

BARRY GLASSMAN
HARFORD COUNTY EXECUTIVE

BILLY BONIFACE
DIRECTOR OF ADMINISTRATION



KAREN D. MYERS
DIRECTOR OF PROCUREMENT

BID NO. 17-015

**Mt. Soma Barn - Weatherization and Stabilization
ADDENDUM NO. 1**

September 27, 2016

Ladies and Gentlemen:

The purpose of this addendum is to provide clarification(s) to all prospective proposers.

Question No. 1: Are there union requirements for this bid?

Answer No. 1: No. There are no union requirements for this bid but the Contractor must be pre-qualified with the County in Area E3- Historical Restoration.

Question No. 2: What is the cost estimate for this project

Answer No. 2: ~\$100,000- \$120,000

Question No. 3: Should all stone work on the barn be repointed?

Answer No. 3: It is the intent of this project to repoint all stone work inside and out; however, this item might be deleted from the scope to meet available funding. Please provide the repointing noted on the drawings as part of the base bid and the additional repointing as the add alternate line item.

Question No. 4: Are the wood stall partitions and other non-structural elements in the lower level of the barn to remain?

Answer No. 4: The wood stall partitions may be removed to allow access throughout the lower level while performing the work, and need not be replaced. Sistered floor joists that are hanging from or not supporting the floor shall be removed, but original joists still attached to the floor shall remain in place.

Question No. 5: Does the timber framing inside the barn need to be the same species and style of tree?

Answer No. 5: Replacement structural members should be well seasoned Douglas Fir (or other approved species) with a rough-sawn texture similar to that of the existing members to remain. Contractor is expected to provide members of dimensions similar to those replaced, but an exact match of species, style, color or grain is not required.

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220 South Main Street, Bel Air, Maryland 21014

THIS DOCUMENT IS AVAILABLE IN ALTERNATIVE FORMAT UPON REQUEST

Question No. 6:

The metal strip running around the corn crib is not in very good shape- should it be replaced?

Answer No. 6:

Yes- The metal strip running around the corn crib shall be replaced with a similar size product and painted to match the siding.

Question No. 7:

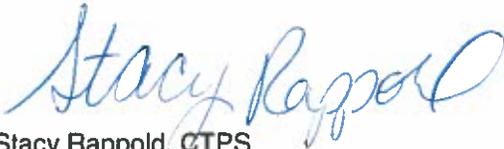
The tree stump under the corn crib may not be removable without messing up the corn crib and/or the concrete block/footer adjacent to it.

Answer No. 7:

The stump is to be removed to approximately 6" below grade, and then the area regraded. Do not try to remove the root mass or portions of the stump that may be entangled with the foundation. Re-grading in this area is expected to include filling the holes in the vicinity of the pier at the left rear corner.

CLARIFICATION: Please REPLACE BF-4 AND BF-5 WITH REVISED BF-4 and REVISED BF-5. Also attached is the Building Services Plan Review Comment Sheet and Pre-Bid Sign-in Sheet.

Sincerely,



Stacy Rappold, CTPS
Procurement Agent III

BID NO. 17-015

MOUNT SOMA BARN – WEATHERIZATION AND STABILIZATION

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	Mobilization & Demobilization (including general debris removal)	Lump Sum	1	Lump Sum	
2	Barn-Termite Inspection & Treatment	Lump Sum	1	Lump Sum	
3	Barn- Stabilize failing foundation with new buttress wall	Lump Sum	1	Lump Sum	
4	Barn- Stabilize right foundation settlement and repair crack	Lump Sum	1	Lump Sum	
5	Barn- Underpin rear foundation	Lump Sum	1	Lump Sum	
6	Barn- Replace/reinstall missing and rotten timbers	Lump Sum	1	Lump Sum	
7	Barn- Replace failing floor beams	Lump Sum	1	Lump Sum	
8	Barn- Board all openings and provide lockable doors	Lump Sum	1	Lump Sum	
9	Barn- Repair and paint board siding	Lump Sum	1	Lump Sum	
10	Barn- Repair, paint and seal metal roof	Lump Sum	1	Lump Sum	
11	Barn- Roof gutters, downspout piping and splash blocks	Lump Sum	1	Lump Sum	
12	Corn Crib- Termite Inspection & Treatment	Lump Sum	1	Lump Sum	
13	Corn Crib- Remove wood stump under foundation	Lump Sum	1	Lump Sum	
14	Corn Crib- Provide lockable hasps for all doors	Lump Sum	1	Lump Sum	
15	Corn Crib- Repair and paint board siding (includes metal trim)	Lump Sum	1	Lump Sum	
16	Corn Crib- Repair, paint and seal metal roof	Lump Sum	1	Lump Sum	
17	Corn Crib- Roof gutters, downspout piping and splash blocks	Lump Sum	1	Lump Sum	
Total Bid 1 - 17					

TOTAL BASE BID Items #1 to 17:

TOTAL CONTRACT AMOUNT FOR ITEMS #1-17 WRITTEN WORDS (IF NO CENTS, WRITE NO CENTS)

Add Alternate-

A-1	Barn- Repointing remainder of the existing stone	Lump Sum	1	Lump Sum	
Total Add Alternate #1					



Harford County Government
Department of Inspections, Licenses and Permits

Date : September 7, 2016

Building Services Plan Review Comment Sheet

Permit Number: **BR-18931-16** Project Name: **Maryland American Water**
Job Address: **1120 Baltimore Pike BelAir, Md. 21014**
Work Description: **Soma Barn and Corn Crib Repairs**
Builders Name: **TBD-Bid# 17-015**
Use Group: **U, Utility Miscellaneous** Construction Type: **Type VB**

The attached building plans for the above-mentioned project have been approved based upon compliance with the following comments. The intent of this review is not to cover all aspects of construction in Harford County, but is meant to highlight those code requirements, which the architect, designer and/or owner may not have considered during the design of this project.

Failure, by this Department, to note a particular code requirement does not relieve the builder and/or owner of the responsibility to comply with ALL relevant sections of the following codes:

2015 International Residential Code as Adopted by Harford County

Building Design

1. Contractor and or homeowner are responsible for obtaining from material supplier the information specifying which fasteners and hardware are compatible with the new generation Alkaline Copper Quaternary (ACQ) deck lumber.
2. Beams not identified on plans submitted for review requires certified engineering to be submitted to framing inspector and this office prior to receiving an approved framing inspection.
3. This plan review does not cover any plumbing or electrical work. Separate permits must be applied for and obtained if any plumbing or electrical work is to be done with this project.
4. Provide a structural Engineers certification confirming, the building was constructed in accordance with the approved structural drawings and provide structural Engineers certified detailed drawings on any deviations from the approved plans. This certification shall be presented to this office or to the building inspector prior to receiving an insulation inspection.
5. The grade away from foundation walls shall fall a minimum of 6" within the first 10 feet
6. Treated lumber making ground contact shall be stamped from the manufacturer "Approved for Ground Contact".
7. Installation of roofing materials for weather protection shall be installed per guidelines as established in chapter 9 of the International Residential Code.

Exterior Environment

1. Brick or stone veneers shall be backed with a moisture protection membrane. All veneers shall be installed in accordance with The International Residential Building Code, Section R703.7, which requires weep holes and flashing to be installed.

MY DIRECT PHONE NUMBER IS (410) 638-3366
220 SOUTH MAIN STREET/BEL AIR, MARYLAND 21014-3865
General Information (410) 638-3000 (410) 879-2000
Deaf TTY (410) 638-3086

Exterior Enviroment (Continued)

2. Size lintels for masonry veneer as out lined in table R703.7.3.
3. Exterior coverings shall be installed as outlined in section R703 of The 2015 International Residential Code.
4. Approved corrosion resistant flashing shall be installed to prevent the penetration of water into the building. Flashing shall be installed per product manufacturers specifications at all door and window openings and roof line offsets and valleys. For farther locations and requirements for flashing installation see chapters 7 and 9 of the IRC.
5. Provide gutters, downspouts and splash blocks on all structures as necessary to collect and control rain water run off. Downspouts shall not discharge closer than 10 feet to the property line and cannot cause a nuisance to adjoining property.
6. All exterior wall envelopes shall be protected with an approved weather-resistive barrier.

Foundation

1. Foundation anchor bolts a minimum of 1/2" dia. shall be installed a maximum of 6'on center, and be no more than 12" from ends of sill plates. All plate sections shall have a minimum, of 2 bolts. Approved engineered anchor straps can be substituted when installed and spaced per the manufacturer's recommendations.
2. Install 1/2" rebar in footings and pier holes to establish depth of concrete pour.
3. The bottoms of all footings shall be a minimum of 30" below the final grade. Footings should only be placed on dry natural undisturbed earth or engineered soils with a soils report submitted to the inspector at the time of the inspection.
4. This foundation shall be constructed in accordance with the approved engineered sealed plans. Any substitutions shall be approved by the engineer and resubmitted to this Division for review.
5. Beam support in masonry require 3" of bearing upon solid masonry not less than 4" in thickness.
6. Wood beam in concrete or c.m.u. beam pocket requires 1/2" air space on sides and back . Install flashing under wood beam where setting in beam pocket.

Framing

1. All load bearing points require continous support to foundation or beam designed to support imposed loads.
2. Drilling and notching of floor members shall comply with section R502.8 of The International Residential Code.
3. All drilling and notching of walls shall comply with sections R602.6 and R602.6 of The International Residential Code.
4. All engineered wood beams; I-joists, floor trusses and roof trusses must be sized and installed in accordance with the manufacturers specifications. Design data must be furnished to the inspector at the framing inspection.
5. Joist hangers shall be provided and installed as required. All engineered fasteners and hangers must be fastened and installed in accordance with the approved listing for a particular device.
6. Verify species and grade of all floor joists spans in accordance with section R502.3.1 (1) and rafter spans in accordance with section R802.5.1 (3) and R802.5.1 (5).
7. Wood framing will need to be a minimum of 8" above the final grade.

Framing (Continued)

8. A post supported on a foundation or footing at or above finished grade and supporting only a roof or deck structure will be required to be attached to the supporting masonry surface with an approved mechanical fastener with a minimum uplift resistance of 800 lbs.
9. All exterior roof coverings will need to be installed in accordance with the International Residential Code, section R905 and the manufacturer's installation instructions.
10. All wood frame construction must be fastened in accordance with Table 602.3 (1) and 602.3 (2) of The International Residential Code.

Specific Residential

1. The building plans submitted for review have been designed and sealed by the "Engineer of Record". The Engineer shall provide revised drawings as required for any field changes or deviations from the approved plans to this office for review.

If you should have any questions about the above plan review comments, or should need any clarification, I can be reached at (410) 638-3366 between the hours of 7:30 am to 4:00 pm.

Sincerely,

David Cross
Plans Reviewer

