**REQUEST FOR PROPOSAL**

**GENERAL CONTRACTOR**

**WILL ROGERS BIRTHPLACE RANCH**

**BIRTHPLACE HOME RESTORATION**

**ADDENDUM 2**

**December 19, 2024**

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

1. There is a base shoe at the 1st floor bedroom, is this to remain? If so, can the walnut paneling be left on the wall and just add a base shoe to the other areas with paneling? I noticed that there is no base shoe in the entry.

**Paneling is to be removed and new paneling with paint finish is to be provided. No base shoe is to be provided.**

1. There appears to be 3 or 4 stair treads that are split. If it is possible to repair the existing treads by removing them and gluing back together, is this acceptable? Are the stairs to be painted the same color as the flooring?

**The location of the damaged treads requires a complete replacement of solid wood. Gluing the pieces together is not acceptable. Colors will be selected during the Construction Phase of the project.**

1. The top stair nose is not flush with the wood floor, is this acceptable to leave in place or should it be replaced?

**The two abutting surfaces must be flush. This must be accomplished in a permanent manner without shims. Repair is preferred but replacement may be required due to it’s location.**

1. This existing flooring is very loose, is it to be refastened through the face of the boards to help secure it? There are some areas where we can drive the existing nails down to aid in securing the boards but I don’t believe it is a long term solution.

**Remove loose nails when possible to do so without damaging floor surface. Do not force nails back into floor unless removal will damage floor surface. Renail floor planks using nails specified. Nails are to be as specified, face nailed using hand held hammers. No power nailers**.

1. The 2 doorways at the bedrooms where the bedroom flooring “Butts up to the hallway”, Are these considered areas that need to be repaired?

**Yes, repair is required.**

1. There are a couple of areas where the boards are splintered and partial flooring is missing, are these considered areas that need to be repaired:

**Boards which are split and/or splintered must be repaired or replaced. Boards which are missing must be replaced.**

1. Is the threshold needing to be replaced or is there going to be a new door installed with a new threshold?

**All exterior doors, including this door, are to be replaced. Threshold and jamb is included.**

1. There is an existing subfloor under the “Finish Floor”, is the material to be used to replace the subflooring to be the same material that is to be removed? I’m wondering if it is the original finish floor to the home. Is the entire subflooring to be removed?

**The existing finish (exposed top) floor is to be removed and discarded. The existing “subfloor” planks are to be carefully removed such that they can be reinstalled. The work in the crawlspace is extensive and includes replacing much of the first floor structure. All the floor planks will need to be removed.**

1. Is the carpeting to be covering the the entire room where it is specified?

**Yes**

1. Does the flooring in the new electric closet get painted?

**The electrical closet is actually an existing closet. Closet floor will be painted but type and color will be selected during construction.**

1. Are there to be no power tools used at any time through out this project?

**Power tools are allowable when their use does not alter the building’s historical appearance. Most sawing activities, lifts, and material transport is allowable. Paint preparation and painting are to be by hand. No power tools are to used on floors, plaster and finishing.**

1. Is there any kind of spec for the stone pavers?

**The only stone paver work is at the front steps. The steps will be altered to conform to current code and the existing stone will be utilized.**

1. Roofing: are all counter flashings to be sawn in reglet or nail on reglet?

**Sawcut**

1. A verbal mention during the second pre-bid meeting was made about the difficulty of this scope. Is a foundation support system such as Smart Jacks with concrete base an option to reduce costs, decrease timeline and allow for the foundation to be maintained over time? This scope of work has been completed on the William & Alice Harn Home, which is on the National Register of Historic Places, in Oklahoma City to stabilize a similar foundation.

**The foundation system is to remain as designed.**

1. Windows were updated to repair all 2nd floor windows in place. The two windows located on the rear elevation are heavily rotted on the lower rail and stiles. See plans A114 for example. How would you like us to proceed with these windows?

**Replace the two (2) windows and trim on the rear (north) side of the house.**

1. Solid sheathing is specified for the roof decking. The plans specify the installation of 1x4 nailers for the roof and the drawings specify the installation of felt between each course and nailed directly to the solid sheathing. The nailers may have only term rot associated with their installation and the direct to sheathing installation may not allow for proper ventilation of the shingles causing premature failure. Which, if either, method is to be used? Can a ventilated underlayment such as Cedar Breather be used in place of the furring strips? This allows for modern underlayments and more even & rapid drying of the roofing system as well as reduced risk of fungal growth.

**Install underlayment membrane, flashings and wood shake shingles in accordance with CEDAR SHAKE AND SHINGLE BUREAU NEW ROOF CONSTRUCTION MANUAL.**

**Provide 36” wide area of solid decking at all eave areas. Wood stripping is not to be “solid” except at all eave areas. Stripping is to be placed with open areas between strips per CEDAR SHAKE AND SHINGLE BUREAU recommendations.**

1. Striping and Painting is mentioned in the specs, but not the drawings. Are we to complete this work only for the existing parking spaces?

**Parking lot striping is limited to the existing parking solid surface. Provide H/C space with symbol, adjacent 8’ wide aisle and H/C sign with van accessible and H/C sign.**

1. Removal of concrete walkways, and porches, replacing with (as shown) natural stone of random shape pavers on compacted sand and concrete base.

**No existing sidewalk is removed and no new sidewalk is included within the scope of this project,**

1. Are there landscape plans for these areas?

**Construction related damage to the existing yard is to be repaired to pre-construction condition, i.e. soil compacted and returned to smooth and level with adjacent surfaces.**

**No landscaping is within the scope of this project.**

1. Does this scope extend from the park lot to the barn?

**Project Scope includes barn for only ONE section: Fire Protection.**

1. What thickness of natural stone is to be used?

**No natural stone is within the scope of the project. Refer Item Twelve.**

1. Are the walkways to be sealed with a Prosoco Natural Stone Treatment to ensure longevity of the mortar and one-way water permeability?

**No natural stone is within the scope of the project. Refer Item Twelve.**

1. Sheet metal chimney caps are specified, but a decorative chimney cap is drawn.

**A decorative chimney cap is not to be provided. Chimney cap is to be galvanized and round with animal screen and conical top.**

1. What type of chimney cap is to be provided?

**Refer to item 23 response.**

1. Is there an image of the specified chimney cap?

**No image is provided. Submit submittal per Specifications**.

1. Is the chimney cap to be finished?

**Finish is Galvanized.**

1. Is an animal screen to be provided in the chimney cap?

**Yes, an animal screen is to be provided.**

1. Exterior Trim: #2 white pine is specified but has low rot resistance. Is this to be altered like windows and doors to a more decay resistant wood?

**Yes, refer previous Addendum.**

1. Type 2 Acrylic Latex Plus is a quick dry caulking and does not have the elastomeric properties that are successful on a historic property. Should we bid with the use of an elastomeric sealant such as DAP Extreme Stretch?

**Revise Specifications to require DAP Extreme joint sealant.**

1. Siding at dormer is severely weather damaged.

**Replace siding at the dormers. Inspect for concealed damage and notify Project Manager if concealed damage is discovered.**

**-END OF ADDENDUM 2-**