

REQUEST FOR PROPOSAL
Mansion Grounds Rehabilitation
State Preservation Board
RFP #809-22-0022
ADDENDUM #1
Date issued: June 17, 2022

This Addendum modifies the original Request for Proposal (RFP) documents dated May 27, 2022. Acknowledge receipt of this Addendum by signing below and returning with proposal submittal.

Firms Attending Non-Mandatory Pre-Proposal Site Visit*:

1. Centennial Contractors Enterprises, Inc.
2. Concrete Raising and Repair
3. Pavecon

*Sign-in sheet attached to this addendum

Changes to RFP:

1. ***PROPOSAL DUE DATE REVISED to 2PM on JUNE 30, 2022*** throughout RFP:

EVENT	DATE
Issue RFP	May 27, 2022
Optional Pre-Proposal Site Visit	10 AM, June 10, 2022
Deadline for Submission of Questions	5 PM, June 15, 2022
Anticipated Release Date of Addendum, <i>in any</i>	June 17, 2022
Deadline for Submission of Proposals	2 PM, June 24, 2022 <i>JUNE 30, 2022</i>
Expected Contract Start Date	August 1, 2022

2. In Section 1 of the RFP, ***REVISE SCOPE*** to read: The scope of this project includes: replacement of loose pavers, slab levelling, ***and sealing wood joints along walks*** across the mansion grounds and nearby Foundation Park; converting stairs to a ramp and replacing fountain plumbing in the Connally Garden; building greenhouse foundation walls and extending flatwork at the kitchen garden; and building new fences and gates at each end of the Colorado Street Pedestrian Plaza. ***Details are also included to refinish a second, smaller fountain in the Connally Garden.***
3. In Section 11 of the RFP, article vi regarding HUB Subcontracting opportunities, ***ADD NEW SUBCONTRACTING OPPORTUNITY:***

CLASS-ITEM	DESCRIPTION
914-27	Carpentry
914-30	Concrete
914-38	Electrical
914-55	Masonry
914-57	Metal Work
914-61	Painting and Wallpapering
914-68	Plumbing
914-94	Trade Services, Construction (Not Otherwise Classified)
914-88	Welding
595-65	Shrubbery, Evergreen
<i>910-78</i>	<i>Weather and Waterproofing Services</i>

4. ***REVISED ATTACHMENT B - COST PROPOSAL*** attached to this addendum

All Questions Received by 5PM, June 15, 2022 Question Deadline and SPB Responses:

1. Front Entry: Can the submitted spec be modified by adding environmentally friendly polyurethane-based injection material?

SPB Response: Proposers should price mud. While some substitutes may be considered after award, polyurethane foam that is expansive (like Uretek), will not be acceptable. Expansive foam creates issues with leveling.

2. Front Entry: The existing slab wood joints should have NP1 sealant added to minimize any future heaving. This will continue to be a concern if the condition remains as is. Should this be added to the cost proposal?

SPB Response: Yes, please see the attached updated COST PROPOSAL document as part of this addendum. There is now a line to provide a price to remove fifty (50) linear feet of wood slab joints and seal with Sikaflex 2c NS TG.

3. Connally Ramp: Is it ok to cut some of the roots on the tree along the ramp side? What is the process for interaction around existing tree roots?

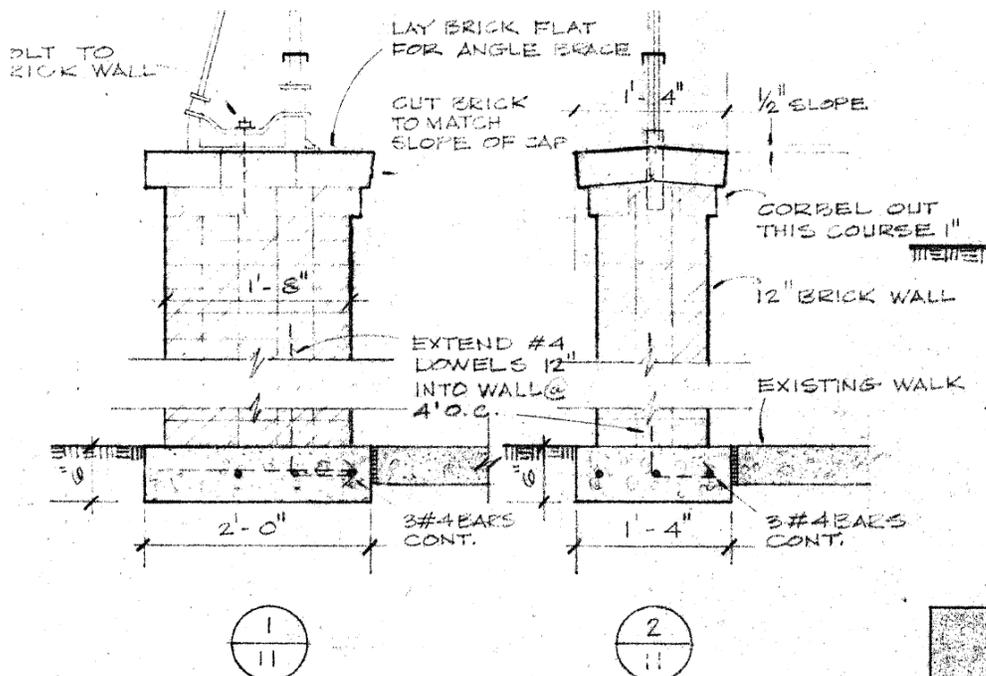
SPB Response: It is ok to cut roots impacting work when they are less than 1" diameter, using disinfected hand tools. This should be only where absolutely necessary, not for convenience. Disturbance or roots and adjacent soil should be minimized. Since work will be done where this is existing, non-heaved sidewalks, the hope is that there will not be extensive or large roots impacting work. The SPB will have an arborist on call to consider larger roots.

4. Connally Ramp: Is the intent for the east paving portion of the brick pathway to be mudjacked/lifted up to the brick level of the retaining wall?

SPB Response: The intent was to remove and replace the subslab, doweling into adjacent remaining subslab, providing 1/4" per foot positive drainage. But, upon removing pavers, we can examine the substrate. The 1967 plans indicate a 3"-4" unreinforced slab with sand bed and pavers. We are open to sawcutting and mudjacking the sub-slab to level in a manner that won't impact contiguous subslab, or levelling the subslab with lifts of SikaLevel -025 Patch or equal patching compound, depending on conditions and cost impacts.

5. Connally Ramp: Can SPB verify 4" or 3" slab underneath scope of work pavers?

SPB Response: The SPB has not exposed or observed the actual depth of the subslab, and the 1967 drawings do not appear to dimension it. Deriving dimensions from the sections, the slab appears to be 4", which would be in accordance with expectations.



6. Connally Ramp: Is new brick to be part of scope of knee walls near ramp, or attic stock brick to be provided?
SPB Response: The SPB has 2,625 units of new Acme brick for the greenhouse wall and other white painted brick, including the knee walls at the Connally Garden. The Contractor shall provide brick where takeoffs exceed this available quantity.
7. Parking: Can the concrete truck park on Lavaca to pump over the wall?
SPB Response: The SPB can provide the parallel parking areas along Lavaca Street for a concrete truck, but not beyond. The General Contractor should coordinate with the City of Austin any road closures necessary for concrete trucks wherever they will intrude into City of Austin managed traffic lanes.
8. Connally Fountain: Is the Nautilus fountain to be included?
SPB Response: Plumbing for the Nautilus fountain was restored in 2012 and should be functional, but the basin needs to be relined. Please see the attached updated COST PROPOSAL document as part of this addendum. There is now a line to provide price to remove bulk of existing chlorinated rubber compound by mechanical means such as hand scraping, noting that rubber does not respond well to abrasive removal methods. Retain "lizard skin" substrate texture. Consider abrasive sponge blasting to remove all traces of rubber compounds down to a clean substrate ready to receive a new coating. Repair any cracks with Quickcrete Epoxy Concrete Repair. Coat basin with AES 505 primer and two coats of AES-425XF fountain coating. After curing, coat with Tenemec Epoxoline in jay blue.
9. Greenhouse: Are landscaping elements and softscape included?
SPB Response: Yes, barring two planters SO-2 and large cast iron planter S-01 already onsite. Plan to salvage existing planter bed soils for re-placement in new beds.
10. Greenhouse: Does all digging have to be hand dug? In particular the trenched plumbing elements and flatwork areas?
SPB Response: Hand diggings is preferred within the dripline of the large oak tree, and for the flatwork extension which is above 5' deep ground source heat pump lines. However, mechanical methods can be used for deeper trenching of the drain line, if necessary. An archeologist will be on hand to observe these particular excavations.
11. Greenhouse: Is there any attic stock brick provided for the Greenhouse other than salvage all existing? Is there new brick for the knee walls and field of the interior/exterior paving inside the knee walls?
SPB Response: The SPB has 2,625 units of new Acme brick for the greenhouse wall and other white painted brick, including the knee walls at the Connally Garden. The Contractor shall provide brick where takeoffs exceed this available quantity. The Contractor is responsible for relocation of this brick from its storage location at 14th and San Jacinto.
12. Foundation Park: Slab that is heaved and broken around tree will most likely require some reconstruction and lifting the whole slab up along the 10'-12' run from street sidewalk. Is that ok as long as ADA can still be achieved?
SPB Response: Yes, that is the expectation. The hope is that ground disturbance can be limited to areas of demolition of existing flatwork, not impacting adjacent historic foundations or undisturbed soils beneath the slab. The SPB is not including this work in the archeological monitoring based on this premise, but the Contractor should bring this to our attention if not possible, so that monitoring can be arranged.
13. Foundation Park: Can sensitive areas around trees and limestone foundations use cementitious concrete injection to lift in a more controlled fashion?
SPB Response: Yes, the least invasive means is preferred.

14. Foundation Park: Can the South walk with heaved central pavers use a two part process? One to lift heaved slab on north side of walk where water pools underneath; two to create a new drain to maintain a proper slope to the storm sewer at east. Current conditions with sagged and heaved slab areas prevent proper drainage.

SPB Response: Means and methods to achieve levelling are up to the Contractor. The least invasive methods are preferred, while retaining ADA slopes along with proper drainage slopes.

15. Foundation Park: Does SPB want paver brick installed where it's currently all slab at the two entrances to the park on the east side?

SPB Response: Replacement in like kind is preferred, but alternatives can be considered.

ACKNOWLEDGE RECEIPT OF THIS ADDENDUM BY RETURNING THIS SIGNED FORM WITH YOUR PROPOSAL.

BY: _____
Representative Name and Title

Vendor Name

END OF ADDENDUM #1

ATTACHMENT B - COST PROPOSAL Updated - Addendum #1

Legal Entity Name:	
Address:	
City, State Zip:	
Project Number:	809-22-0022
Project Title:	Mansion Grounds Rehabilitation
Using Agency:	Texas State Preservation Board
Project Location:	Texas Governor's Mansion, 1010 Colorado Street, Austin, TX 78701

Scope Item #	Description	Total Bid
1	Paver Remediation & Mudjacking	\$ _____
1b	Remove wood divider and Seal 50 LF of sidewalk joint	\$ _____
2	Paver Remediation - Foundation Park:	\$ _____
3	Kitchen Garden:	\$ _____
4	Connally Garden Flatwork:	\$ _____
5	Connally Garden Plumbing:	\$ _____
5b	Strip and reline nautilus fountain basin	\$ _____
6	Colorado Gate & Fence:	\$ _____
7	Performance & Payment Bond:	\$ _____
8	General Conditions, Overhead & Profit:	\$ _____
Base Bid Grand Total - including all scope items.		\$ _____

Scope Item #	Description	Total Bid
Base Bid Grand Total (in words)		Dollars

RESPECTFULLY SUBMITTED:

Authorized Signature:

Printed Name and Title:

Telephone:

Respondent's Corporate Charter No.:

If a Corporation, attach a corporation resolution or other official corporate documentation, which states that person signing this proposal is an authorized person to sign for and legally bind the corporation.

**Non-Mandatory Pre-Proposal Meeting
RFP #809-22-0022
Mansion Grounds Rehabilitation
Texas Governor's Mansion
6/10/2022**

Name: _____ Neale van
Streepen_____

Company Name: __ Concrete Raising and Repair_____

Telephone #: __ 512.593.5424_____

Email: _____ Neale@austincrc.com_____



Name: __ Clay Williamson_____

Company Name: __ Pavecon_____

Telephone #: __ 512.350.2333_____

Email: _____ cwilliamson@pavecon.com_____



Name: _____ John Purdy_____

Company Name: __ Centennial Contractors Enterprises,
Inc._____

Telephone #: _____ 512.220.2696_____

Email: _____ jpurdy@cce-inc.com_____



Name: _____

Company Name: _____

Telephone #: _____

Email: _____

