



MONTANA FISH, WILDLIFE & PARKS

ADDENDUM NO. 1

TO: ALL BIDDERS OF RECORD

PROJECT: Fort Owen State Park – East Barracks Preservation

FWP PROJECT #: 22-08

DATE: May 6, 2022

FROM: Gilmore Franzen Consulting, LLC

Acknowledge receipt of this addendum by inserting its number and date in the Proposal Form and on the Bid Envelope. Failure to do so may subject bidder to disqualification.

This Addendum forms a part of the Contract Documents. Clarification and/or modifications are as follows:

1. **Drawing Sheets:** Replace Sheet 7 with the attached revised Sheet 7R, dated 5/2/2022.
2. **Technical Specifications:** Replace the following items in Technical Specification Section 012200 – Unit Prices:
 - a. Replace all references to “Sheet 7” with “Sheet 7R.”
 - b. Replace Item F in its entirety with the following:

“F. Unit Price 6: Fabrication of adobe.

 1. Description: Removal and replacement of deteriorated or missing adobe brick with 9” deep adobe brick.
 2. Unit of Measurement: One brick unit 9” deep.
 3. Unit of Measurement: One brick unit 18” deep.”
 - c. Replace Item L in its entirety with the following:

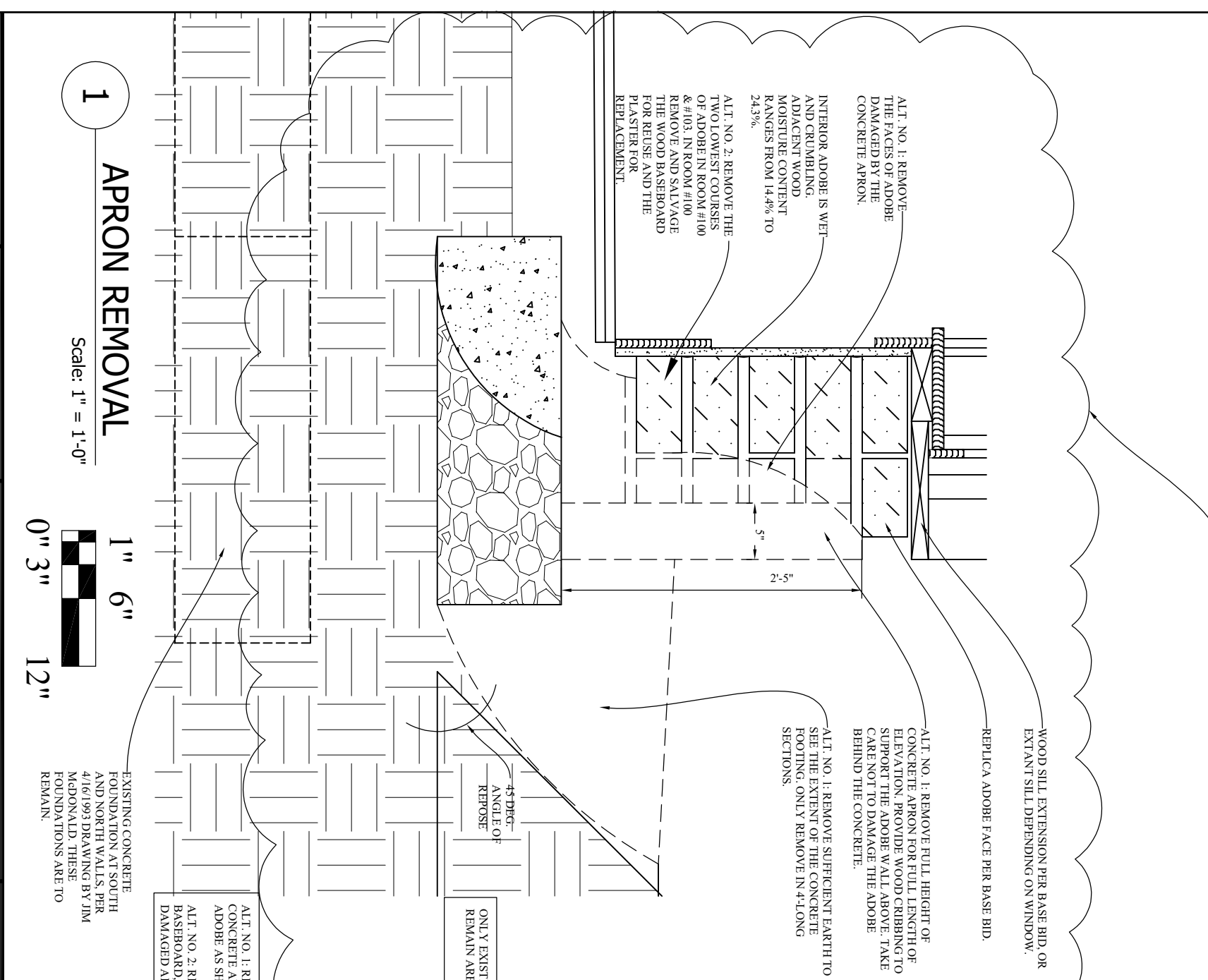
“L. Unit Price 17: Replace ramp with low-slop ramp integrated into walkway per Sheet 10. (Alternate No. 3)

 1. Description: Remove existing ramp and portions of existing walkway. Provide new ramp and portions of walkway as shown on Sheet 10.
 2. Unit of Measurement: Linear feet.”
3. **The Proposal Bid form:** Form has been revised, use updated Proposal Form which has following changes:
 - a. Item #15, replace the LF unit with SF unit.
 - b. Item #17, replace the LF quantity with 34 linear feet.

4. **Historic Adobe Photo:** Below is a general historic image of the deteriorated adobe at the base of the east wall before the concrete apron was installed.



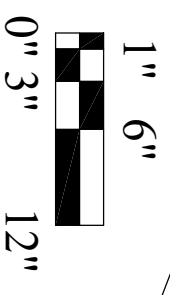
ADD NO. 1



1

APRON REMOVAL

Scale: 1" = 1'-0"

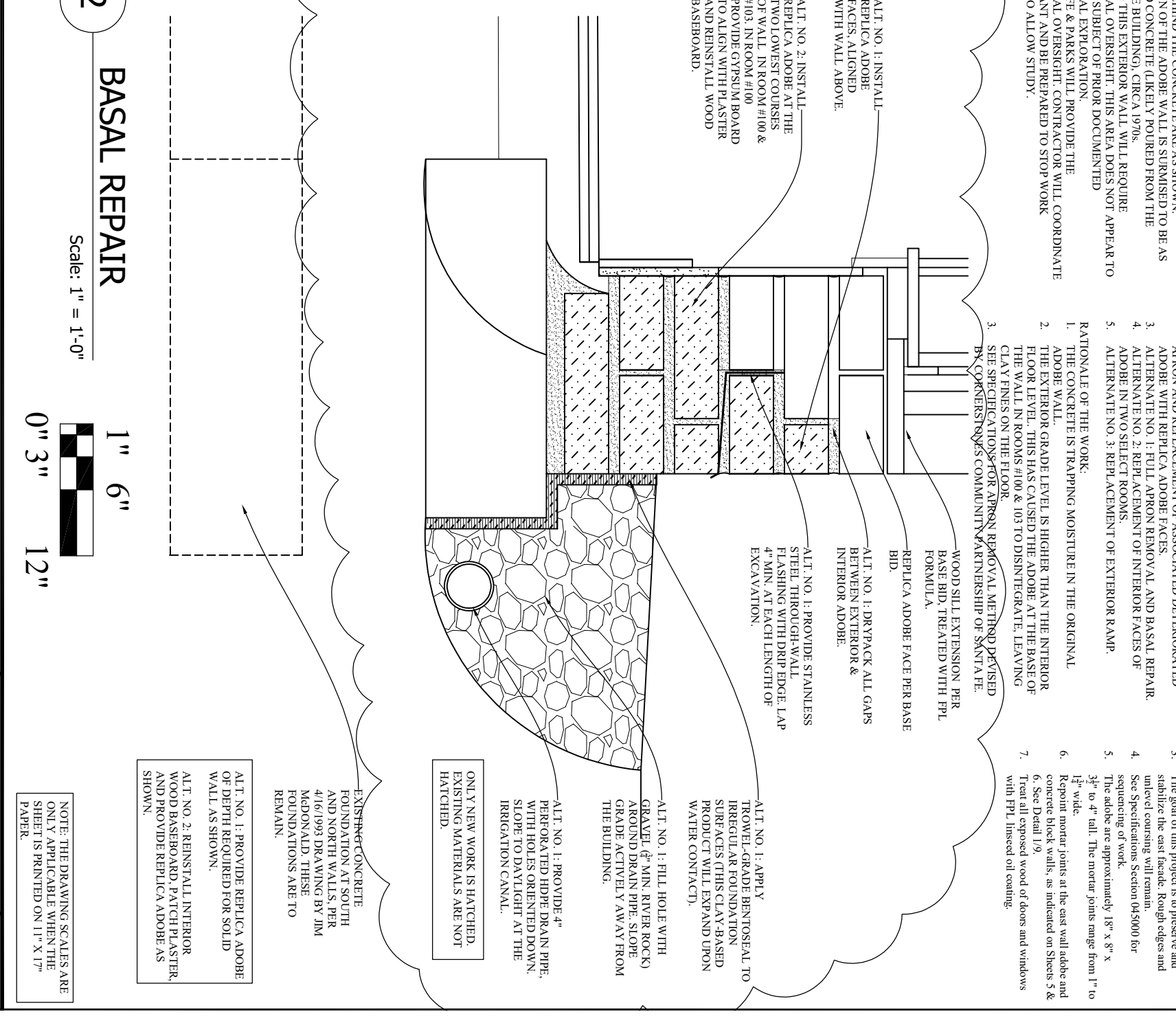
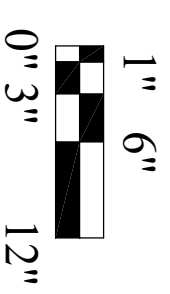


EXISTING CONCRETE FOUNDATION AT SOUTH AND NORTH WALLS, PER 4/16/1993 DRAWING BY JIM McDONALD. THESE FOUNDATIONS ARE TO REMAIN.

2

BASAL REPAIR

Scale: 1" = 1'-0"



NOTE: THE DRAWING SCALES ARE ONLY APPLICABLE WHEN THE SHEETS PRINTED ON 11" X 17" PAPER.

- THE WORK IN ALTERNATES NO. 1 & 2 INCLUDES THE FOLLOWING REQUIREMENTS:
1. CONTRACTOR SHALL ASSUME THE DEPTH & THICKNESS OF THE CONCRETE ARE AS SHOWN IN ESTIMATION.
 2. CONTRACTOR SHALL ASSUME THE DEPTH & THICKNESS OF THE ADOBE WALL BEHIND THE CONCRETE ARE AS SHOWN.
 3. THE FOUNDATION OF THE ADOBE WALL IS SURMISED TO BE AS SHOWN. POURED CONCRETE (LIKELY POURED FROM THE INTERIOR OF THE BUILDING, CIRCA 1970s.
 4. DIGGING ALONG THIS EXTERIOR WALL WILL REQUIRE ARCHAEOLOGICAL OVERSIGHT. THIS AREA DOES NOT APPEAR TO HAVE BEEN THE SUBJECT OF PRIOR DOCUMENTED ARCHAEOLOGICAL EXPLORATION.
 5. MT FISH WILDLIFE & PARKS WILL PROVIDE THE ARCHAEOLOGICAL OVERSIGHT. CONTRACTOR WILL COORDINATE WITH CONSULTANT AND BE PREPARED TO STOP WORK TEMPORARILY TO ALLOW STUDY.

- EXPLANATION OF ALTERNATE BIDS:
1. BASE BID INCLUDES FABRICATION OF ALL ADOBE REQUIRED FOR ALL REPLACEMENT AND REPAIRS, WHETHER IN BASE BID OR ALTERNATE SCOPE OF WORK.
 2. BASE BID INCLUDES REMOVAL OF PARKING ABOVE CONCRETE APRON AND REPLACEMENT OF ASSOCIATED DETERIORATED ADOBE WITH REPLICA ADOBE FACES.
 3. ALTERNATE NO. 1: FULL APRON REMOVAL AND BASAL REPAIR.
 4. ALTERNATE NO. 2: REPLACEMENT OF INTERIOR FACES OF ADOBE IN TWO SELECT ROOMS.
 5. ALTERNATE NO. 3: REPLACEMENT OF EXTERIOR RAMP.
- RATIONALE OF THE WORK:
1. THE CONCRETE IS TRAPPING MOISTURE IN THE ORIGINAL ADOBE WALL.
 2. THE EXTERIOR GRADE LEVEL IS HIGHER THAN THE INTERIOR FLOOR LEVEL. THIS HAS CAUSED THE ADOBE AT THE BASE OF THE WALL IN ROOMS #100 & 103 TO DISINTEGRATE, LEAVING CLAY FINES ON THE FLOOR.
 3. SEE SPECIFICATIONS FOR APRON REMOVAL METHOD DEvised BY CONCRETE'S COMMUNITY PARTNERSHIP OF SANTA FE.

- GENERAL CONSTRUCTION NOTES:
1. See other sheets in this set for additional information.
 2. See Sheet 3 for Terminology and Building Cross-Section.
 3. The goal of this project is to preserve and stabilize the east facade. Rough edges and unlevel coursing will remain.
 4. See Specifications Section 045000 for sequencing of work.
 5. The adobe are approximately 18" x 8" x 3 1/2" to 4" tall. The mortar joints range from 1" to 1 1/2" wide.
 6. Repoint mortar joints at the east wall adobe and concrete block walls, as indicated on Sheets 5 & 6. See Detail 1/9.
 7. Treat all exposed wood of doors and windows with PPL Insected oil coating.

LMGillmore
DRAWN BY: DATE: 04/10/2022
LMGillmore - Add No. 1 Revisions 05/02/2022
CHECKED BY: DATE:



**MONTANA FISH,
WILDLIFE & PARKS**

Fort Owen East Barracks Preservation
Details - Alternate No. 1 & 2

Preservation Architect:
Gillmore Franzen Consulting LLC
180 North Low Bench Road
Gallatin Gateway, MT 59730

ADD. NO. 1
05/02/2022

SHEET: 7R
of 10

PROPOSAL

Montana Fish, Wildlife & Parks
Design and Construction
PO Box 200701, 1522 Ninth Avenue
Helena, Montana 59620-0701

FWP Project #: 22-08
Addendum #1

The undersigned, having familiarized himself with the conditions of the work and the contract documents as prepared by Gilmore Franzen Consulting LLC, 180 North Bench Road, Gallatin Gateway, MT 59730; Phone (406) 600-0464 agrees to furnish all labor, materials, equipment, and services necessary to complete all general construction work, as bid herein, for a project entitled Fort Owen East Barracks Preservation, near Stevensville, MT in accordance with the Contract Documents including all Addenda. Bidder agrees to perform all work described below at the price shown as follows:

Reminder to Contractors: All Unit Prices must be filled in on the Bid Form for a valid bid (18-2-303 MCA).

BASE BID:

Item #	Description	Estimated Quantity	Unit Measure	Unit Price	Total Amount
1	Mobilization/Demobilization, insurance & bonding	1	LPSM	LPSM	\$
2	CMU Repairs, including cracks	82	LF	\$	\$
3	CMU Repointing	500	SF	\$	\$
4	Adobe Repairs	300	SF	\$	\$
5	Adobe Repointing	570	LF	\$	\$
6a	Furnish/Fabricate Adobe (1/2 depth units)	510	Adobe	\$	\$
6b	Furnish/Fabricate Full-Width Adobe	210	Adobe	\$	\$
7	Wood Repairs	1	LPSM	LPSM	\$
8	Chimney Work	1	LPSM	LPSM	\$
9	Finishes	1	LPSM	LPSM	\$
10	Allowance for Outside Expert Adobe Training	1	LPSM	LPSM	\$8,000
11	Contractor's Training Time	9	Man Day	\$	\$
12	Work not included above	1	LPSM	LPSM	\$
Total: \$					_____.

BASE BID: _____

AND _____/100 DOLLARS (\$ _____).

ADDITIVE ALTERNATE #1:

Item #	Description	Estimated Quantity	Unit Measure	Unit Price	Total Amount
13	Remove concrete apron (2"-4" deep)	168	SF	\$	\$
14	Rebuild lower wall	168	SF	\$	\$
15	Provide bentonite seal, drain pipe and gravel fill.	160	SF	\$	\$
Total: \$					_____.

Additive Alternate #1: _____

_____ AND _____ /100's DOLLARS (\$ _____).

ADDITIVE ALTERNATE #2:

Item #	Description	Estimated Quantity	Unit Measure	Unit Price	Total Amount
16	Replace adobe at base of two interior walls (half depth)	24	SF	\$	\$
Total: \$					_____.

Additive Alternate #2: _____

_____ AND _____ /100's DOLLARS (\$ _____).

ADDITIVE ALTERNATE #3:

Item #	Description	Estimated Quantity	Unit Measure	Unit Price	Total Amount
17	Replace ramp with low-slope ramp integrated into walkway	34	LF	\$	\$
Total: \$					_____.

Additive Alternate #3: _____

_____ AND _____ /100's DOLLARS (\$ _____).

TOTAL BID (includes Base Bid plus all Additive Alternates): _____

AND _____/100 DOLLARS (\$ _____).

And certifies that he is a duly and regularly licensed contractor registered with the Montana Department of Labor and Industry:

FIRM NAME: _____

TELEPHONE# _____

SIGNED BY: _____ DATE: _____ REG. # _____

BUSINESS ADDRESS _____

EMAIL ADDRESS: _____

ADDENDUM NO. _____ DATE: _____

ADDENDUM NO. _____ DATE: _____

ADDENDUM NO. _____ DATE: _____