



City of Salisbury

North Carolina

Request for Proposals

City Hall and City Office Building Exterior Cleaning and Sealing

RFP #043-2024

Addendum #1

Issued: June 27, 2024

NOTICE TO ALL POTENTIAL VENDORS

The "Request for Proposal" is modified as outlined in this Addendum. The original "RFP" Documents and any previously issued addenda remain in full force and effect, except as modified by this Addendum, which is hereby made part of the "RFP". Vendors shall consider this Addendum when preparing and submitting its Proposal.

MODIFICATION TO THE RFP

Note to Preparer of Addendum: This section shall be used to provide modifications to the RFP/RFQ/ITB. Examples include an extension of the submittal deadline; additions/deletions to the project scope or description; changes to the selection process or pre-submittal meetings; and changes to proposed evaluation criteria.

Section Number	Section	Description of Change
1.1	Submittal Deadline	The Proposal submittal deadline has been changed as noted herein and modifies the deadline stated in the RFP/RFQ/ITB. The new Proposal submittal deadline is 2: 00 pm on (July 8, 2024).
1.2	Project Scope	Add the following language after the 6 th Bullet Point Cleaning Execution: "After an initial timeline is discussed and agreed upon between The City and the Contractor, a \$300/day penalty will be deducted from the contract amount for each day of delay beyond the agreed completion date, unless prior approval is granted by The City."



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1.3	Change in Requirement	<p>Add the following sentence after PROPOSAL SUBMISSION:</p> <p><u>BID BOND:</u> A bid bond of 5% will be required for this project.</p> <p><u>PERFORMANCE BOND:</u> A Performance Bond will be required for the full amount of this project within ten (10) days after award.”.</p>

QUESTIONS AND ANSWERS

Note to Preparer of Addendum: Questions and answers should be provided only when they are necessary to clarify what is already in the Proposal Documents.

The following questions and answers are provided as a matter of information to clarify issues raised about the RFP. To the extent that changes to the RFP are required based on the questions received, the RFP has been modified as noted above in the Modification to the RFP section of this Addendum.

Item	Questions and Answers
1	<p><u>Question:</u> Will Water and Electrical be provided</p> <p><u>Answer:</u> Water and Electrical hookup will be provided as needed.</p>
2	<p><u>Question:</u> Will SRU accept reclaimed water from this project</p> <p><u>Answer:</u> SRU will accept reclaimed water with no chemicals at the Town Creek Waste Water Treatment Plant Located at 850 Heiligtown Rd, Salisbury, NC 28144</p>
3	<p><u>Question:</u> Will the testing report that determined the scope be available to bidders.</p> <p><u>Answer:</u> Yes It has been attached to this addendum</p>



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336-333-2872

Robert J. Hotes, AIA, NCARB, APT RP, LEED AP BD+C
Senior Preservation Architect
539 North Trade Street
Winston-Salem, NC 28401

RE: Salisbury City Hall Test Cleaning

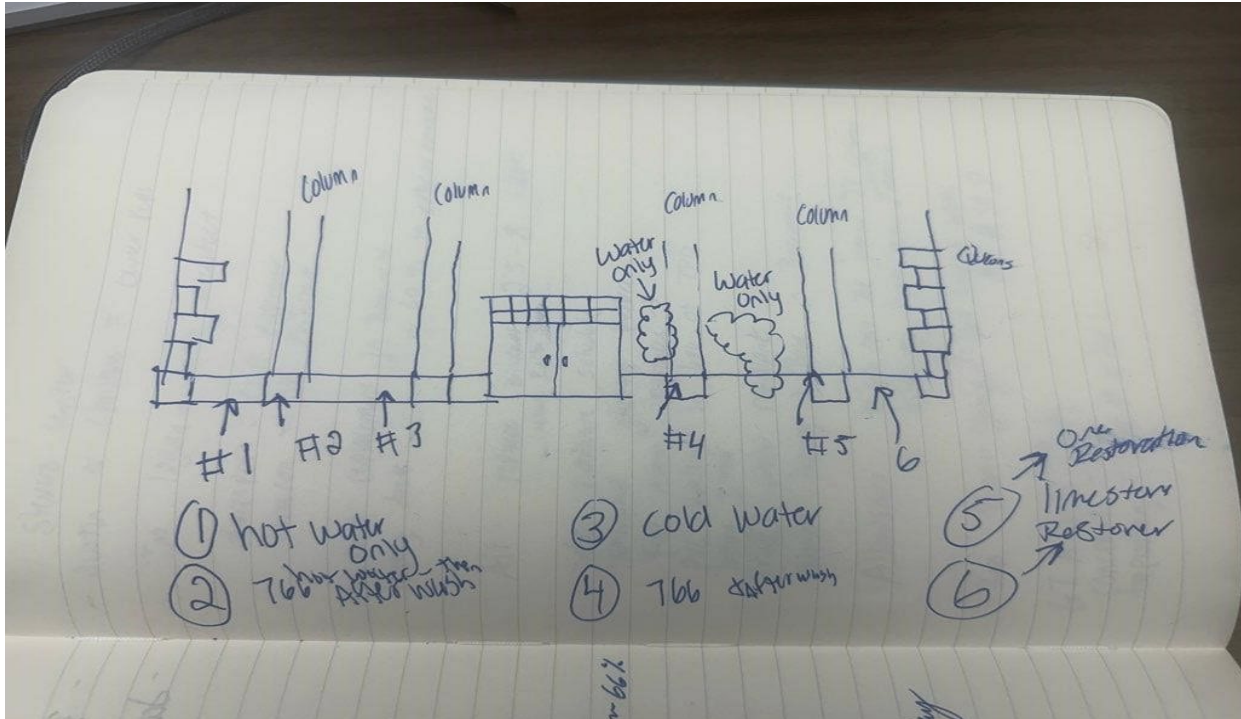
Mr. Robert Hotes,

In February 2024, Christman Southeast Constructors mobilized to the City Hall building located at 217 S Main St, Salisbury, NC. The purpose was to perform various historic restoration cleaning techniques on the exterior façade and provide an outline for the larger restoration project. Through use of a water hose and interior water connection, we achieved the appropriate cleaning levels using two specific cleaning methods as illustrated in location #2, #4, and #6. We also observed and successfully removed biological growth and atmospheric staining on the sill stones and sidewalk.

Below you will find a sketch of the six different locations, the materials used at each location, and photos of the finished product the day after the cleaning occurred.



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Location #1 and #2



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Location #1 – This location was rinsed thoroughly and cleaned using hot water and no chemicals. Cleaning with only hot water was successful in the removal of surface debris and minor staining. This is a conservative approach and can be utilized throughout the building without experiencing atmospheric staining.

Location #2 – This location was cleaned with hot water and Sure Klean 766 and after wash. This method is time consuming and requires adequate dwell time and required three applications of after wash. Residue from the Sure Klean 766 was collected, and the sidewalk was rinsed three times. The results yield a more natural stone appearance but highlight the salt and rainwater spatter along the lower 12” of the building façade.



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Location #3





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Location #3 – This area was cleaned using cold water and under 300 psi. We noticed similar results with the hot water on location #1, but we were unsuccessful in removing the surface staining. It is recommended to avoid the use of cold water.

Location #4



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Location #4 – This location was cleaned using Sure Klean 766 and Afterwash. Similar to location #2, we achieved the appropriate color restoration but highlighted the salt and rain spatter damages to the lower sections of the limestone. This process will restore the building facades' appearance but if not used uniformly and throughout, there will be a noticeable difference in stone appearances. If this approach is used, the salt damaged sections will need to be stained by a qualified historic restoration specialist by use of a color matched silicate material, and the application of a water repellent with 95% permeability or greater.



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Locations #5 and #6



Location #5 – This location was cleaned using One Restoration. This yielded minimal results and is not recommended for this cleaning project.

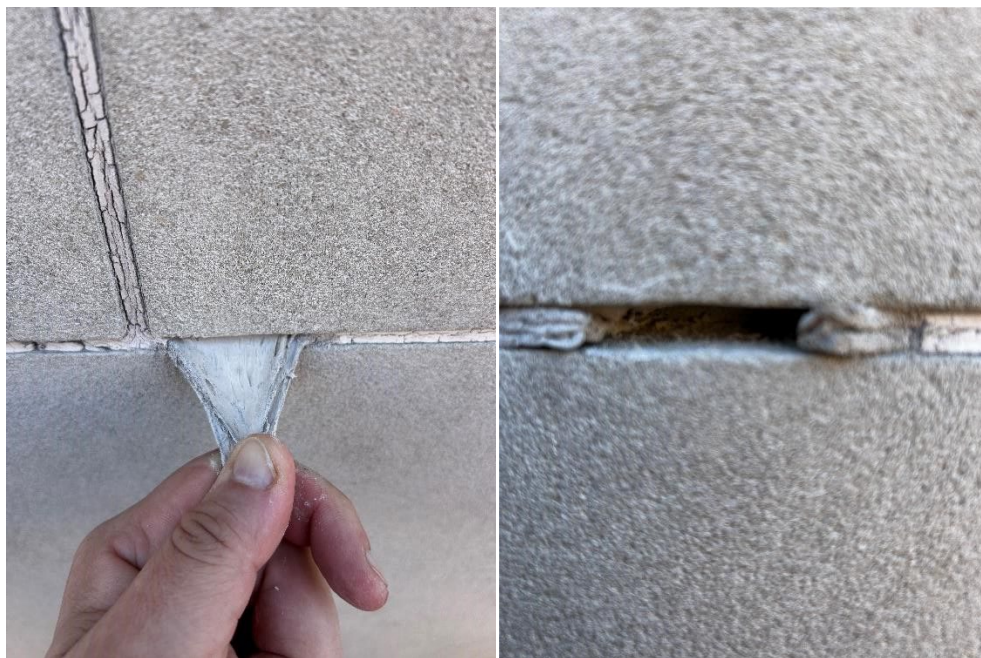
Location #6 – This location was cleaned using Sure Klean Limestone Restorer, stiff bristled nylon brush, and 300 psi hot water. This created a successful and uniform appearance with minimal salt damage visibility. This product was used on the stone units above and did not create a noticeable cleaning line. The cleanup of the material was significantly easier than the Sure Klean 766 and After wash – and did not require multiple rinsing to remove the chemicals from the limestone units.



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While on-site we noted the masonry joints were comprised of urethane caulking. Investigating the construction of these masonry joints we discovered no backer rod was used and the caulking is beyond its lifecycle. The urethane has reverted to its' original consistency and will require a qualified historic specialist to carefully remove this material by hand tools only, and properly repoint the limestone mortar joints.



We also performed selective cleaning on the City Hall building located at North Main Street, #132, Salisbury, NC 28114. Water access was not available on the exterior and the interior did not have useful water access during our cleaning samples. We focused on removing the ferrous staining on the sidewalk and selective granite cleaning around the planters.



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Before – We focused cleaning on the ‘right’ staining.





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During – Using EaCo Chem ‘One Restore’, stiff bristle brush, and rinsing the area with a sponge and clean water.



After – If we had the ability to utilize the pressure washer, the rust stains would not be visible in this area.

Granite Cleaning was also limited due to the availability of water supply. We successfully remediated the efflorescence staining by use of EaCo Chem ‘EF-FORTLESS’. We had limited success using Sure Klean Custom Masonry Cleaner, stiff bristled nylon brush, and a grout sponge. Contractors engaged in the Historic Cleaning project will need to locate adequate water supply to utilize a self-contained pressure washer and clean with hot water. Sure Klean Custom Masonry Cleaner is the product recommended for the proper restoration of this granite structure. Qualified historic masonry specialists must follow the manufacturer's requirements on dwell times, UV exposure, and must not allow cleaning chemicals to dry on any surface.



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Before

After EF-FORTLESS treatment

Thank you for allowing us the opportunity to work on this project. Please do not hesitate to contact me with any questions at 865.546.2440 or on my cell 517-749-2144.

Sincerely,

Christman Southeast Constructors

Andrew Bellmore

Vice President of Operations

END OF ADDENDUM