**REQUEST FOR PROPOSAL**

**GENERAL CONTRACTOR**

**WILL ROGERS BIRTHPLACE RANCH**

**BIRTHPLACE HOME RESTORATION**

**ADDENDUM 1**

**November 8, 2024**

1. **Bid date has been extended to November 19th at 5PM**. Bidders will use the attached revised bid form and bids shall be submitted by email using the following email address: [WRBPR\_H.5ji9hu9d15gjw7ds@u.box.com](mailto:WRBPR_H.5ji9hu9d15gjw7ds@u.box.com) . Proposals shall be submitted to this email address only, please do not copy the buyer on submittal. If you copy the buyer on submittal, it can be grounds for disqualification.
2. Contractor shall provide 20’ lockable storage container (Conex) unit. Unit shall be delivered to project site and placed in location designated by owner. Conex shall remain on property for duration of project and shall be removed no later than thirty (30) calendar days following substantial completion. This unit will be used by owner to store furnishings that are currently in the Birthplace home. Furnishings will be removed immediately prior to start of any construction work and will require three (3) business days to complete. This time will not be included in 150 calendar day schedule as required in RFP.
3. Bidder shall include alternate cost for fire suppression system in Ranch Barn located East of the Birthplace Home. Refer to Western Fire Protection drawings and Hydraulic Calculations dated 04-02-24. Bidders shall include cost for fire suppression in barn only, including riser and riser room, and stubbed out within 5’ of building perimeter. 4” underground, storage tank, pump house, and pump are not included in this scope and will be issued in a forthcoming bid package. Bidders shall use new bid form which has space for including this alternate cost.
4. See attached revised Specification Section 09900.

**Question & Answer Log for questions submitted prior to deadline:**

1. does the cedar shake roofing material need to be fire rated?

**Yes, per code**

1. what is the preference on nail type? copper or steel are both periodically correct for this.

**Paragraph 2.04 calls out stainless steel fasteners.**

1. what is the metal preference for the flashings/valleys? steel or copper are both periodically correct.

**Paragraph 2.03 calls out painted steel.**

1. eave/rake trim is typically a code requirement for roofing, but is periodically correct for the restoration. is this required?

**Paragraphs 2.03 & 3.04 address the eave / rake (gable) trim.**

1. what is the desired underlayment? we recommend an adhesive backed, high temp underlayment.

**Adhesive backed, high temp underlayment is acceptable.**

1. The specs are calling for 36” of solid decking at perimeter only, is this correct or are they wanting a full layer of new decking?

**Install full roof area of solid decking.**

1. Section 08200: Wood Doors
2. Are these to be pre-hung doors or slab only replacements?

**Specification calls for slab replacement doors.**

1. Exterior door thickness is listed as 1-1/2". If doors are pre-hung replacements, can 1-3/4" doors be used, which would eliminate setup charges with manufacturers?

**1-1/2” thick is required.**

1. Can blind mortise and tenon joints be used or only full mortise and tenon?

**Full mortise and tenon is required.**

1. What type of oil-based primer is to be used? Fast dry oil primers (less than 6 hours) have a high failure rate in exterior applications. Exterior oil-based primers should have a minimum dry time of 6+ hours to avoid paint failure.

**Paragraph 1.02, B. references Painting Section 09900. Section 09900 is required to be followed. SW product data sheet has recoat time of 24 hours minimum.**

1. What wood is specified for exterior doors and jambs?

**Change exterior doors to White Oak. Jambs are to remain.**

1. White pine has low decay resistance and without stringent maintenance rots in 8-10 years in windows and doors. If it is used, are we to use BoraCare as a wood treatment to help offset its low decay resistance?

**Use White Oak.**

1. Are there alternative woods that are recommended or could be specified with moderate decay resistance (sapele, mahogany, etc) plus BorCare treatment or Accoya (50 year rot warranty) so replacement does not need to be completed again in 10-20 years?

**Use White Oak.**

1. Section 08300: Replacement Windows
   1. Plans specify that all windows except 2nd floor front elevation windows are to be replaced, is this correct?

**Second Floor Front windows are to be replaced. Back windows to remain.**

* 1. Invisible balance system is specified, which has a high failure rate in historic windows, creates difficulties in weatherstripping the window, and decreases the repairability of the window over time. Spring bolt system is currently used on the windows, and friction lock systems were used in the Creek Council House restoration in Okmulgee. Can either of these two systems be used in place of the invisible balance system as means for long term repairability, lower fail rate and historic accuracy?

**Change to Sash Lock.**

* 1. Glazing: 1/4" glass is specified. 1/4" glass in 1-3/8" windows reduces the amount of glazing putty that can be applied. Can 1/8" glass, which is standard in window restoration & replication, be used in its place?

**Change to 1/8”**

* 1. Is glass to be flat glass or reproduction wavy glass?

**Wavy Restoration Glass**

* 1. White pine has low decay resistance and without stringent maintenance rots in 8-10 years in windows and doors. If it is used, are we to use BoraCare as a wood treatment to help offset its low decay resistance?

**Change to Mahogany.**

* 1. Are there alternative woods that are recommended or could be specified with moderate decay resistance (sapele, mahogany, etc) plus BorCare treatment or Accoya (50 year rot warranty) so replacement does not need to be completed again in 10-20 years?

**Decay treatment is not acceptable by Replacement Window Manufacturer.**

* 1. Glazing Putty is not specified in this section but is specified in 08810. Sarco Type-M, a linseed oil based glazing compound, is standard for most window restoration firms. Can this be used for these windows?

**Glazing putty by Window Manufacturer.**

* 1. No weatherstripping is specified. Is this correct? If weatherstripping is to be used, will spring bronze with coppered nails be used?

**Weatherstripping by Window Manufacturer.**

* 1. No latch or pull are to be used, but the use of the invisible balance system will require a sash lock (latch). If the invisible balance system is used, what type of forged brass sash lock and finish color should be used?

**Add Sash Locks with oil-rubbed bronze finish.**

* 1. What type of oil-based primer is to be used? Fast dry oil primers (less than 6 hours) have a high failure rate in exterior applications. Exterior oil-based primers should have a minimum dry time of 6+ hours to avoid paint failure.

**Priming required to be done per Painting Section 09900. SW product data sheet has recoat time of 24 hours minimum.**

* 1. Plans: Window sills are not specified to be replaced; however, many of them are rotted, inward sloping or made with low decay resistant wood. Should these be replaced with the approved wood and back primed before installation?

**Architect to address window sill condition.**

1. Section 08400: Screen Doors and Window Screens
   1. What type of oil-based primer is to be used? Fast dry oil primers (less than 6 hours) have a high failure rate in exterior applications. Exterior oil-based primers should have a minimum dry time of 6+ hours to avoid paint failure.

**Priming to be done per Painting Section 09900. SW product data sheet has recoat time of 24 hours minimum.**

* 1. White pine has low decay resistance and without stringent maintenance rots in 8-10 years in windows and doors. If it is used, are we to use BoraCare as a wood treatment to help offset its low decay resistance?

**Change Window Screens to Spanish Cedar and Screen Doors to White Oak.**

* 1. Are there alternative woods that are recommended or could be specified with moderate decay resistance (sapele, mahogany, etc) plus BorCare treatment or Accoya (50 year rot warranty) so replacement does not need to be completed again in 10-20 years?

**Change Window Screens to Spanish Cedar and Screen Doors to White Oak.**

1. Section 08810: Replacement Glazing
   1. Sarco Type-M, a linseed oil based glazing compound, is standard for most window restoration firms. Can this be used in place of DAP33?

**Submit Substitution Request per Specification Sections 01600 and 01600A.**

1. Section 09900: Painting
   1. Are the existing paints on the exterior surface known; latex vs oil-based paints?

**Lead Paint Survey indicates mixed areas of latex and oil-based paints.**

* 1. If existing paints are latex based, oil-based primers that are applied to bare wood and contact the adjacent latex paints may not adhere.

**Acknowledged.**

* 1. Sherwin William Exterior Oil-Based Primer is specified. Is this the long-dry product (24 hrs) or the fast dry (2-4 hrs) product? Oil primers with less than 6 hrs dry time on exterior application have high failure rate

**SW product data sheet has recoat time of 24 hours minimum.**

* 1. H-I-S Paint's chemist has specified H-I-S Majesty 1900 100% acrylic tannin blocking primer with 1 oz per gallon of titanium dioxide in previous projects as an alternative to the issues that can be created with oil-based primers. Is this an acceptable alternative?

**Submit Substitution Request per Specification Sections 01600 and 01600A.**

* 1. SW Emerald Rain Refresh Acrylic is only available in flat, gloss and satin. Which should be used in place of the semi-gloss specification?

**Change to satin finish.**

* 1. Are all exterior doors and windows to be painted with SW Emerald Rain Refresh Acrylic or are they to be painted with an enamel/modified urethane paint such as the SW Emerald Trim Enamel?

**Painting of Window Screens and Door Screens by Product Manufacturer. Specification requires new Wood Doors to be painted with SW Refresh Acrylic Latex.**

* 1. 3.09 Application - Spray application for exterior is specified. When painting historic exterior surfaces, spraying only does not adhere to surfaces; however, spray and back brush application pushes the paint into all of the grooves and joints of historic siding and trim. Is this the preferred method?

**Revise to brush applied.**

* 1. 3.09 Application - Spray application has a high fail rate when painting historic wood windows with oil based glazing putty. Should windows be hand painted with 1/16" to 1/8" lap on glass so that the latex based paint adheres to the glass and wood while skinning over the putty as specified by Sarco Putty?

**Response above. Provide 1/16” to 1/8” overlap onto glass.**

* 1. Window & Door Screen section: Window and door screens do not have paint specified. Is this to be a Sherwin Williams Emerald Trim Urethane or another specified product?

**See Section 08300.**

1. What is the tribal regulations regarding the lead paint?

**Follow state and federal requirements. Tribal requirements follow EPA guidelines.**

1. The required is bid bond amount for the project is still 1/2 of 1% correct?

**Refer to RFP SECTION V BOND AND INSURANCE REQUIREMENTS and Section II,** **4.00 BIDDING INSTRUCTIONS for ½ of 1% TERO fee requirements.**

1. Is drip moulding required along with the drip edge?

**Yes.**

1. Will a soil test be required after project completion?

**No.**

1. Will we be able to remove the cast iron components from the property to send to a repair shop or do these need to be repaired/ restored on site?

**Cast Iron components must only be removed with Owner’s written permission & the components location must be known to Owner at all times.**

1. For the historical purpose as well as esthetics, can we substitute the painted valley metal, chimney flashings and dormer flashings for rolled copper and manufacture on site?

**Submit Substitution Request per Specification Sections 01600 and 01600**

1. Will the bid form be updated to provide for the alternate for the stanchions and rope barriers as shown on sheet A110?

**Refer to RFP, Project Specific Requirements, Paragraph 14. (b) Exclusion Rails and stanchions as shown in drawings and specifications shall NOT be included in this contract.**

1. The stanchion model called out in the specifications is not available in cast iron.  Is powder coated steel an acceptable option, or do we need to find a similar product in cast iron?

**Refer to RFP, Project Specific Requirements, Paragraph 14. (b) Exclusion Rails and stanchions as shown in drawings and specifications shall NOT be included in this contract.**

1. We cannot locate the porch swing called out in the specifications other than in a composite plastic.  Is the new porch swing to be made of wood, or is composite acceptable?

**Composite is Acceptable**

1. Sheet A110 calls out a 3” curtain box at the Dining Room windows and sheet A111 calls for curtain boxes at the East and West bedrooms doors leading to the attic.  Can you please provide details for the curtain boxes?

**Delete curtain boxes from documents.**

1. Sheet G002 states concrete walkways are to be removed and replaced with a random stone walkway (as shown).  These walkways are not shown in the drawings.  Can you please confirm if the walkways are to be replaced and if so, provide the extent of the replacement?

**Omit note. Concrete walkway to remain.**

1. The roll-up shade specification lists BJ’s Window Coverings in Broken Arrow.  Can you please confirm if this should be PJ’s Window Coverings, or can you provide a contact for BJ’s?

**PJs is correct.**

1. The statement of work states - Contractor shall include fire protection system for house only. Storage tank, pump, pump house, generator and underground to within 5’ of Birthplace home riser are by others.  We need to know the size and PSI of this new line by others in order to accurately price the fire suppression scope.  Is this information available?

**House supply will be 108.5 gpm for the system plus 250 gpm for hose at 20.3 psi. House supply will be 4”.**

1. Can you please provide clarification on the handrails?  Sheet A203 calls for a Hayn tube and cable railing system at the ADA ramp.  This conflicts with the specifications calling for handrails by Fairway Architectural Railing Solutions at the ADA ramp, front veranda porch, and stair handrails.  Fairway does not produce a cabled aluminum handrail as detailed in 1/A400.  They only provide solid tube handrails.  Sheets A301, A302, and A400 also show cable railing systems at the Dining Room and Kitchen and calls for an alternate for stanchions and rope barriers.  Should the handrails shown in this detail actually be the stanchion and rope barricades?  Or are we to bid the cable railing system in the base bid and stanchions in an alternate?

**Eliminate reference to cable railing system. Provide Fairway Railing Solutions at the ADA ramp, front veranda steps, and stair handrails. Eliminate the cable railing system at Kitchen. Provide stanchions.**

1. Sheet FP001 has keynotes on the floor plan but no legend to define what the keynotes mean.  Can you please provide the ledged for these keynotes?

**Polygons with numbers are pipe numbers that are referenced in the hydraulic calculations attached herein.**

1. Can you please clarify if all 15 existing stone foundations shown on S100 keynote #5 are to be removed?  There are only 3 marked with the keynote on this sheet but additional ones are notes to be removed on sheet S102 while sheet S103 does not show any to remain.

**Yes.  All 15 existing stone foundations are to be removed.**

1. Can you please clarify if all existing 8” timber joists in the South portion of the project are to be removed or just the two areas marked with keynote #7 on sheet S102?

**Yes.  All existing 8” timber joists to be removed.**

1. Sheet S101 has a reference for detail 11/S200.  This detail is not present on sheet S200.  Should this reference be to detail #5?

**Yes.  Detail 5-S200 is the correct reference.**

**ATTACHMENTS:**

1. Revised Specification Section 09900.
2. Revised bid Form to include Add Alternate for Fire Protection cost for Barn
3. Western Fire Protection, Inc. “Barn Area” Sheet FP-3 dated 4-2-24
4. Western Fire Protection, Inc. “Fire Protection Site Plan” Sheet FP-1 dated 3-26-24
5. Hydraulic Calculations-Design Data dated 3-25-24 (17 pages)

**-END OF ADDENDUM 1-**