

Darden Mill Pre-Bid Phase 4a
Elkins, West Virginia

November 5, 2009

Addendum #1:

1. Bids will be due on November 19, 2009 at 11:00 am. Bid will be held at the Darden Mill site.
2. Bid Bond is required of the Contractor.
3. 100% Payment & Performance bond is only required if work exceeds \$100,000.00. The owner will tailor each project to be under \$100,000.00.
4. Clarification: Second Floor Structure & Insulation: No Electrical Work.
5. There will be no liquidated damages for on delayed project completion.
6. Ameri-core volunteers (2 men & 1 woman, typ.)
 - a. Covered by workers compensation & general liability by AFHA
 - b. Contractor would be supervising the volunteers.
 - c. Volunteers can be replaced, if needed.
 - d. Contractor can give certain requirements.
 - e. Most volunteers are in their mid 20's in age.
7. Prevailing wage rates do apply for this project.
8. Contractor is to submit a time & price with the bid.
9. Architect does not recommend multiply GC's on the site at one time, but may overlap.
10. Sprinkler and Electrical work shall be completed by only a certified professional.
11. Owner asks that Contractor hold prices for 90 days.
12. Architectural drawings and specifications are available at Charleston Blueprint for purchase.
13. There is a 1% B&O Tax and will apply to this project.
14. A building permit is required for this project. The cost is based on a percentage of project cost.
15. Utilities will be provided by the owner. Toilet is in place for Contractor use. No hot water or telephone available.
16. Contractor should expect up to 45 days for payment from the time application for payment is submitted and approved. Three to four weeks is common turn around.
17. Each phase will have multiple draws.
18. Contact Spinner O'Flaherty at (630)464-1941 for site visits between time of Pre-bid and Bid dates.
19. Exterior ADA Ramp from building on the second floor will be made of steel, with a perforated steel decking.
20. If Contractor mails bid to PO Box, it is their responsibility to have it arrive before bid for pick-up. For hand delivery, the address is 101 Railroad Avenue.
21. First Floor:
 - a. Stairs only. Fire stair shall have fire rated wall & door to the interior.

22. Second Floor:

- a. Work includes; stairs, structural repairs, floor repairs, insulation, metal work.
- b. Work also includes exterior stairs and ramp for Westside door only. Price only one ramp & stair for second floor exterior.

23. Third floor :

- a. Owner will supply the interior wall siding & ceiling T&G materials.
- b. Work includes; stairs, attic insulation, installation of rigid insulation on ceiling and finish work.
- c. Walls have already been finished in south bays. These areas are not in contract.

24. Retaining wall:

- a. Provide design for retaining wall.
- b. Rail on existing wall to remain and replace bad section on north end.
- c. Extend wall to slip area.

25. Insulation shall be supplied by the contractor.

26. The first and second floor shall electrical installed in the stairs only.

27. Third floor light fixtures shall be provided by the owner.

28. Electrical service to all floors is in place.

29. Exterior stair and ramp design to be provided by Gorrell Steel, Inc.

30. Timber on North Wall is included with the stair. All other timber is a separate item price.

Sign-Up Sheet:

1. Phyllis Baxter, AFHA
Box 1206
Elkins, WV 26241
ph. (304) 636-2467 *fax:* N/A
phyllisb@meer.net

2. Deb Farrell, C-Hope
PO Box 496
Beverly, WV 26253
ph. (304) 635-0359 *fax:* N/A
dsfarrell5@yahoo.com

3. Spinner O'Flaherty, C-Hope
RR 2 Box 135-2
Elkins, WV 26241
ph. (304) 621-1725 *fax:* N/A
e-spin-o@yahoo.com

4. Dan Hart, Architect
DLH, PLLC
P.O. Box 1490
Lewisburg, WV 24901
ph: (304) 932-7552 *fax:* (304) 497-4378
dan@dlhpllc.com

5. Michael Gioulis
Historic Preservation Consultant
614 Main Street
Sutton, WV 26601
ph: (304) 765-5716 *fax:* (304) 765-5464
mike@michaelgioulis.com

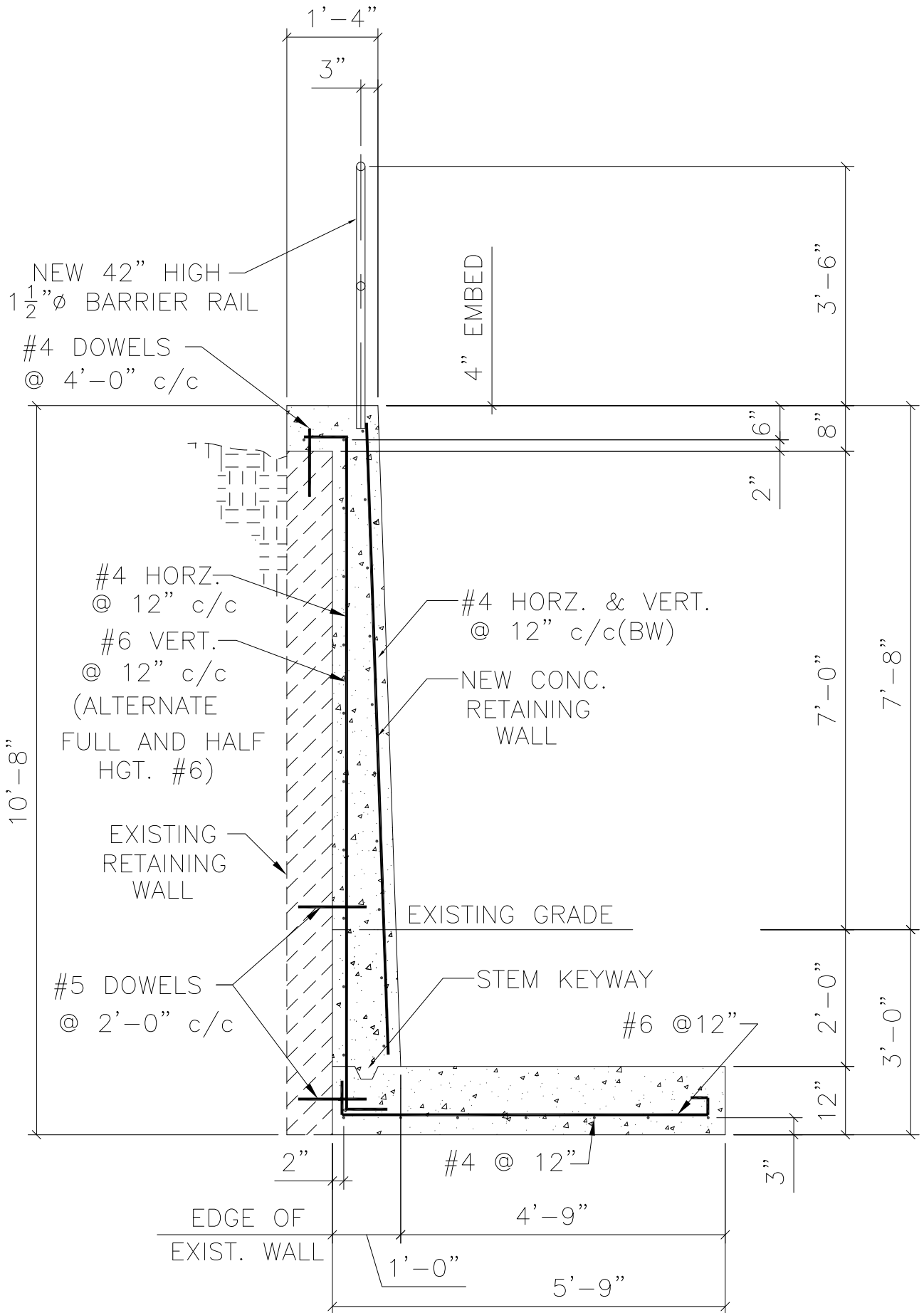
6. Candace McDaniel
Historic Preservation Consultant
318 Oakwood Drive
ph. (304) 661-6512 *fax:* (304)392-2140
Alderson, WV 24910
candace@dlhpllc.com

7. Kevin Lawrence & Bob Rinker
L&R
PO Box 1607
Elkins, WV 26241
ph. (304) 637-0523 *fax:* N/A
kevdebtraw@frontiernet.net
8. Joe Carrico
OC Cluss
Buckhannon, WV
ph. (304) 288-5890 *fax:* N/A
jcarrico@occluss.com
9. Homebuilders Inc.
1200 Harrison Avenue
Elkins, WV 26241
ph. (304) 636-5358 *fax:* N/A
harold@elbon.us
10. Bill Triplett
Huffman Corporation
415-A Benedum Drive
Bridgeport, WV 26330
ph. (304) 842-8500 *fax:* (304) 842-8526
huffmancorp@aol.com
11. Sam Proctor
Veritas Contracting, LLC
PO Box 1395
Morgantown, WV
ph. (304) 598-2285 *fax:* (304) 598-2287
veritascontract@aol.com
12. Frank Unger, Ray Nicholas, & Paul Palmer
Past Respects
821 Johnson Creek Road
Walton, WV
ph. (304) 577-6217 *fax:* N/A
pastrespects@yahoo.com

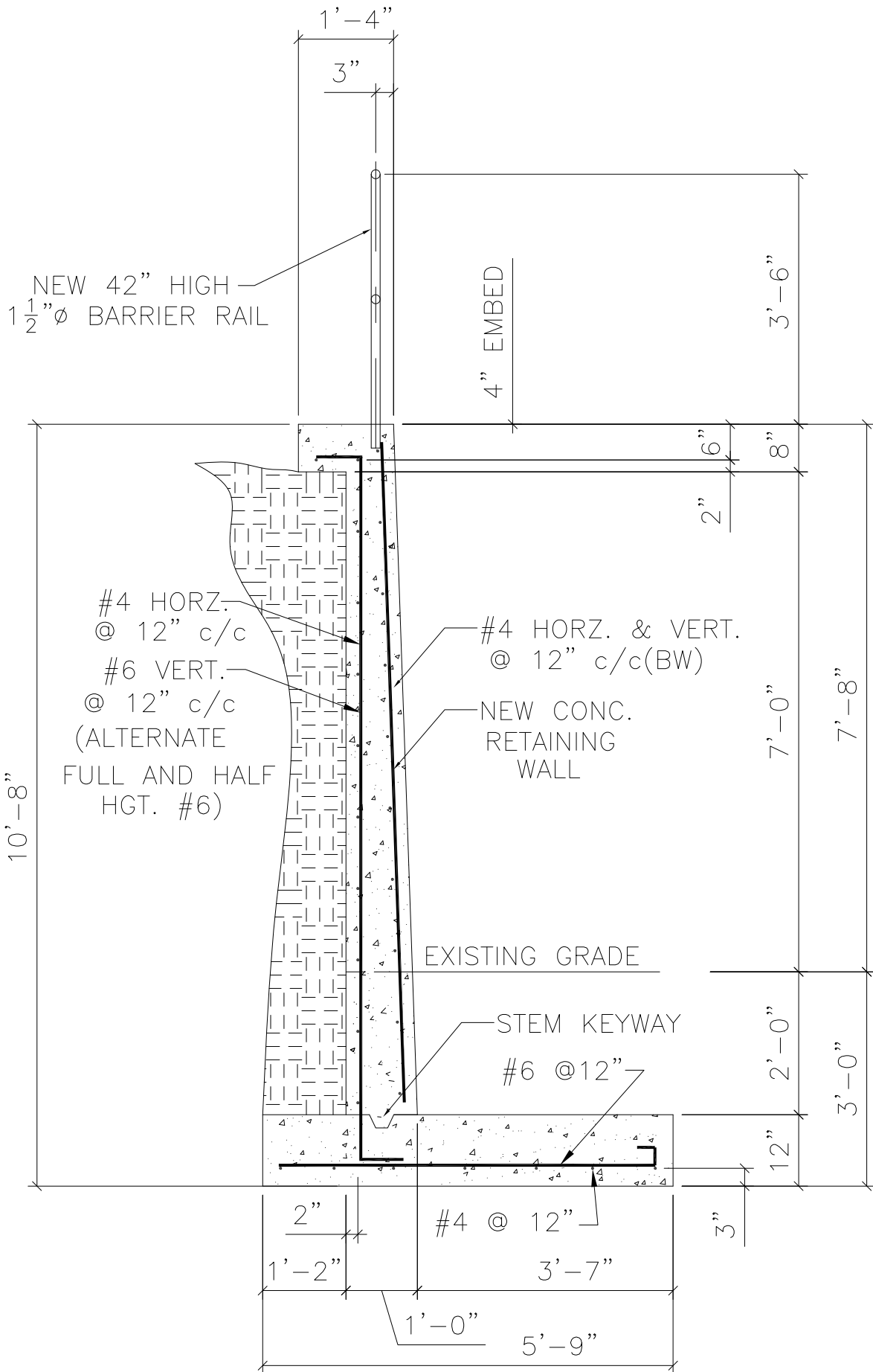
CONTRACTOR TO INCLUDE THE FOLLOWING ITEMS IN SCOPE OF WORK:

PROVIDE NEW

1. HANDICAP RAMP @ REAR OF BUILDING 48" ABOVE GRADE, I.E. 48' LONG WITH (2) 24' RUNS & 4'X4' INT. PLATFORM. RAMP TO BE 4' WIDE WITH 4'X6' UPPER LANDING AT REAR DOOR. 2-LINE BARRIER RAIL WITH GRAB RAIL @ 36" ABOVE PLATFORM. LOCATE POST AT APPROX. 5' C/C. RAMP FOUNDATION TO CONSIST OF (12) 18" DIA. CASSION FOOTINGS 3'-0 BELOW GRADE WITH (4) #5 VERTICAL & #3 TIES AT 12" C/C & (2) 3/4" DIA. BOLTS. INTERMEDIATE PLATFORM & RAMP FRAMING TO BE STRUCTURAL C6 CHANNELS, UPPER PLATFORM FRAMING TO BE STRUCTURAL C8 CHANNELS. ALL INTERMEDIATE FRAMING TO BE L4 X 4 X 1/4" AT 4' C/C RAMP. PROVIDE <1 X 3/16> 19-W-4 BAR GRATING AT ALL RAMP & PLATFORMS. RAILING TO CONSIST OF 1 1/2 OD PIPE. ALL MATERIAL TO BE PRIME PAINTED. FINISH COAT ACRYLIC ENAMEL (COLOR TO BE SELECTED BY OWNER).
2. APPROX. 35' L.F. OF EXISTING RETAINING WALL 84" HIGH, LOCATED FROM REAR CORNER OF BUILDING TO BE CAPPED & VERTICALLY ENCAPSULATED WITH 8" MINIMUM OF NEW CONCRETE ON NEW FOOTING PER DRAWING: AD-SK1 DETAIL 1.
3. APPROX. 15' L.F. OF 12" OFFSET EXISTING RETAINING WALL LOCATED AT END OF WALL DESCRIBED IN ITEM 2 TO BE DEMOLISHED & REMOVED. PROVIDE NEW RETAINING WALL (TOP ELEVATION & VETICAL FACE OF NEW WALL TO MATCH ITEM 2) ON NEW FOOTING PER DRAWING: AD-SK2 DETAIL 2.
4. REMOVE & DISPOSE OF EXISTING BARRIER RAIL & PROVIDE APPROX. 50 LF OF 42" HIGH 2-LINE BARRIER RAIL AT TOP OF NEW RETAINING WALLS DESCRIBED IN ITEM 2 & 3. SEE ITEM 1 FOR RAILING MATERIAL & FINISH.



DETAIL #1



DETAIL #2