



State of West Virginia  
 Department of Administration  
 Purchasing Division  
 2019 Washington Street East  
 Post Office Box 50130  
 Charleston, WV 25305-0130

**Solicitation**

NUMBER
CHA12017

PAGE
1

ADDRESS CORRESPONDENCE TO ATTENTION OF:
CONNIE HILL 304-558-2157

RFQ COPY  
 TYPE NAME/ADDRESS HERE

VENDOR

SHIP TO

COAL HERITAGE TRAIL AUTHORITY  
 NATIONAL COAL HERITAGE AREA AU  
 POST OFFICE BOX 5176  
 104 WILSON STREET  
 BECKLEY WV  
 25801-5176      304-256-6941

DATE PRINTED
07/09/2012

BID OPENING DATE: 07/12/2012      BID OPENING TIME 1:30PM

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
ADDENDUM NO. 1						
1. TO PROVIDE ANSWERS TO QUESTIONS RECEIVED FOR THIS SOLICITATION. 2. ADDENDUM ACKNOWLEDGEMENT IS ATTACHED AND SHOULD BE RETURNED WITH YOUR BID. FAILURE TO RETURN MAY RESULT IN DISQUALIFICATION OF YOUR BID.						
0001	1	JB		906-00-00-001		
ARCHITECT/ENGINEERING SERVICES, PROFESSIONAL						
SIGNATURE				TELEPHONE	DATE	
TITLE		FEIN		ADDRESS CHANGES TO BE NOTED ABOVE		

WHEN RESPONDING TO SOLICITATION, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'

SOLICITATION NUMBER: CHA12017

Addendum Number: 01

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The purpose of this addendum is to modify the solicitation identified as ("Solicitation") to reflect the change(s) identified and described below.

**Applicable Addendum Category:**

- | Modify bid opening date and time
- | Modify specifications of product or service being sought
- | Attachment of vendor questions and responses
- | Attachment of pre-bid sign-in sheet
- | Correction of error
- | Other

**Description of Modification to Solicitation:**

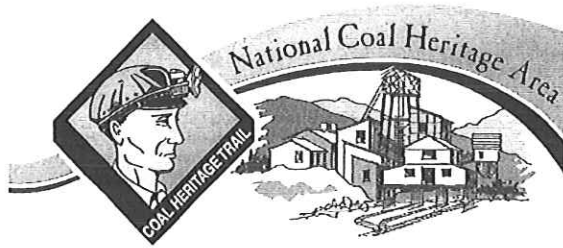
To provide answers to questions received for this solicitation.

**Additional Documentation:** Documentation related to this Addendum (if any) has been included herewith as Attachment A and is specifically incorporated herein by reference.

**Terms and Conditions:**

1. All provisions of the Solicitation and other addenda not modified herein shall remain in full force and effect.
2. Vendor should acknowledge receipt of all addenda issued for this Solicitation by completing an Addendum Acknowledgment, a copy of which is included herewith. Failure to acknowledge addenda may result in bid disqualification. The addendum acknowledgement should be submitted with the bid to expedite document processing.

ATTACHMENT A



Coal Heritage Area Authority  
National Coal Heritage Area Authority

P. O. Box 15  
Oak Hill, WV 25901  
Phone 304-465-3720  
Fax 304-465-3719

June 28, 2012

REFERENCE EOI #CHA12017 COAL HERITAGE DISCOVERY CENTER

Question: Please reference Item #6 in the “Additional Terms and Conditions” for Architectural and Engineering Contracts. It seems clear that State guidelines dictate that standards of ASHRAE 90.1-2007 will be adhered to effective July 1, 2012. Our question relating to this and any other future RFQ is “does federal funding of a project require the use of ASHRAE 90.1-2010 over the State of West Virginia requirements?”

Answer: The provisions contained in Item #6 were enacted in the 2012 session of the West Virginia Legislature. As noted in that item, “if any construction project has a commitment of federal funds to pay for a portion of such project, this provision shall only apply to the extent such standards are consistent with the federal standards.” This means that unless there is a federal standard that has to be met, the provisions contained in Item #6 apply.

Question: How many copies of the RFQ is required?

Answer: Four (4) copies are required.

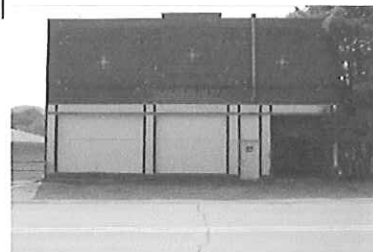
Question: Who developed the historic structures report and preliminary concept drawings?

Answer: Michael Gioulis - Attached is the preliminary concept drawing with some information on it.

**Patteson Ford Building**  
**Mt. Hope, West Virginia**  
**Building site visit**  
**for**  
**National Coal Heritage Area**  
**Michael Gioulis June 25, 2008**



This report is intended to review the former Patteson Ford Garage in Mt. Hope for the National Coal Heritage Area program. They intend to convert the building to offices and visitor spaces. The review will discuss observed conditions at the building and give recommendations on correcting deficiencies and converting the building to their proposed use.



This visit will concentrate on the major items that need attention, with particular recommendations on the roof. On the interior, it has been agreed that the original showroom space will be exhibit space for the program.

### **Description**

The building was constructed ca. 1923 as a Ford garage for Okey Patteson who was to be a future governor of West Virginia. It is a contributing resource within the Mt. Hope Historic District

### **Exterior**

The building is tall one story garage building with a stepped parapet wall at the top. The front façade is brick with stone accents in geometric patterns. The brick also contains geometric patterns creating panels in the upper façade to relieve the large expanse of brick. There are three bays on the front. Two large display windows, on small entrance door, and one large garage door entrance on the south. The window openings are covered with plywood, but the original glass framing and some of the glass is extant behind this. The garage door is not original.



There has been some pointing or brick repairs at the parapet level, as these brick appear lighter than those below. This may be a function of the mortar color.

The first floor is divided by pilasters. The pilasters have header course brick accents enclosing rough textured stucco veneer.

The side elevations are brick as well in a common bond. There are some alterations to the fenestration on the north elevation at the lower level. There has been block infill and the addition of larger garage door openings at this location.



Windows on the side and rear elevation are metal multi-paned industrial units with most of the glazing missing.

The roof is divided into two sections from front to back. The front section is taller, with a central gable. There are skylights in this roof to bring light into the mezzanine level. The rear section of the roof, over the garage work space is a barrel shaped truss.

## Interior

### *First floor*

The front of the building consists of the original showroom and sales office area, with a mezzanine above the offices. This was in the north two bays. The south bay was the garage entrance into the rear portion of the building. The work garage.

In the mezzanine space, there is terrazzo tile. The tile ends on the third pilaster in, about 32' back, and then the U-shaped balcony begins. The balcony has an interior open well and a balcony on either side of it. There likely were offices beneath the perimeter of this space.

The original wall surfaces in the showroom were likely plaster on the masonry. There is currently metal studs with deteriorated finish materials on them.

The ceiling is a very simple pressed metal pattern. It appears to be about 30% deteriorated beyond repair.

Note: The trim is missing on the front door, however the transom still exists. The transoms over the display windows and framing for the windows are also sextant. It is metal framing. There is a crown around the base of the ceiling.

The stairs to the mezzanine will require trim installation around them, a new handrail, and some typical repair and paint.

In the mezzanine, there is plaster on the walls, the metal ceiling and vinyl floors. All surfaces are totally deteriorated and will require replacement.

There is a paneled wood balustrade at the edge of the mezzanine remaining in some locations and this can be used to replicate it for the rehabilitation.

The mezzanine is suspended from the roof trusses with rods and pin connectors to the trusses. All connectors and structural systems must be evaluated. There are some unsecured pins visible.

There is a skylight in the center of the back section of the mezzanine.



*Lower level*

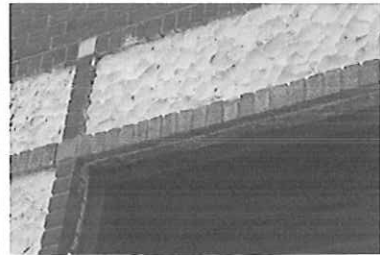
This is basically a garage workshop and is currently a storage area. Walls are masonry or block and the ceiling is the concrete structure of the first floor system. The floor is concrete. There are storage rooms at the front of the building and some storage and underground areas beneath the front of the building. These may extend beneath the sidewalk, as there are indications of some settlement in the sidewalk paving that appear to correspond to the structural system. This must be investigated.

*Roof*

The roof is built up layers of tar and roll roofing and membrane over metal pans that are clipped to and supported by the trusses. The roof is in totally deteriorated condition and some of the pans are rusted as well. This occurs predominantly at the edges.

**Observations***Exterior**Front façade*

The stucco on the front is original. It is a very thick, molded stucco in a Tudor style over backer brick. The stucco will need repairs. Toward the top of the capital, on the left pilaster, there are bricks that need to be replaced. The mortar on the front is recessed. The original is a wire-cut brick on the front elevation, but the sides are smooth brick.



On the right side, the lower portion of the pilaster, there are about 5 courses of brick from the bottom that need to be replaced. There are also a couple of bricks around the entrance to the garage that need to be replaced. The steel lintels are rusting a little, but they are not sagging. They will need repaired, painted and caulked. The current garage door has an aluminum fascia surrounding the trim. This should be replaced when the garage door is replaced.



Along the north side elevation, 100% pointing is needed at the parapet level. A minimum of 50% pointing is needed elsewhere. There is a lot of efflorescence throughout the building. Under each of the windows, there is severe deterioration, so this will need to be repaired, along with the window sills. There is a lot of vegetation to be removed. On the lower portion of the wall, there are 30 or 40 spalled and popped brick that need to be replaced.

The south side elevation has a lot of trees growing adjacent to the building. Some of these trees should be removed, as they are holding moisture against the building. It looks like about 50% pointing is needed on this elevation. There is a lot of rising damp.

*Interior*



install interior storms. The masonry and plaster around the sills need to be replaced.

The last bay may be more extensive to repair the windows. The steel itself is in good shape, but it is missing some of its anchorage, especially on the east side. There is a step crack going up to the right of the lintel, so particular attention should be paid to the masonry there. Typical masonry repairs will be needed everywhere else.

In the seventh bay, or the second window bay from the east, all of the bricks have fallen for five courses above the window lintel in the interior. There is only one wythe of brick left of the two wythe brick wall. The header bond course and the header bricks are still there, but everything else is gone. This needs to be addressed and stabilized as soon as possible. Other than that, the walls are what were expected. A significant amount of pointing (about 75%-100%) is needed on the south wall.

Both the north and south walls are deteriorated at the rear, where the roof drains to downspouts on the exterior and there has been significant deterioration to the masonry as a result of the damaged scuppers, downspouts etc. See also exterior masonry issues and the photos.

The east wall, which is the back wall of the building, is in much better condition. The paint still exists there. This wall needs window repair, and painting. There is some significant deterioration in the northeast corner, due to roof damage, and this area will need a significant amount of pointing. It also will likely require dismantling and reconstruction of the upper portion of the masonry.

In the north wall, in the first bay starting from the east, the window appears to be racked. It looks like the entire wall is racking to the east, starting at about the sill level of the window. The second bay appears to be doing the same thing. Above the lintel the northeast corner needs to be rebuilt, as it appears to be in some rather deteriorated condition. This entire wall needs 100% pointing, including the pilasters. The first pilaster from the east appears to be separating from the wall. This will need to be reconstructed and toothed into the wall, or other bonding or masonry stitching system employed.

The floor appears to be in relatively good condition. It is concrete, and has some cracks. Cracks usually run north and south, in line with the pilasters.

There are scupper drains in the wall that lead directly to the exterior, draining any interior water from the garage bays.





*Masonry*

Point the masonry as indicated in the observations sections. Use mortar that matches the original in strength composition and appearance. Follow the Secretary of the Interiors Standards for Rehabilitation and Preservation Briefs.

Remove and replace damaged and spalled brick as mentioned above. Remove and reconstruct sections of the walls as indicated in the observations. These include:

- The northeast corner and sections of the north wall above the first floor windows and below the windows.
- The southeast corner at the top.
- The south elevation at window locations noted above.
- The lower section of the south elevation beneath the windows, in rising damp areas.
- Front pilaster as noted.
- Interior pilaster as noted.
- Interior south wall adjacent to the garage entrance.

*Storefront, windows, doors etc.*

See attached sketch for recommendations.

Remove all coverings over the windows and door. Install new windows if the originals are not present.

Install new garage door in south bay based on historic photos.

Install new marquis as indicated.

Install signage.

Install new entrance door in configuration noted.

*Windows:*

Repair windows following Secretary of the Interiors Standards and Preservation Brief 18.

Install storm windows if needed.

*Site*

Repair the front paving and inspect and insure that it is structurally sound.

Install drainage plumbing if necessary.

Install drainage plumbing on south elevation adjacent to wall, to drain water from masonry. Insure ground slopes away from building.

Inspect and repair drainage on north and east sides to insure the ground slopes away from building.

Repair pipe rail on north of building in parking area, and repair sign pole and install sign. We recommend a neon sign in the shape and colors etc. of the NCHA logo, see sketch.

*Interior*

Repair masonry etc. as noted.



Repair all finishes. In general, assume finishes to be plaster or drywall for all wall surfaces. These can be applied over furring if needed to allow for utilities.

Repair or replace metal ceiling in matching pattern.

Install lighting as needed.

Install offices beneath the mezzanine and on the mezzanine to accommodate the program. Install exhibits etc. in the showroom space and in the rear of the first floor. Alternatively, the showroom space can be used for visitor information etc.

Investigate the installation of additional offices above the bottom chords of the trusses in the rear of the garage space. Determine if this is structurally feasible and if the space is needed.

Develop basement as necessary for programs, exhibits, storage etc.

Include installation of ADA compliant toilets, a staff lounge and other amenities.

Consider amenities such as internet lounge for visitors.

Assume all new utilities, including:

- Lighting
- All electrical
- HVAC
- Life safety monitoring, alarms and suppression.
- Plumbing

If a hazardous material inspection has not been accomplished complete one and develop a mitigation plan if necessary.

### **Priorities**

The following is a general priority order of the recommendations. Funding may alter the schedule, but the first two items are critical to the stabilization and survival of the building.

- The major priority is to repair and replace the roof and the roof drainage system.
- Second priority, is to repair the masonry, reconstructing those areas noted. General masonry repairs should follow, including pointing.
- Window and door repair and reconstruction.
- Site drainage.
- Electrical and other essential utilities.
- Interior finishes and plan and general rehabilitation.

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: CHA12017**

**0013**

**Instructions:** Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

**Acknowledgment:** I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

**Addendum Numbers Received:**

(Check the box next to each addendum received)

- |   |  |
|---|--|
| <input type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6  |
| <input type="checkbox"/> Addendum No. 2 | <input type="checkbox"/> Addendum No. 7  |
| <input type="checkbox"/> Addendum No. 3 | <input type="checkbox"/> Addendum No. 8  |
| <input type="checkbox"/> Addendum No. 4 | <input type="checkbox"/> Addendum No. 9  |
| <input type="checkbox"/> Addendum No. 5 | <input type="checkbox"/> Addendum No. 10 |

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

\_\_\_\_\_  
Company

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

NOTE: This addendum acknowledgement should be submitted with the bid to expedite document processing.  
Revised 6/8/2012