

Bid Addendum

The logo for SERA, consisting of the letters S, E, R, and A in a white, sans-serif font, set against a solid orange square background.

ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

Project Name Clatsop County Circuit Court Security Improvements
Project Number 2101028
Project Address 749 Commercial St
Astoria, OR 97130

Company Name SERA Design and Architecture, Inc
Address 600 SW 10th Ave, Suite 500
Portland, OR 97205

Addendum # 02

Date of Issuance 31 July 2023

To: All Contract Document Holders

This Addendum forms a part of the Contract Documents and modifies the original Project Manual and Drawings, dated June 28th, 2023 as noted below. This Addendum also distributes answers to requests for clarification and substitution. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject bidder to disqualification.

This Addendum consists of two (2) addendum pages and three (3) attachments.

ATTACHMENTS

1. Specification Section 08 03 53 – Restoration of Wood Windows
2. Substitution request for window restoration in lieu of window replacement
3. Requests for clarification regarding wood window scope (excerpt of email provided)

PROJECT MANUAL

Division 01 – GENERAL REQUIREMENTS

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1. Add: Section 08 03 53 – Restoration of Wood Windows

Division 08 – OPENINGS

08 03 53 - Restoration of Wood Windows

2. Add Full Section, see attachedS

In response to the included written request for clarification the following responses are provided:

- a. The window count is provided in the construction documents.
- b. Approximate sizes are indicated in the construction documents. Field measurements are to be performed by general or sub-contractors.

- c. The construction documents indicate paint is to match existing. As noted in the attached specifications, restoration is for full, contiguous window units and trim, including areas such as transoms where glass replacement has not been noted.
- d. The spec seems to have been for new windows to be installed with glass IGU's. A few notes:
 - 1. We have received authorization from the AHJ to replace the windows as noted in the construction documents.
 - 2. Windows shall be replaced or restored with insulated glazing units.
 - 3. Storm windows are not called for in the construction documents.
- e. We have no further information regarding the timeline beyond what is provided in the instructions to bidders.

END OF ADDENDUM NO. 2

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NOT USED

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NOT USED

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NOT USED

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NOT USED

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PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Clean, patch and refinish existing wood windows.
- B. Clean, patch or replace and finish existing wood window trim.
- C. Clean, repair or replace existing wood window hardware.
- D. Clean and re-putty or replace existing glass in wood windows.
- E. Window member repair and patching.
 - 1. Double hung windows.

1.02 DEFINITIONS

- A. Window System Component Descriptions: Window component terminology shall be as identified in the current edition of Architectural Woodwork Standards (AWS).
- B. Wood window components work include the following:
 - 1. Frame Components: Head, jamb, and sill.
 - 2. Sash Components: Stile and rails, parting bead, stop, and muntins.
 - 3. Exterior Trim: Exterior casing, brick mould, and drip cap.
 - 4. Interior Trim: Casing, stool, and apron.
- C. Glazing includes glass, glazing points, glazing compounds, and gaskets.
- D. Adjacent components include flashing and drainage components.

1.03 SYSTEM DESCRIPTION

- A. Design Requirements: Except as otherwise indicated, comply with the following standard:
 - 1. AWS Architectural Quality Standards: "Architectural Woodwork Quality Standards" of the Architectural Woodwork Institute for grades of architectural woodwork, construction, finishes, and other requirements.

1.04 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
- B. Provide all submittals in PDF format except samples, or unless otherwise noted.
- C. Product Data:
 - 1. Describe the properties of items to be used in the Work.
- D. Shop Drawings - Repaired Windows: Indicate the following:
 - 1. Configuration of restored window(s) showing materials existing, materials to be maintained, and new work.
 - 2. Material(s) to be removed from existing window(s)
 - 3. Measured drawings of existing components to be maintained.
 - 4. Profiles, sizes, dimensional requirements of components of new work.
 - 5. Glazing type(s), hardware, weather stripping, accessories, and finishes.
- E. Samples:
 - 1. Furnish materials to be used with labels indicating colors, finish characteristics, and locations of the Work. Samples will be reviewed for color and appearance only. Furnish the following.
 - a. Main Frame Member: 12-inch-long, full-size sections with applied finish.
 - b. Replacement Members: 12 inches long for each replacement member; including sash parts.
 - 1) Where original material is indicated as the model to create new duplicate replacement members, provide Samples of duplicate replacement wood window member matching the original member.

- c. Repaired and Refinished Wood Window Member: Prepare Samples using existing wood window members removed from site, repaired with patching compound, and refinished.
- d. Weather Stripping: 12-inch long sections.
- F. Closeout Submittals: Submit the following to the Owner.
 - 1. Record documents.

1.05 QUALITY ASSURANCE

- A. Qualifications:
 - 1. Contractor: Contractor is responsible for quality control of the Work.
 - 2. Fabricator: A firm experienced in successfully producing work similar to that indicated for this Project, with minimum 5 years experience.
 - a. AWS Certified fabricator.
 - 3. Installer: An installer trained in the use of the materials and equipment to be employed in the Work. Install by same firm which fabricates the Work.
- B. Regulatory Requirements: Comply with all applicable requirements of the laws, codes, ordinances and regulations of Federal, State and Municipal authorities having jurisdiction. Obtain necessary approvals from all such authorities.
- C. Single Source Responsibility: Obtain work from a single manufacturer.
- D. Pre-Installation Meetings: Contractor to conduct meetings at site with installer prior to start of Work. Familiarize installer with conditions at site and related Work.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. General: Transport and deliver materials in packaging designed to protect contents from damage, label contents indicating pertinent information identifying the item.
- B. Store materials in accordance with fabricator's instructions in a protected dry location off ground. Do not open packaging nor remove labels until time of installation.

1.07 PROJECT CONDITIONS OR SITE CONDITIONS

- A. Environmental Requirements: Proceed with the Work in accordance with manufacturer's requirements and instructions and any agreements or restrictions of the Pre-Construction Conference.
- B. Existing Conditions: Field measure at location of the Work prior to preparation of the shop drawings. Include measurements of adjacent construction to which the Work must fit. Coordinate construction to ensure that actual opening dimensions correspond to fabricated dimensions of the Work.
 - 1. Where field measurements cannot be made without delaying the Work, guarantee dimensions and proceed with fabrication of products without field measurements. Coordinate construction to ensure that actual opening dimensions correspond to guaranteed dimensions.

1.08 SEQUENCING AND SCHEDULING

- A. Perform treatment of wood windows in the following sequence:
 - 1. Remove existing wood window sash and associated hardware for shop repair and refinishing and reinstallation.
 - 2. Repair deteriorated and damaged wood members.
 - 3. Replace damaged and missing wood window members.
 - 4. Reglaze existing wood windows.
 - 5. Refinish existing wood windows.
 - 6. Repair or replace existing window hardware.
 - 7. Install new weatherstripping.

PART 2 PRODUCTS

2.01 GENERAL

- A. Refer to Section 08 06 51 - Window Assessment Schedule for a list of windows in the building.

2.02 MATERIALS

- A. Wood:
 - 1. Grade: Custom.
 - 2. Exterior Trim and Frame Parts, Including Heads and Jambs: Match existing wood.
 - 3. Sills: Match existing wood.
 - 4. Sash Parts: Match existing wood.
 - 5. Interior Trim: Match existing wood.
- B. Wood Patching Material:
 - 1. Wood Pretreatment: Ready-to-use product designed for hardening and sealing soft fibers of wood materials that have deteriorated due to weathering and exposure and designed specifically to enhance the bond of wood patching compound to existing wood.
 - 2. Wood Patching Compound: 2-part epoxy-resin wood compound with a 10- to 15-minute cure at 70 deg F, in knife grade formulation and recommended by manufacturer for type of wood repair indicated. Compound shall be designed for filling damaged wood materials that have deteriorated due to weathering and exposure. Compound shall be capable of filling deep holes and capable of spreading to feather edge.
 - 3. Manufacturers: Subject to compliance with requirements, provide the following.
 - a. Abatron, Inc.
 - b. Advanced Repair Technology "Primatrate with Flex-Tec HV"
 - c. Wood Care Systems "Liquid TIMBR with TIMBR Flex"
 - d. Substitutions: In accordance with Section 01 60 00.
- C. Glass and Glazing Materials:
 - 1. Refer to Division 8 Section "Glass Glazing" for requirements.
- D. Replacement Hardware:
 - 1. General: Provide complete sets of window hardware consisting of sash balances, hinges, pulls, latches, and accessories for each window. Replacement window hardware shall be designed to smoothly operate, tightly close, and securely lock wood windows and be sized to accommodate sash or ventilator weight and dimensions.
 - 2. Repair and Refinish Existing Hardware: Remove window hardware and repair.
 - 3. Replacement Hardware: Replace existing damaged or missing window hardware with replacement hardware matching existing hardware. Notify Architect of hardware components of which matching components are not available.
- E. Window Hardware:
 - 1. Operable Windows: Remove and replace existing door hardware as required to complete work.
 - 2. Operable Windows Balances: Replace sash balance hardware to balance new windows within existing balance cavities.
 - a. Weight and Pulley Sash-Balance Type: Concealed weight and pulley balance system including rolled steel weights, cast-bronze pulleys, synthetic sash cord, or sash chain; provide size and capacity to hold sash stationary at any open position.
 - 1) Sash-Balance Type: Concealed type of size and capacity to hold sash stationary at any open position.
 - 3. Window Gasketing:
 - a. Compression-Type Weather Stripping: Provide compressible weather stripping designed for permanently resilient sealing under bumper or wiper action and to be completely concealed when wood window is closed.

- b. Sliding-Type Weather Stripping: Provide woven-pile weather stripping of wool, polypropylene, or nylon pile and resin-impregnated backing fabric. Comply with AAMA 701/702.

F. Miscellaneous:

1. Water-Repellent Preservative Treatment: Formulation containing 3-iodo-2-propynyl butyl carbamate (IPBC) complying with AWWPA P8.
2. Cleaning Materials:
 - a. Detergent Solution: Solution prepared by mixing 2 cups of tetrasodium polyphosphate (TSP), 1/2 cup of laundry detergent, 5 quarts of 5 percent sodium hypochlorite bleach, and 15 quarts of warm water for each 5 gal of solution required.
 - b. Mildewcide: Provide commercial proprietary mildewcide or a solution prepared by mixing 1/3 cup of household detergent, 1 quart of 5 percent sodium hypochlorite bleach, and 3 quarts of warm water.
3. Adhesive: Wood adhesive with a 15- to 45-minute cure at 70 deg F, in gunnable formulation and recommended by adhesive manufacturer for exterior wood repair.
4. Fasteners: Provide fasteners compatible with window members, trim, hardware, anchors and other components. Provide in finish to match hardware.
5. Anchors, Clips, and Accessories: Fabricate anchors, clips, and window accessories of aluminum, nonmagnetic stainless steel, or hot-dip zinc-coated steel complying with requirements in ASTM B 633 for SC 3 (Severe) service condition.
6. Plywood: Plywood, PS 1, Grade C-C, Exposure I.
 - a. Finish: As directed by Architect.

G. Glazing:

1. Exterior Vision Glazing: Double glazed, clear, Low-E coated, argon filled, insulated glazing unit (IGU) with glass thicknesses as recommended by manufacturer for specified wind conditions. Glazing shall meet current energy codes and also replicate the color and visible light transmittance of existing glass in the existing historic windows.
2. Glazing Compounds:
 - a. Glazing Putty: Polymer modified latex recommended by manufacturer for outdoor use, knife grade consistency; match existing color.
 - b. Glazing Clips: Fabricators standard type.

2.03 FABRICATION

A. Replacement Members:

1. General:
 - a. Fabricate units to comply with AWS Section 12 requirements.
 - b. Grade: Custom.
 - c. Ease edges of replacement members as necessary to match existing members.
2. Sash and Frame Members:
 - a. Fabricate members that are reglazable without dismantling sash or framing members.
3. Weather Stripping:
 - a. Provide full-perimeter weather stripping for each operable sash.
 - b. Hung Windows: Provide weather stripping only at horizontal rails of operable sash.
4. Mullions:
 - a. Provide mullions to matching existing units.
 - b. Provide with anchors for support to structure and installation of window units.
5. Glazing Stops:
 - a. Provide glazing stops coordinated with glazing system indicated.
 - b. Provide glazing stops to match sash frames.
 - c. Provide glazing stops that conform to landuse

B. Refurbished Windows:

1. General:

- a. Fabricate windows to comply with AWS Section 1000 requirements.
- b. Grade: Custom.
- c. Ease edges of replacement members as necessary to match existing members.
2. Sashes:
 - a. Repair windows to match existing materials and profiles.
3. Exposed Hardware: Remove and reinstall existing. Refurbish hardware as needed to provide full functionality.

2.04 FINISH

- A. Shop prime components removed to be repaired prior to replacement of glass. Prime all surfaces, refer to Section 09 90 00 - Painting for required primer.
- B. Finish paint: Refer to Section 09 90 00 - Painting for requirements.
- C. Painted finish shall be applied to adjacent wood trims for the full window unit, including transoms, regardless of whether glass is to be replaced or not.
- D. Where existing finish is transparent replacement or refinished surfaces shall be finished to match.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Site Verification of Conditions: Examine and correct conditions of area to receive the Work prior to installation.

3.02 REMOVAL OF EXISTING WINDOW COMPONENTS

- A. Mark each window opening, sash, and any loose window components with a unique number which corresponds with the shop drawings showing the location of the window to ensure reinstallation in same location.
 1. Mark units in a location that will be concealed after reinstallation.
- B. Remove sash from opening. Remove any hardware that will prevent sash from laying flat during transport to shop. Bag any hardware removed and identify with opening number.
- C. After removal of sash install temporary plywood infill panel, to fill entirety of opening and secure opening, fasten in place.
- D. Protect and bind sash and other window components for transport to shop.

3.03 WINDOW RESTORATION

- A. General: Install system in accordance with fabricators standard practices, submittals, applicable industry standards, and governing regulatory requirements for the Work. Work noted for window frames and trim includes the entirety of each contiguous window and trim unit, including transoms transoms where glazing is not noted to be replaced.
- B. When preparing surfaces suspected of containing Lead or other hazardous materials refer to and prepare surfaces in accordance with Section 02 83 13 - Lead Handling Procedures and Section 02 83 13.28 - Asbestos Abatement.
- C. Protect adjacent materials from damage caused by restoration work.
- D. Clean existing wood windows of mildew, algae, moss, plant material, loose paint, grease, dirt, and other debris. Use bristle brush and mildewcide to kill mildew. After cleaning, rinse thoroughly with fresh water. Allow to dry before patching, repairing, or painting.
- E. Treat existing wood window members to remain in place with water-repellent preservative treatment; apply liberally by brush to all lap and butt joints, edges and ends of wood members, and bottoms of window frames. Apply treatment after wood members are patched

and filled.

- F. Condition replacement wood members and replacement wood windows to prevailing conditions at installation areas before installing.
- G. Window Removal:
 - 1. Where sashes or windows or window components are indicated for removal, cover resultant openings with temporary enclosures so that openings are weathertight during repair period.
 - 2. Identify removed windows, sashes, and members with numbering system to ensure reinstallation in same location.
 - 3. Key windows, sashes, and members to Drawings showing location of each removed unit.
- H. Glass Removal:
 - 1. Remove cracked and damaged glass, including glazing materials, from openings.
 - 2. Install glass and glazing in accordance with GANA Glazing Manual.
- I. INSTALLATION
- J. Remove existing finishes from sash and other window components by methods that will not cause harm to existing window materials.
- K. Patching Members:
 - 1. Patch wood members that have been damaged and exhibit depressions, holes, or similar voids, and that have limited rotted or decayed wood.
 - 2. Remove rotted or decayed wood down to sound wood.
 - 3. Treat wood members with wood pretreatment prior to application of patching compound according to repair and patching material manufacturer's written instructions.
 - 4. Apply patching compound to fill depressions, nicks, cracks, and other voids.
 - 5. Apply compound in layers as recommended by manufacturer until the void is completely filled.
 - 6. Sand patching compound smooth and flush, matching contour of existing wood member.
 - 7. Clean spilled compound from adjacent materials immediately.
- L. Repairing Members:
 - 1. Repair by Pretreatment and Patching Compound:
 - a. Clean wood surfaces prior to patching.
 - b. If rotted or soft wood remains, remove down to sound wood according to patching manufacturer's written instructions.
 - c. Mix only as much patching compound as can be applied according to manufacturer's written instructions.
 - d. Apply patching compound to fill depressions, nicks, cracks, and other voids created by removed or missing wood.
 - e. Apply compound in layers as recommended in writing by manufacturer until the void is completely filled.
 - f. Sand patching compound smooth and flush and matching contour of existing wood member.
 - g. Clean spilled compound from adjacent materials immediately.
 - 2. Repair by Wood Member Replacement:
 - a. Custom fabricate new wood members to replace missing members or members deteriorated beyond repair.
 - b. Either replace entire wood member or splice new wood member into existing member.
 - c. Cut out deteriorated or damaged sections of wood members and replace them by splicing replacement wood members into existing remaining wood members.
 - d. Anchor new wood members by nailing and adhesive.
 - e. Install wood members with concealed fasteners.
 - f. Fill nail holes and touch up the finish to match surrounding wood finish.

3. Glazing: Remove and mill existing glazed members to accommodate new glass thickness.
- M. Repair by Removing Window Units:
 1. Completely remove unit and restore or preserve off-site.
 2. Repair entire windows by patching or repairing members as specified for wood window member patching.
 3. Reglaze units prior to reinstallation
 4. Reinstall units with new anchors into existing openings.
- N. Replacement Window Units:
 1. Replace existing wood windows with new fabricated wood windows in accordance with Section 08 52 00 - Wood Windows.

3.04 ADJUSTING

- A. Adjust existing and replacement operating sashes and hardware to provide a tight fit at contact points and with weatherstripping, and to provide smooth operation and a weathertight closure. Lubricate hardware and moving parts as necessary:

3.05 CLEANING

- A. At the end of each work day, remove unused materials, debris and containers from the work area.
- B. Clean exposed surfaces immediately after installation. Avoid damaging coatings and finishes. Remove excess sealants, glazing and patching materials, dirt, and other substances.
- C. Remove and replace glass that has been broken, chipped, cracked, abraded, or damaged during construction period.

3.06 PROTECTION

- A. Protect the Work so it will not deteriorate or be damaged. Remove protection at time of Substantial Completion.

END OF SECTION



Advancement
of Construction
Technology

The Construction Specifications Institute
Northwest Region

SUBSTITUTION REQUEST

TO: Patrick Sullivan, Sera Architecture

PROJECT: Clatsop County Circuit Court Security Improvements #S-C00040-00007412

SPECIFIED ITEM: Wood Windows

08 52 00

Section	Page	Paragraph	Description
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PROPOSED SUBSTITUTION: Historic Window Restoration with Insulated Glass Upgrades

Attached data includes product description, specifications, drawings, photographs, performance and test data adequate for evaluation of request. Applicable data is clearly identified.

Attached data also includes description of changes to Contract Documents the proposed substitution requires for its proper installation.

Undersigned certifies following items, unless modified by attachments, are correct:

1. Proposed substitution does not affect dimensions shown on drawings.
2. Undersigned will pay for changes to building design, including engineering design, detailing, and construction costs caused by proposed substitution.
3. Proposed substitution has no adverse effect on other trades, construction schedule, or specified warranty requirements.
4. Maintenance and service parts are available locally or are readily obtainable for proposed substitution.

Undersigned further certifies the function, appearance, and quality of the proposed substitution are equivalent or superior to the specified item.

Undersigned agrees, if this page is reproduced, the terms and conditions for substitutions found in Bidding Documents apply to this proposed substitution.

Submitted by:

Nick Forrest

Name (printed or typed)

Signature

Chosen Wood Window Maintenance, Inc.

Firm Name

18574 Hwy 99E

Address

Oregon City, OR 97045

City, State, Zip

July 6, 2023

Date

503-266-3830

Telephone

Fax

General Contractor (if after award of Contract)

For use by A/E

- Approved
- ☒ Approved as Noted
- Not Approved
- Received Too Late

By Patrick Sullivan

Date July 10, 2023

Remarks

If substitution requires additional or amended building permit or historic review(s), Chosen shall assist owner and architect in providing review materials at no additional cost.

1995 Edition

List of Attachments:

- Window Restoration CSI Specification Example
- Chosen Window Restoration Task Presentation

Patrick Sullivan

To: Chris Martin
Subject: RE: Questions/Details for Courthouse Project

From: Green Window Restoration Inc <gwrpdx@gmail.com>
Sent: Friday, July 21, 2023 10:42 AM
To: Chris Martin <cmartin@clatsopcounty.gov>
Subject: Questions/Details for Courthouse Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Chris,

Thank you for your time on the phone just now. Here are the questions we are seeking clarification on so that we can provide a proposal for the window portion of this project.

- a. The total number of original windows in need of restoration is 19 – can you confirm, please.
- b. We need the exact dimensions of the windows (minus the transoms). The plans do not specify but we need to know the approximate height and width.
- c. Given that the exterior aspects of the windows will need to be painted, do you have the brand and name of the color or will we need to color-match? Also, if you do have the original information on the paint color, will you want the transoms painted as well, even though they will not be touched? As I mentioned when we spoke, paint tends to fade/discolor with exposure to the elements and if we paint only the windows, there may be a visible color difference.
- d. The spec seems to have been for new windows to be installed with glass IGU's. A few notes:
 1. Since this building is on the National Register, have you received permission from SHPO to replace these original windows?
 2. If you have not, and are willing to proceed with restoration, can you tell me if you are looking to replace the original glass with IGU's (Insulated Glass Units)?
 3. It looks like you were considering interior storms – is that correct? If so, we can offer the option of custom exterior storm windows that will offer you a more appropriate match to the historic appearance as well as providing better thermal efficiency than going the IGU replacement route.
- e. What is your timeline for this project? i.e. targeted start date and max length to completion.

Thank you for your time and assistance!

Best,

Char 😊

Charlene Green
Marketing & Customer Relations
Green Window Restoration
503-699-4912 – Office
310-592-7904 – Mobile

gwrpdx@gmail.com
www.gwrpdx.com

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