHALL MATCH EXISTING ADJACENT MATERIALS AS CLOSELY AS POSSIBLE IN COLOR, PATTERNS, AND/OR TEXTURES.
- 16. ALL SALVAGE MATERIALS REMOVED SHALL REMAIN THE PROPERTY OF THE OWNER, ALL NON-SALVAGE CONSTRUCTION MATERIALS AND DEBRIS FROM DEMOLITION WORK SHALL BE REMOVED FROM THE SITE AS WORK
- PROGRESSES, UNLESS OTHERWISE NOTED. 17. ISOLATE ALL DISSIMILAR METALS. G SHALL REQUEST APPROVAL BY THE ARCHITECT FOR MATERIALS USED FOR
- THIS PURPOSE, PRIOR TO INSTALLATION. 18. SEALANTS SHALL BE COMPATIBLE WITH ADJACENT SURFACE(S) THAT ARE IN CONTACT. REFER TO SPECIFICATIONS
- FOR APPROVED MANUFACTURERS AND PROCEDURES
- CAULK JOINTS OF DISSIMILAR EXPOSED TO VIEW MATERIALS AS REQUIRED BY THE ARCHITECT.
- 20. ALL DOOR HARDWARE TO BE FL. ADA COMPLIANT. 21. ALL EXTERIOR WALLS, DOORS AND WINDOWS ARE EXISTING U.N.O
- 22. ALL FINISHES TO BE PER CLASS INDICATED ON A-004
- NO CONSTRUCTION SHALL OCCUR WITHOUT SHOP DRAWING APPROVAL. SHOP DRAWINGS TO BE PROVIDED TO ARCHITECT FOR REVIEW UPON BEING REVIEWED AND SIGNED/DATED BY THE GENERAL CONTRACTOR AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
- CONCRETE AND REBAR LAYOUT
- BUILDING FOOTING DESIGN BUILDING STRUCTURAL PACKAGE
- CABINETRY AND MILLWORK PAINT/LAMINATE COLOR SAMPLES
- ACOUSTICAL CEILING AND GRID
- WINDOW, DOOR, AND HARDWARE SELECTIONS
- TOILET ACCESSORIES KITCHEN EQUIPMENT
- ROOF PENETRATION DETAILS MECHANICAL EQUIPMENT AND ACCESSORIES
- PLUMBING EQUIPMENT AND FIXTURES ELECTRICAL EQUIPMENT AND FIXTURES
- 24. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL SUBMIT (2) COPIES OF MATERIAL SAFETY DATA SHEETS (MSDS) FOR ALL PRODUCTS USED TO PERFORM THE WORK.
- VERIFY ACTUAL LOCATIONS AND ELEVATIONS WITH DNR ENGINEER.

ALL WORK SHALL CONFORM TO AND BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND

THE CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE PROJECT AREA AND THOROUGHLY FAMILIARIZE THEMSELVES WITH THE ACTUAL JOB CONDITIONS PRIOR TO BIDDING AND THE START OF WORK. FAILURE TO VISIT THE PROJECT SITE SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING THE WORK IN ACCORDANCE TO THE PLANS, SPECIFICATION, SPECIAL PROVISIONS AND CONTRACT.

THE CONTRACTOR SHALL VERIFY, AT THE SITE, ALL DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS AND SHALL NOTIFY THE DNR ENGINEER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS PRIOR TO PROCEEDING WITH THE WORK.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL (EXCAVATED MATERIAL OR BROKEN CONCRETE) WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT. NO PAYMENT FOR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO THESE SITES. NO MATERIAL SHALL BE PLACED WITHIN THE RIGHT-OF-WAY, UNLESS SPECIFICALLY STATED IN THE PLANS OR APPROVED BY THE DNR ENGINEER.

THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE DNR ENGINEER.

WHERE UTILITIES AND FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DNR ENGINEER OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE AFFORDED ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES. STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

THE CONTRACTOR SHALL SHAPE GRADED AREA TO MAINTAIN SURFACE DRAINAGE. ALL ELEVATIONS ARE TO FINISH GRADE.

THE CONTRACTOR IS EXPECTED TO HAVE MATERIALS, EQUIPMENT, AND LABOR AVAILABLE ON A DAILY BASIS TO INSTALL AND MAINTAIN EROSION CONTROL FEATURES ON THE PROJECT. THIS MAY INVOLVE SEEDING, SILT FENCE, ROCK DITCH CHECKS, SILT BASINS OR SILT DIKES.

\*DIVISIONS 20-41 OF THE STANDARD SPECIFICATIONS FOR BRIDGE AND HIGHWAY CONSTRUCTION, CURRENT EDITION WITH GS-15011 SHALL APPLY TO THIS PROJECT.

# FUNDING STATEMENT

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.

MENT OWA NATU



ロの S

REVISION

DRAWN BY: PROJECT NUMBER: 24-03-96-01 CHK'D BY: DATE:

12.19.2023 SHEET No:

G0