

November 13, 2015

NOTE TO BIDDERS

ADDENDA #2 to RFP # 16/03/B

**WATER HISTORY PARK & MUSEUM PHASE II-CONSTRUCTION INTERIOR
REHABILITATION PROJECT**

Please be advised of the following change(s)/correction(s) in the Request for Bids packet for RFB #16/03/B.

1. Is the above referenced project to be permitted through the State CID, or City of Santa Fe permit office? State Construction Industry Division (CID) will issue the building permit. CID has conducted a preliminary plan review.
2. Are the paint alternates for the above referenced project, to be additive or deductive? The paint alternates will be deductive.
3. Can you tell me the required width, for the new mahogany door jamb. (ie: thickness of existing wall) The wall thickness is about 12", verify in field. The jamb width should be 5-1/2" or 6", depending on how the bucks are prepared. New bucks will be required.
4. See attached brick and mortar repair report from the structural and is included in the Contract Documents.
5. Questions were asked about a source for bricks to be used for brick replacement repair work that would match the strength of existing. There may be sources such as salvage yards. Use of pumice brick, set in soft lime mortar is acceptable.

Scope of work for lime plaster work: DELETE PAINTING OF 4 PERIMETER PLASTER WALLS

South, west, and north walls see scope of plaster restoration on A-302

- The existing interior base plaster is two coats of lime plaster with paint atop.
- Remove the existing coats of paint and loose layers/sections of plaster, leaving the plaster sound, clean, and relatively undamaged. Deep voids can be filled with backer material and the noted fill plaster. Apply a thin coat of lime plaster to achieve a smooth, level and planar surface.
- The finish plaster shall be protected from freezing and cured.

The east wall CHANGE OF SCOPE in addition to brick and mortar repair noted in structural engineer's report, remove all loose plaster, fill voids, clean and prep surface. Apply filler, base and finish coats of NHL lime plaster to achieve smooth, level and planar surface. Cure and protect from freezing.

Scope of work for the Electrical portion of project:

The dimmers for the project are: Lutron Diva DVCL253 - (color to be selected)

The (F) eave fixture number has been changed by manufacturer: CSL EDLM-RM-SW-3-DIM with EDLM-1200-3

The hand-written note about the conduit bundles on the north and south sides should say that the conduit bundles are existing and do extend beyond the sidewalks above.

Materials and methods: commercial / conduit. Note that receptacles on perimeter walls will be set horizontally in the baseboard. Coordination required.

RECEIPT ACKNOWLEDGE BY BIDDER

This addendum will be part of the bid documents and shall be included with Bid submittal.

Non-receipt of addenda by bidder in no way relieves bidder of obligation of compliance with any terms and conditions stated in the addenda.

Water History Park & Museum

1209 Upper Canyon Road

Santa Fe, NM

BRICK REPAIR DOCUMENT



Prepared By:

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April 27, 2015

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April 27, 2015

Brick Repair Document – Water History Park & Museum

EXECUTIVE SUMMARY:

This document is in regard to the Water History Museum, an existing historic structure located at 1209 Upper Canyon Road, Santa Fe, NM. Druc Engineering has visited and inspected the structure on several occasions. The existing brick structure has several cracks in the walls at various locations. The purpose of this document is to outline the scope of work required to repair and restore the existing brick walls. Pictures are included in this document for orientation to the areas of concern. This document is considered part of the construction documents and is required to be addressed along with the structural drawings. If any conflicts are found, consult with Druc Engineering immediately.

AREAS OF CONCERN:

1. Cracks in the brick

Option 1: At highly visible locations, rebuilding of the interior wall:

- a. Remove all the plaster adjacent to the cracked bricks at the interior wythe to fully expose the extent of the crack.
- b. Replace the cracked brick units along the length of the crack.
- c. Replacement units must be similar to existing bricks, matching size and brick density.
- d. Clean out mortar joints carefully, drill out mortar and chip out joints full depth. Do not use a grinder as it may damage the old bricks.
- e. After the bricks are removed, the remaining wythes should be inspected to determine the extent of the cracking and whether additional bricks need to be removed.
- f. Upon inspection, it may be necessary to repair the crack in one or more of the backup wythes to prevent cracks from reoccurring.
- g. Mortar must match. Use natural hydraulic lime mixed to match the strength of existing mortar. It is required that samples be provided prior to the commencement of work.
(see "Repointing Mortar Joints in Historic Masonry Buildings; Robert C. Mack, FAIA, and John P. Speweik)

Option 2: Repoint at the crack and reinforce the mortar joints with basalt rope.

Simply placing mortar or grout in cracks will typically not be an effective long-term repair. The mortar will not accommodate any movement across the crack. For this reason, cracks filled with mortar will likely crack again, increasing water penetration and deterioration. This method of repair is not recommended. The following procedure should be employed to ensure a more effective repair.

- a. Remove all the plaster adjacent to the cracked bricks to fully expose the extent of the crack.
- b. Preserve as much of the original materials as possible.
- c. Grinding cracks to widen them is not appropriate as it may damage the bricks.
- d. Clean out horizontal mortar joints at bricks adjacent to the cracks carefully.
- e. Drill out mortar and carefully chip out the joints full depth.
- f. Install a 16" length of basalt rope in the cleaned out mortar joints across the crack; 8" each side of crack.
Basalt rope per sudaglass fiber technology or equal.
- g. Pack in the rope and re-grout at the joint to conceal the basalt rope.
- h. Mortar must match. Use natural hydraulic lime mixed to match the strength of existing mortar. It is required that samples be provided prior to the commencement of work.

2. The wood at the east opening

At the east doorway there is some loose wooden trim around the opening just above the door and below the brick. It needs to be re-secured to the stable part of the assembly. At any locations where there is a gap, blocking needs to be tightly wedged against members to properly support any adjacent brickwork.

- a. Fill in large gaps with wood.
- b. Install new 1X rough sawn boards and associated trim work.
- c. Fill in smaller gaps with mortar.

3. The south chimney at the western entry.

The south chimney has a crack.
Intervention is required to preclude any further detachment.

Details include:

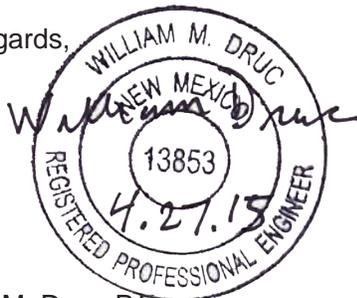
- a. Provide a new 3/4" diameter threaded rod with epoxy through the CMU units and into the existing ceiling beam and structure.
- c. Reinforce the mortar joints with basalt rope as per option 2 above.
- d. Provide similar threaded rod connection for North chimney.
- e. Meet with Druc Engineering to provide additional details and comments.

4. Tuck and point at all locations as necessary.

5. Replace missing brick as necessary with units similar to existing bricks, matching size and brick density.

If you have any questions, comments or concerns, please contact me at the above number.

Best regards,



William M. Druc, P.E.
Structural Engineer





















