



**Chapman
Technical
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**WEST VIRGINIA COMMUNITY AND TECHNICAL COLLEGE SYSTEM
WEST VIRGINIA NORTHERN COMMUNITY COLLEGE
B&O BUILDING FAÇADE RESTORATION**

**ADDENDUM NO. 1
MARCH 11, 2024**

A. Bid Dates and Time

1. Bid Date: Bids are due on March 20, 2024, at 3:00 PM, LPT.
2. Time of Completion: Time of completion is 180 calendar days to substantial completion plus 30 days to final completion (210 days) for the Base Bid. If Alternate 3 Cornice is accepted, Alternate 3 work will be extended to 270 days to Final Completion. All other work will shall be completed in the 210 day period.

B. Clarifications

1. Pre-Bid Notes, Questions and Answers, and Sign-in Sheet are included and are part of this addendum.
2. See Sheet G-001, Contractor Experience, for minimum experience requirements for the Contractor providing historic work (Historic Contractor). The Historic Contractor may be a subcontractor to a General Contractor.

C. Questions and Answers

1. See questions and Answers, attached.

D. Modifications

1. If Addendum No. 1 is accepted, the Contractor shall salvage the stone West Virginia Northern Sign and the letters under it ("FOR ALL WHO WISH TO LEARN") and turn them over to WVNCC, unless they direct the Contractor to dispose of them.
2. If any original steel is exposed during the repair of the balusters, remove all rust, scale, grease, and other detrimental foreign matter in accordance with the Steel Structures Painting Council Specification SP-3, Power Tool Cleaning, and coat the steel to remain with cold galvanizing paint.

End of Addendum

200 Sixth Avenue
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PRE-BID CONFERENCE NOTES
MARCH 1, 2024

1. All prospective bidders must sign the sign-in sheet to bid.
2. Introductions

Phill Warnock, CTG Project Manager
Carol Stevens, CAS Structural Engineer
Rich Donovan, WVCTCS Project Manager
Trish Marker, WVNCC Project Manager
Jeff Sayre, WVNCC
3. Review bidding process.
 - a. The pre-bid is mandatory. All prospective bidders must sign in.
 - b. Bidder must be a licensed contractor with the State of WV.
 - c. Bidders must Fill out Proposal (Bid Form), and submit all documents to:
Senior Director of Facilities
RFB 24246
WV Community and Technical College System
1018 Kanawha Boulevard, East, Suite 700
Charleston, WV 25301
 - d. Bids are due on **March 20, 2024, at 3:00 PM, LPT.**
 - e. Bids are to be submitted in a sealed envelope with the address and “Attn: Senior Director of Facilities (B&O Building – Façade Restoration, Opening March 20, 2024, at 3:00 PM” clearly noted on the outside of the envelope. If forwarded by mail, the envelope should be delivered inside mail packaging addressed as noted above. The Owner assumes no responsibility for handling of bids delivered by mail.
 - f. All questions must be submitted in writing to Phill Warnock via email, at pwarnock@chaptech.com. Deadline for questions is **March 7, 2024, 1:00 PM, LPT.**
 - g. Time of completion is 180 calendar days to substantial completion plus 30 days to final completion (210 days) for the Base Bid. **If Alternate 3 Cornice is accepted, Alternate 3 work will be extended to 270 days to Final Completion. All other work will shall be completed in the 210 day period.**
 - h. Liquidated damages are \$ 750 per calendar day.
 - i. Retainage is 10%.
 - j. Bid Bond, Performance Bonds, and Payment Bond are required for the project.
 - k. State of West Virginia Supplementary Conditions to AIA A201-2017, General Conditions of the Contract for Construction, attached, apply to this project.
 - l. Insurance requirements are as noted per AIA A101-2017 Exhibit A.
 - m. Prevailing Wage requirements do not apply.

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- n. Items to be included with the bid are as follows:
 - 1. Contractor's Qualification Statement
 - 2. Bid Bond
 - 3. Form of Proposal
 - 4. State of WV Purchasing Affidavit
 - 5. Disclosure of Interested Parties to Contracts
 - 6. Drug Free Workplace Conformance Affidavit

The Contractor shall provide all other bonds and contract documents to the Owner no later than 15 days following receipt of Owner's notice of intent to award a Contract.

- o. Vendor Registration and Disclosure Statement and Small, Women, and Minority-Owned Business Certification Application is included in the Project Manual. Before a vendor is eligible to sell goods and/or services to the State of West Virginia, the West Virginia Code 5A-3-12 requires all vendors to have on file with the West Virginia Purchasing Division a completed Vendor Registration and Disclosure Statement.
- p. Documents may be reviewed at the locations noted in the Depositories for Bidding Documents.
- q. Addenda: There will be at least one addendum including notes and sign-in sheet from this meeting. Any statement made by anybody that materially alters the work described in the plans and specifications is invalid unless documented by addendum.
- r. The City of Wheeling has a 2% Business & Occupation (B&O) Tax that applies to this project/contract and shall be included in the Bid.

4. Discussion Items

- a. Electrical Power provision during cleaning and restoration of east façade.
- b. If Alternate 2 Marquee is accepted, the stone sign and lettering below shall be salvaged and provided to the Owner unless directed otherwise by the Owner.
- c. The Owner must be notified a minimum of two weeks prior to closure of any entrance/exits.
- d. Entries/Exits must be protected.
- e. WVNCC will need the main entry to be open on May 9th for Commencement.
- f. Anticipated start is Mid April.

5. Project review.

- a. Bidders were provided with a general overview of work and tour of site.

End of Pre-Bid Notes



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**QUESTIONS AND ANSWERS
MARCH 11, 2024**

Bidder Questions and their answers for the bid documents on the B&O Building Façade Restoration Project are as follows:

1. Can the bid date be extended?
 - a. The bid date will be extended to March 20, 2024, at 3:00 PM LPT.
2. A number of contractors that I have been in contact with have raised concerns about the 180 day completion requirement. Given the nature of the work and for quality purposes, many restoration contractors are asking to be allotted 240 days to complete the project. Can the time of completion be extended?
 - a. The base bid will remain at 180 days to Substantial Completion with an additional 30 days to Final Completion (210 days). If Alternate No. 3 Cornice is accepted an additional 60 days will be added for that work only, bringing Final Completion of the Cornice work to 270 days. All other work shall be complete within the 210 day period.
3. Is there a Window Schedule listing all windows with ID, scope of work, condition assessment, and type of window.
 - a. See Window Identification Markers as noted on A-202 and A-207, attached. Wood detailing noted on Sheet A-502 is expected to be new wood matching existing species, unless the existing wood is sound and able to be re-used. Windows on the North façade, N1, N2, and N3, will have continuous stainless steel hinged operable access windows at the side panels as noted on 2/A502. All other panels on the windows will be fixed. On the South Façade, S1, S2, and S3 all panels will be fixed.
4. The drawings do not include Window IDs.
 - a. See A-202 and A-207, attached.
5. The 6 month completion in contract is not feasible for window restoration on this scale. Current lead times for glass, hardware, and glazing items are 4-6 months. In situ work for glazing is also contingent on interior/exterior temperatures. Is there consideration to expand the terms of the contract or to phase the window restoration portion? For example, comparable projects estimate 2 years for mobilization and completion.
 - a. Lead times for glazing in this area have not been that long. The base bid completion time will remain unchanged.

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6. Spec Section 088000 Glazing – Will architect approve more advanced technology with window glazing eliminating the 1" glazing modification for IGU and moving to a vacuum insulated glass with the same performance rating as a traditional IGU?
 - a. Vacuum insulated glass matching the performance rating specified will be considered.
7. No information is available within drawings or written specifications identifying counterbalance system to be used compatible with the increased weight of proposed IGU glazing. Is this an oversight?
 - a. No counterbalance system is required with fixed or hinged windows.
8. Exhibit A – Asbestos testing – Window putty positive for asbestos. Is there an asbestos abatement schedule included or separated out from this project?
 - a. Asbestos putty shall be abated and is in the Contractor's scope of work.
9. Can the bid due date be extended? We respectfully request an additional 2 weeks.
10. There was some discussion about the work at the power line and possibly minimizing the impact on operations by scheduling the disconnect to occur over the weekend. Can the bid form be revised to include an allowance for any disconnect / reconnection of the power lines.
 - a. The Owner will be billed for connection and disconnection of the service line. The Contractor will need to perform work that requires disconnection of the electrical service over the weekend, assuming AEP will disconnect the service at 6:00 PM on Thursday and re-energize the service at 6:00 AM on Monday morning. Work in the area needs to be completed in that time frame. If Alternate 3 Cornice is accepted, a similarly timed second disconnection/reconnection of the service will be provided at the Owner's expense. Coordination with the Owner and AEP will be necessary in determining the exact length of time the service will be shut down.
 - i. If the work is not completed in the noted time frame, the contractor will be responsible to coordinate and pay all costs for additional weekend shutdown(s).The AEP contact for this project is Craig Neavin (304) 551-4265. Owner's contact for coordination of the work is Trish Marker.
11. Assuming the cornice add alternate is accepted. Will the existing connections / wire harnesses at the power lines need revised for clearance?
 - a. The contractor will be responsible to coordinate with AEP and WVNCC to safely provide the work in a timely manner. There is no expectation of moving or changing the power lines or transformer. Assume the cornice will turn back into the building and terminate 6" from the power entry.
12. Will the completion date be extended if the cornice alternate is extended?
 - a. See Question 2.

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13. Is the intent to replace any existing moldings at the interior of the grand windows?
- a. The interior moldings are expected to be protected and reinstalled.
14. The grand windows on level 4 / South elevation have a partition that extends to the window. Can a detail of how this is to be returned be provided? I was unable to see if the existing radius molding and sill were cut to allow for the partition.
- a. The best information about that area is on detail 2/A-502. The background for that detail is taken from the original drawings provided as reference drawings on the PDF sheet named "B&O 13 Exterior Detail a" and "B&O 13 Exterior Detail b". They are scans of two prints of the original Drawing No. 7408.
15. For bidding purposes, please provide a detailed description or plan view of limited site access restrictions.
- a. The contractor will work with WVNCC to limit impact to operations of the college. WVNCC will block off the northern portion of the visitor's lot on the south side of the building for laydown space and contractor operations. They will also provide parking area for employees in the area of the maintenance building. See Parking and Laydown Space map.
16. Will parking areas be made available for scaffolding deliveries to unload scaffolding?
- a. See question 15.
17. Can you confirm this terra cotta repointing is to include 100% of the balustrades and the back side of the parapet walls?
- a. Terra Cotta is intended to be 100% repointed from the terra cotta band at the upper windows and above, including balustrades and parapet walls.
18. Partition walls will be required to be erected around our construction on the interior of the building during the abatement and replacement of windows. The areas inside the North and South windows will need all furniture, desks, tables, etc. moved prior to and during construction. Who is responsible for relocating these items?
- a. WVNCC will relocate furniture, computers, and such. Coordinate with Trish Marker.
19. For bidding purposes please provide a quantity of rotten wood replacement.
- a. The contractor shall assume 100% replacement. Re-use existing original wood where it is sound and stable.
20. Alternate No. 3 Fiberglass Cornice – the Current estimated fabrication time of the fiberglass cornice is 14 weeks from approved shop drawings. With all other base bid scope on the façade restoration, there is no feasible way that the Alternate No. 3 scope can be completed during the 180 calendar day schedule. Please consider additional calendar days for Alternate No. 3 scope.
- a. See question 2.

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21. Construction Note 10, Provide "TGZ" repair at terra cotta upper entablature faces and returns. The specifications for terra cotta glaze repair refer to specific product materials. An example is Edison Coatings "Elastowall 351"; the product data sheet for this product requires this material to be applied to clean, sound substrates free of grease, oil, chalk, dirt, efflorescence, and unsound or incompatible previous coatings. According to the project documents the façade was cleaned around 2022. After reviewing the cleaning results at entablature faces and returns, is this cleaning acceptable to receive new terra cotta glaze applications? If this is referred back to the product rep, a second cleaning may be required prior to glaze installation. How shall we proceed for bidding purposes?
- a. The contractor is responsible to prepare surfaces for proper installation of materials.
22. What cleaning system was previously used?
- a. The cleaning system used for the previous work was EaCo Chem "OneRestore" Professional Grade Restoration Cleaner and Stain Remover.

End of Questions and Answers

Name	Representing	Address	Telephone/Fax	Email
Phill Warnock	Chapman Technical Group	200 Sixth Avenue, St. Albans, WV 25177	304-727-5501	pwarnock@chapttech.com
JOHN EMERY	ANGELINA STONE & MARBLE	55341 W CENTRA ST BALDWIN OH	740-633-3360	JOHN@ANGELINA-5 FIVE STONE-604.COM
Todd Kisor	Buckeye Construction & Restoration	405 Watertown Rd. Waterford, OH	740-749-5735	TKisor@bermco.com
SCOTT MARKWOOD	MARIANI + RICHARDS	2800 LIBRARY RD Pitt PA 15234	412 884 3737	SCOTT SMARKWOOD@MARIANI- RICHARDS.COM
WIL TYLER	Arch Masonry	500 DARTMAN ST Pitt PA 15224	412 801 8892	W.TYLER@ARCHMASONRY .COM
John E. Dietz	Grae-Con	880 Kingsdale Rd Stuebenville OH 43952	740-282-6830	jdietz@graecon.com
Jonathan Tripi	Marsa Inc.	1000 Castle View Rd. Pittsburgh, PA 15234	412-341-3400	Jon@MarsaInc.com
Steve Riffe	Stonemile Group LLC	103 Progress Ln Canonsburg Pa. 15317	724-825-9770	STEVE@STONEMILEGROUP.COM

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Phill Warnock	Chapman Technical Group	200 Sixth Avenue, St. Albans, WV 25177	304-727-5501	pwarnock@chaptech.com
Ron Blatt	Savage Construction	196 Peters Run Rd Wing, WV 26003	304-650-3932	rblatt@sav-co.com
CHRIS KLIZA	PULLMAN SST	140 S. CAMPUS IMPERIAL, PA 15126	412-251-2221	CKLIZA@PULLMAN-SERVICES.COM
JOHN THIRY	KEYSTONE WATERPROOFING	2008 MAIN DRIVE LATROBE, PA 15650	724-396-9991	JOHN@KEYSTONEWP.COM
Michael Lowe	Wilson Restoration	4520 New Texas Rd Pgh, PA 15239	412-793-4400 412-793-1301	mikelowe@wilsonrestoration.net
Dan McIntyre	Graciano Corp	209 Sigma Dr Pittsburgh, PA 15238	O 412-963-8400 C 724-612-4317	jmcintyrejr@graciano.com
Mark Speirs (Subcontractor)	N.F. Mansuetta + Sons, Inc	116 Wood St Martins Ferry OH 43935	740-633-7320 F 7322	mark@mansuetlorooting.com
Rich Razer	Allegheny Restoration Inc	1165 Garden St Greenburg Pa 15601	cell 412-558-7179 office 724-832-8209	rich@alleghenyrest.com

Name	Representing	Address	Telephone/Fax	Email
Phill Warnock	Chapman Technical Group	200 Sixth Avenue, St. Albans, WV 25177	304-727-5501	pwarnock@chaptech.com
Thomas Queen	WVNCC	1704 Market St Wheeling, WV 26003	304-830-2816	TQueen@WVNCC.EDU
Dan McClure	WVNCC	1704 Market St. Wheeling, WV 26003	304-639-4722	dmcclure@WVNCC.edu
Carol Stevens	CAS Structural Engineering	PO Box 469 Alum Creek, WV 25003	304 756-2564	calalaner@aol.com
Richard Donovan	WVCTCS	1018 Kanawha Blvd. E Suite 700 Charleston WV 25301	681-313-2212	donovan@WVCTCS.edu
Tricia Marker	WVNCC	1704 Market	304 830 2812	tmarker@WVNCC.edu

WVNCC
B&O Building Facade Restoration
Parking and Laydown Space

Legend

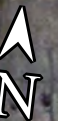
Wheeling

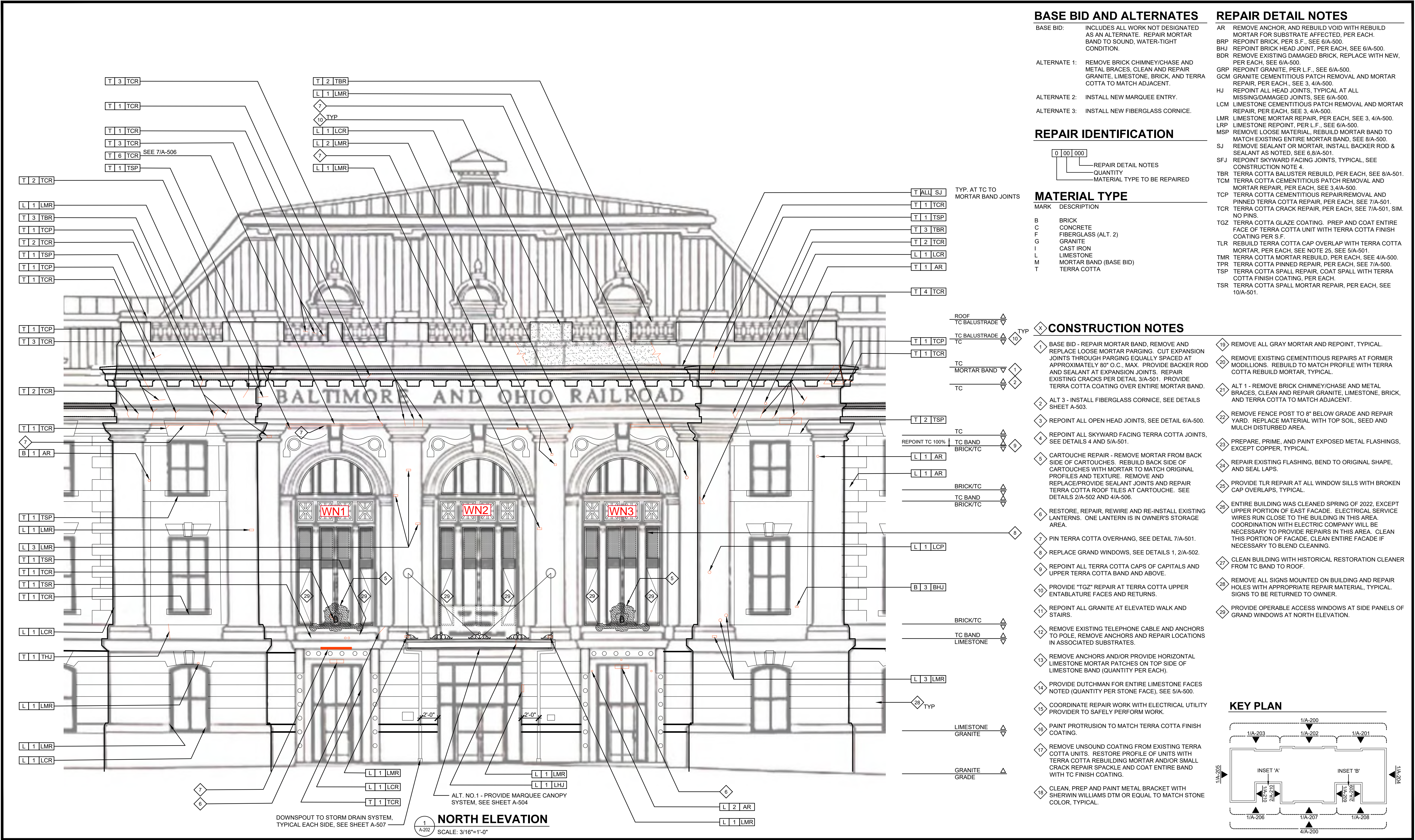
Maintenance
Building

contractor may
use one or other
of these lots.

Google Earth

200 ft

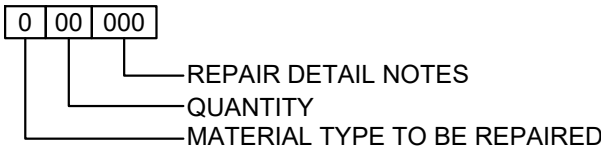




BASE BID AND ALTERNATES

- BASE BID: INCLUDES ALL WORK NOT DESIGNATED AS AN ALTERNATE. REPAIR MORTAR BAND TO SOUND, WATER-TIGHT CONDITION.
- ALTERNATE 1: REMOVE BRICK CHIMNEY/CHASE AND METAL BRACES, CLEAN AND REPAIR GRANITE, LIMESTONE, BRICK, AND TERRA COTTA TO MATCH ADJACENT.
- ALTERNATE 2: INSTALL NEW MARQUEE ENTRY.
- ALTERNATE 3: INSTALL NEW FIBERGLASS CORNICE.

REPAIR IDENTIFICATION



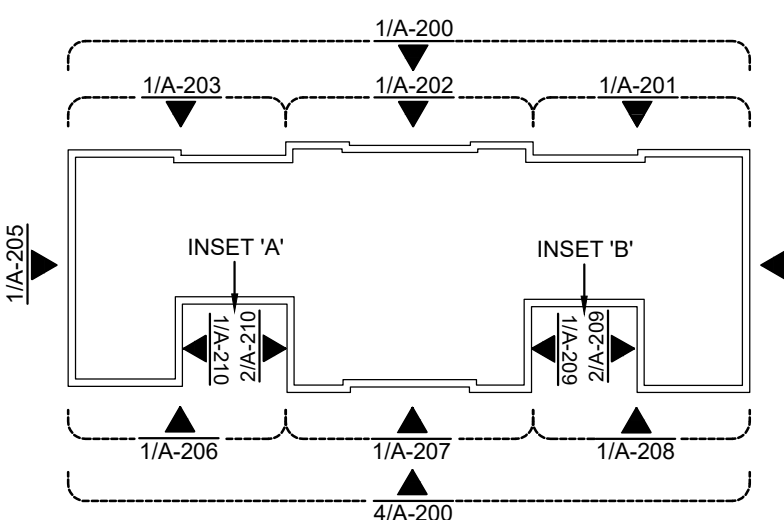
MATERIAL TYPE

MARK	DESCRIPTION
B	BRICK
C	CONCRETE
F	FIBERGLASS (ALT. 2)
G	GRANITE
I	CAST IRON
L	LIMESTONE
M	MORTAR BAND (BASE BID)
T	TERRA COTTA

CONSTRUCTION NOTES

- BASE BID - REPAIR MORTAR BAND, REMOVE AND REPLACE LOOSE MORTAR PARING. CUT EXPANSION JOINTS THROUGH PARING EQUALLY SPACED AT APPROXIMATELY 80" O.C. MAX. PROVIDE BACKER ROD AND SEALANT AT EXPANSION JOINTS. REPAIR EXISTING CRACKS PER DETAIL 3/A-501. PROVIDE TERRA COTTA COATING OVER ENTIRE MORTAR BAND.
- ALT 3 - INSTALL FIBERGLASS CORNICE, SEE DETAILS SHEET A-503.
- REPOINT ALL OPEN HEAD JOINTS, SEE DETAIL 6/A-500.
- REPOINT ALL SKYWARD FACING TERRA COTTA JOINTS, SEE DETAILS 4 AND 5/A-501.
- CARTOUCHE REPAIR - REMOVE MORTAR FROM BACK SIDE OF CARTOUCHES. REBUILD BACK SIDE OF CARTOUCHES WITH MORTAR TO MATCH ORIGINAL PROFILES AND TEXTURE. REMOVE AND REPLACE/PROVIDE SEALANT JOINTS AND REPAIR TERRA COTTA ROOF TILES AT CARTOUCHE. SEE DETAILS 2/A-502 AND 4/A-506.
- RESTORE, REPAIR, REWIRE AND RE-INSTALL EXISTING LANTERNS. ONE LANTERN IS IN OWNER'S STORAGE AREA.
- PIN TERRA COTTA OVERHANG, SEE DETAIL 7/A-501.
- REPLACE GRAND WINDOWS, SEE DETAILS 1, 2/A-502.
- REPOINT ALL TERRA COTTA CAPS OF CAPITALS AND UPPER TERRA COTTA BAND AND ABOVE.
- PROVIDE "TGZ" REPAIR AT TERRA COTTA UPPER ENTABLATURE FACES AND RETURNS.
- REPOINT ALL GRANITE AT ELEVATED WALK AND STAIRS.
- REMOVE EXISTING TELEPHONE CABLE AND ANCHORS TO POLE, REMOVE ANCHORS AND REPAIR LOCATIONS IN ASSOCIATED SUBSTRATES.
- REMOVE ANCHORS AND/OR PROVIDE HORIZONTAL LIMESTONE MORTAR PATCHES ON TOP SIDE OF LIMESTONE BAND (QUANTITY PER EACH).
- PROVIDE DUTCHMAN FOR ENTIRE LIMESTONE FACES NOTED (QUANTITY PER STONE FACE), SEE 5/A-500.
- COORDINATE REPAIR WORK WITH ELECTRICAL UTILITY PROVIDER TO SAFELY PERFORM WORK.
- PAINT PROTRUSION TO MATCH TERRA COTTA FINISH COATING.
- REMOVE UNSOUND COATING FROM EXISTING TERRA COTTA UNITS. RESTORE PROFILE OF UNITS WITH TERRA COTTA REBUILDING MORTAR AND/OR SMALL CRACK REPAIR SPACKLE AND COAT ENTIRE BAND WITH TC FINISH COATING.
- CLEAN, PREP AND PAINT METAL BRACKET WITH SHERWIN WILLIAMS DTM OR EQUAL TO MATCH STONE COLOR, TYPICAL.
- REMOVE ALL GRAY MORTAR AND REPOINT, TYPICAL.
- REMOVE EXISTING CEMENTITIOUS REPAIRS AT FORMER MODILLIONS. REBUILD TO MATCH PROFILE WITH TERRA COTTA REBUILD MORTAR, TYPICAL.
- ALT 1 - REMOVE BRICK CHIMNEY/CHASE AND METAL BRACES, CLEAN AND REPAIR GRANITE, LIMESTONE, BRICK, AND TERRA COTTA TO MATCH ADJACENT.
- REMOVE FENCE POST TO 8" BELOW GRADE AND REPAIR YARD. REPLACE MATERIAL WITH TOP SOIL, SEED AND MULCH DISTURBED AREA.
- PREPARE, PRIME, AND PAINT EXPOSED METAL FLASHINGS, EXCEPT COPPER, TYPICAL.
- REPAIR EXISTING FLASHING, BEND TO ORIGINAL SHAPE, AND SEAL LAPS.
- PROVIDE TLR REPAIR AT ALL WINDOW SILLS WITH BROKEN CAP OVERLAPS, TYPICAL.
- ENTIRE BUILDING WAS CLEANED SPRING OF 2022, EXCEPT UPPER PORTION OF EAST FACADE. ELECTRICAL SERVICE WIRES RUN CLOSE TO THIS BUILDING IN THIS AREA. COORDINATION WITH ELECTRIC COMPANY WILL BE NECESSARY TO PROVIDE REPAIRS IN THIS AREA. CLEAN THIS PORTION OF FACADE, CLEAN ENTIRE FACADE IF NECESSARY TO BLEND CLEANING.
- CLEAN BUILDING WITH HISTORICAL RESTORATION CLEANER FROM TC BAND TO ROOF.
- REMOVE ALL SIGNS MOUNTED ON BUILDING AND REPAIR HOLES WITH APPROPRIATE REPAIR MATERIAL, TYPICAL. SIGNS TO BE RETURNED TO OWNER.
- PROVIDE OPERABLE ACCESS WINDOWS AT SIDE PANELS OF GRAND WINDOWS AT NORTH ELEVATION.

KEY PLAN



REVISION NUMBER	REVISIONS	DATE	BY

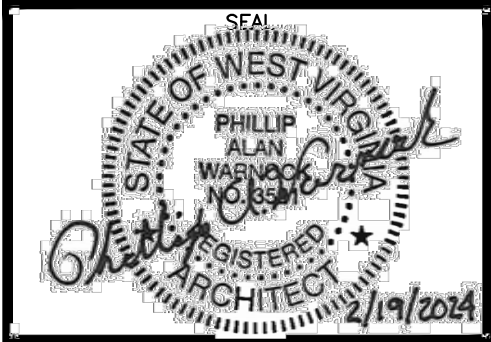
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AIRPORT PLANNING / DEVELOPMENT
ARCHITECTURE / INTERIOR DESIGN
CIVIL ENGINEERING / SITE DEVELOPMENT
ENVIRONMENTAL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEYING

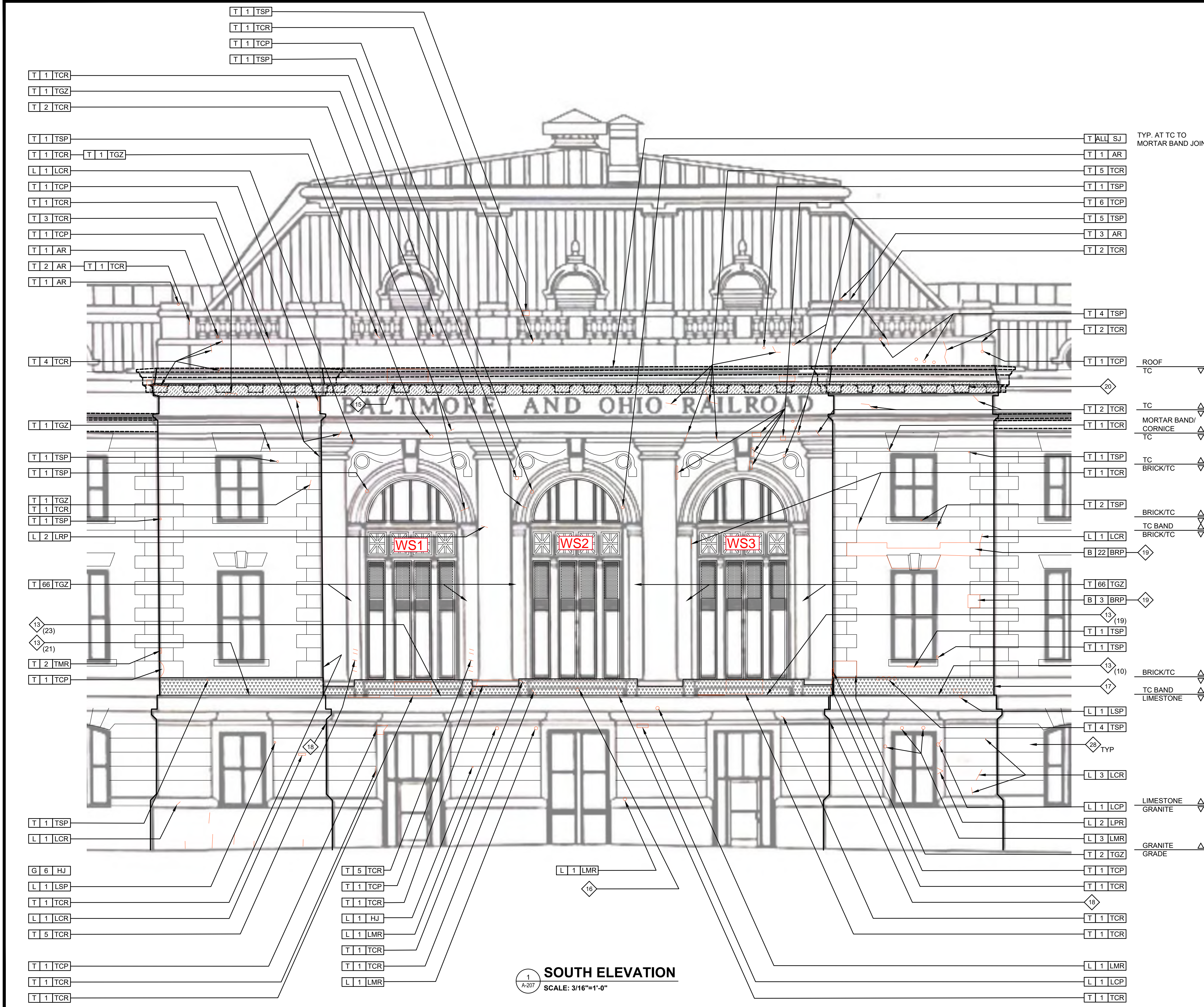
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PROJECT INFORMATION
**WEST VIRGINIA NORTHERN COMMUNITY COLLEGE
WHEELING CAMPUS
B & O BUILDING FACADE RESTORATION
1704 MARKET STREET
WHEELING, WEST VIRGINIA**

NORTH FACADE



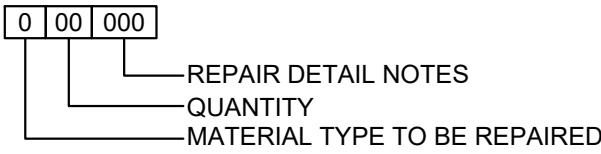
JOB NUMBER:	21014
SCALE:	AS NOTED
DATE:	FEBRUARY 2024
DRAWN BY:	DND
DESIGNED BY:	PAW
CHECKED BY:	PAW
SHEET NO.	REVISION
A-202	0



BASE BID AND ALTERNATES

BASE BID:	INCLUDES ALL WORK NOT DESIGNATED AS AN ALTERNATE. REPAIR MORTAR BAND TO SOUND, WATER-TIGHT CONDITION.
ALTERNATE 1:	REMOVE BRICK CHIMNEY/CHASE AND METAL BRACES, CLEAN AND REPAIR GRANITE, LIMESTONE, BRICK, AND TERRA COTTA TO MATCH ADJACENT.
ALTERNATE 2:	INSTALL NEW MARQUEE ENTRY.
ALTERNATE 3:	INSTALL NEW FIBERGLASS CORNICE.

REPAIR IDENTIFICATION



MATERIAL TYPE

MARK	DESCRIPTION
B	BRICK
C	CONCRETE
F	FIBERGLASS (ALT. 2)
G	GRANITE
I	CAST IRON
L	LIMESTONE
M	MORTAR BAND (BASE BID)
T	TERRA COTTA

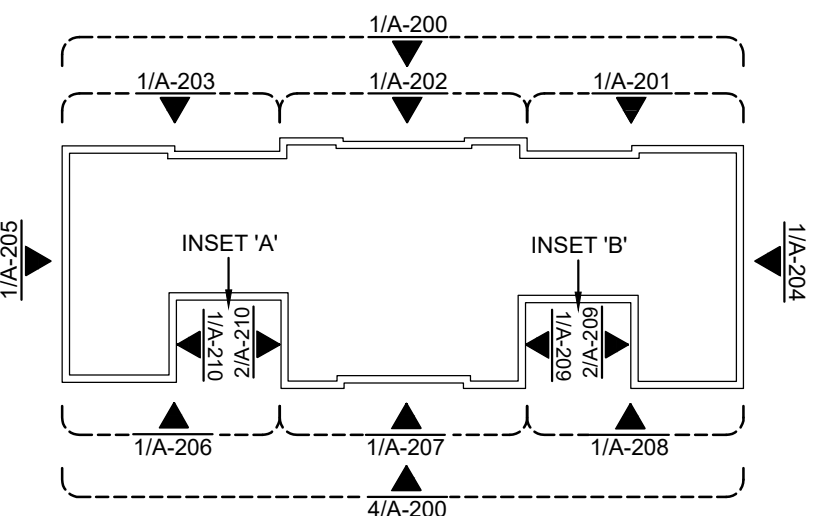
REPAIR DETAIL NOTES

AR	REMOVE ANCHOR, AND REBUILD VOID WITH REBUILD MORTAR FOR SUBSTRATE AFFECTED, PER EACH.
BRP	REPOINT BRICK, PER S.F., SEE 6/A-500.
BHJ	REPOINT BRICK HEAD JOINT, PER EACH, SEE 6/A-500.
BDR	REMOVE EXISTING DAMAGED BRICK, REPLACE WITH NEW, PER EACH, SEE 6/A-500.
GRP	REPOINT GRANITE, PER L.F., SEE 6/A-500.
GCM	GRANITE CEMENTITIOUS PATCH REMOVAL AND MORTAR REPAIR, PER EACH., SEE 3, 4/A-500.
HJ	REPOINT ALL HEAD JOINTS, TYPICAL AT ALL MISSING/DAMAGED JOINTS. SEE 6/A-500.
LCM	LIMESTONE CEMENTITIOUS PATCH REMOVAL AND MORTAR REPAIR, PER EACH, SEE 3, 4/A-500.
LMP	LIMESTONE MORTAR REPAIR, PER EACH, SEE 3, 4/A-500.
LSP	LIMESTONE REPOINT, PER L.F., SEE 6/A-500.
MSP	REMOVE LOOSE MATERIAL, REBUILD MORTAR BAND TO MATCH EXISTING ENTIRE MORTAR BAND, SEE 8/A-500.
SJ	REMOVE SEALANT OR MORTAR, INSTALL BACKER ROD & SEALANT AS NOTED, SEE 6,8/A-501.
SFJ	REPOINT SKYWARD FACING JOINTS, TYPICAL, SEE CONSTRUCTION NOTE 4.
TBR	TERRA COTTA BALUSTER REBUILD, PER EACH, SEE 8/A-501.
TCM	TERRA COTTA CEMENTITIOUS PATCH REMOVAL AND MORTAR REPAIR, PER EACH, SEE 3,4/A-500.
TCR	TERRA COTTA CEMENTITIOUS REPAIR/REMOVAL AND PINNED TERRA COTTA REPAIR, PER EACH, SEE 7/A-501.
TCR	TERRA COTTA CRACK REPAIR, PER EACH, SEE 7/A-501, SIM. NO PINS.
TGZ	TERRA COTTA GLAZE COATING. PREP AND COAT ENTIRE FACE OF TERRA COTTA UNIT WITH TERRA COTTA FINISH COATING PER S.F.
TLR	REBUILD TERRA COTTA CAP OVERLAP WITH TERRA COTTA MORTAR, PER EACH, SEE NOTE 25, SEE 5/A-501.
TMR	TERRA COTTA MORTAR REBUILD, PER EACH, SEE 4/A-500.
TPR	TERRA COTTA PINNED REPAIR, PER EACH, SEE 7/A-500.
TSP	TERRA COTTA SPALL REPAIR, COAT SPALL WITH TERRA COTTA FINISH COATING, PER EACH.
TSR	TERRA COTTA SPALL MORTAR REPAIR, PER EACH, SEE 10/A-501.

CONSTRUCTION NOTES

- BASE BID - REPAIR MORTAR BAND, REMOVE AND REPLACE LOOSE MORTAR PARGING. CUT EXPANSION JOINTS THROUGH PARGING EQUALLY SPACED AT APPROXIMATELY 80" O.C. MAX. PROVIDE BACKER ROD AND SEALANT AT EXPANSION JOINTS. REPAIR EXISTING CRACKS PER DETAIL 3/A-501. PROVIDE TERRA COTTA COATING OVER ENTIRE MORTAR BAND.
- ALT 3 - INSTALL FIBERGLASS CORNICE, SEE DETAILS SHEET A-503.
- REPOINT ALL OPEN HEAD JOINTS, SEE DETAIL 6/A-500.
- REPOINT ALL SKYWARD FACING TERRA COTTA JOINTS, SEE DETAILS 4 AND 5/A-501.
- CARTOUCHE REPAIR - REMOVE MORTAR FROM BACK SIDE OF CARTOUCHE. REBUILD BACK SIDE OF CARTOUCHE WITH MORTAR TO MATCH ORIGINAL PROFILES AND TEXTURE. REMOVE AND REPLACE/PROVIDE SEALANT JOINTS AND REPAIR TERRA COTTA ROOF TILES AT CARTOUCHE. SEE DETAILS 2/A-502 AND 4/A-506.
- RESTORE, REPAIR, REWIRE AND RE-INSTALL EXISTING LANTERNS. ONE LANTERN IS IN OWNER'S STORAGE AREA.
- PIN TERRA COTTA OVERHANG, SEE DETAIL 7/A-501.
- REPLACE GRAND WINDOWS, SEE DETAILS 1, 2/A-502.
- REPOINT ALL TERRA COTTA CAPS OF CAPITALS AND UPPER TERRA COTTA BAND AND ABOVE.
- PROVIDE "TGZ" REPAIR AT TERRA COTTA UPPER ENTABLATURE FACES AND RETURNS.
- REPOINT ALL GRANITE AT ELEVATED WALK AND STAIRS.
- REMOVE EXISTING TELEPHONE CABLE AND ANCHORS TO POLE, REMOVE ANCHORS AND REPAIR LOCATIONS IN ASSOCIATED SUBSTRATES.
- REMOVE ANCHORS AND/OR PROVIDE HORIZONTAL LIMESTONE MORTAR PATCHES ON TOP SIDE OF LIMESTONE BAND (QUANTITY PER EACH).
- PROVIDE DUTCHMAN FOR ENTIRE LIMESTONE FACES NOTED (QUANTITY PER STONE FACE), SEE 5/A-500.
- COORDINATE REPAIR WORK WITH ELECTRICAL UTILITY PROVIDER TO SAFELY PERFORM WORK.
- PAINT PROTRUSION TO MATCH TERRA COTTA FINISH COATING.
- REMOVE UNSOUND COATING FROM EXISTING TERRA COTTA UNITS. RESTORE PROFILE OF UNITS WITH TERRA COTTA REBUILDING MORTAR AND/OR SMALL CRACK REPAIR SPACKLE AND COAT ENTIRE BAND WITH TC FINISH COATING.
- CLEAN, PREP AND PAINT METAL BRACKET WITH SHERWIN WILLIAMS DTM OR EQUAL TO MATCH STONE COLOR, TYPICAL.
- REMOVE ALL GRAY MORTAR AND REPOINT, TYPICAL.
- REMOVE EXISTING CEMENTITIOUS REPAIRS AT FORMER MODILLIONS. REBUILD TO MATCH PROFILE WITH TERRA COTTA REBUILD MORTAR, TYPICAL.
- ALT 1 - REMOVE BRICK CHIMNEY/CHASE AND METAL BRACES, CLEAN AND REPAIR GRANITE, LIMESTONE, BRICK, AND TERRA COTTA TO MATCH ADJACENT.
- REMOVE FENCE POST TO 8" BELOW GRADE AND REPAIR YARD. REPLACE MATERIAL WITH TOP SOIL, SEED AND MULCH DISTURBED AREA.
- PREPARE, PRIME, AND PAINT EXPOSED METAL FLASHINGS, EXCEPT COPPER, TYPICAL.
- REPAIR EXISTING FLASHING, BEND TO ORIGINAL SHAPE, AND SEAL LAPS.
- PROVIDE TLR REPAIR AT ALL WINDOW SILLS WITH BROKEN CAP OVERLAPS, TYPICAL.
- ENTIRE BUILDING WAS CLEANED SPRING OF 2022, EXCEPT UPPER PORTION OF EAST FACADE. ELECTRICAL SERVICE WIRES RUN CLOSE TO THE BUILDING IN THIS AREA. COORDINATION WITH ELECTRIC COMPANY WILL BE NECESSARY TO PROVIDE REPAIRS IN THIS AREA. CLEAN THIS PORTION OF FACADE, CLEAN ENTIRE FACADE IF NECESSARY TO BLEND CLEANING.
- CLEAN BUILDING WITH HISTORICAL RESTORATION CLEANER FROM TC BAND TO ROOF.
- REMOVE ALL SIGNS MOUNTED ON BUILDING AND REPAIR HOLES WITH APPROPRIATE REPAIR MATERIAL, TYPICAL. SIGNS TO BE RETURNED TO OWNER.
- PROVIDE OPERABLE ACCESS WINDOWS AT SIDE PANELS OF GRAND WINDOWS AT NORTH ELEVATION.

KEY PLAN



REVISION NUMBER	REVISIONS	DATE	BY



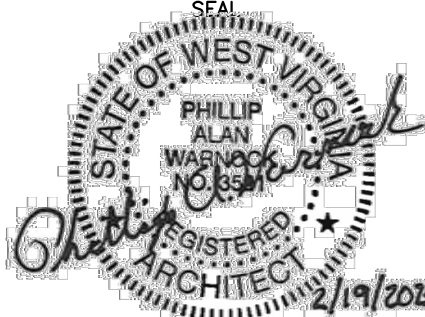
AIRPORT PLANNING / DEVELOPMENT
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PROJECT INFORMATION

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SOUTH FACADE



JOB NUMBER:	21014
SCALE:	AS NOTED
DATE:	FEBRUARY 2024
DRAWN BY:	DND
DESIGNED BY:	PAW
CHECKED BY:	PAW
SHEET NO.	REVISION
A-207	0