



CITY OF O'FALLON, MISSOURI
PURCHASING DEPARTMENT

100 North Main Street
O'Fallon, MO 63366
T: (636) 379-5527

BID NUMBER:	23-010	BID ISSUE DATE:	02/03/2023
BID DESCRIPTION:	TUCKPOINTING AT VARIOUS CITY BUILDINGS		
BID OPENING DATE:	02/16/2023	BID OPENING TIME:	2:00 P.M. CST

February 13, 2023

ADDENDUM #1

The purpose of this addendum is to recap the discussion of the optional pre-bid meeting held at 11:00 A.M. CST on 02/08/2023 starting at 100 North Main St., O'Fallon MO 63366 and to address all other questions received on or before 02/10/2023 at 12:00PM CST. The time period for questions is closed.

Attendees:

Rod Jackson, City of O'Fallon
Donna Pinkston, City of O'Fallon

Companies in attendance:

Carl Tinker, B & K Tuckpointing
Gary Klotz, Staat Tuckpointing

I. Meeting:

The meeting was opened by describing and discussing the project description, the bid requirements, and the project specifications.

II. Questions:

1. Are the areas you have shaded on the appendices to be 100% tuckpointed or spot pointed?

Answer: They are to be 100% tuckpointed.

2. Will downspouts and gutters need to be removed for the City Hall project?

Answer: If there are any items on the outside of the building that the contractor deems to be impeding their work, they should be removed and included in the bid price.

3. Will the City remove the padding at the stadium between the dugouts?

Answer: Yes, this is noted on Page 18 of the Bid Specs labeled "City's Responsibility".

Other Questions Received:

1. At Heald Home – Appendix C says for us to remove shutters – City Responsibilities say you are removing shutters – which is correct? Also if us, can we store the shutters on site, Will that south entry be closed during completion.

Answer: It is the responsibility of the City to remove the shutters and hinges.

2. West Wing Municipal Complex East Wing – In order to tuckpoint properly at window frames and cut out the old mortar all the way back to the window we would be cutting into the existing caulk at every course. We can stop short of the caulk and tuckpoint up to the old mortar or you can add to remove the old caulk, prep and re-caulk perimeters of all the windows. Please advise.

Answer: Yes on prep and re-caulk if needed.

3. For all locations you are tuckpointing brick 100% - I would recommend while everything is freshly cleaned and pointed you consider applying a clear penetrating siloxane sealer to reduce moisture absorption through the face of the brick. It's a great belt and suspenders approach to keeping moisture in the wall to a minimum and adds life to both the brick and the new mortar. We could give you an add option for sealer if wanted.

Answer: No seal.

4. Car Shield Field Retaining – There is an extreme amount of vertical cracks in the cmu walls due to lack of expansion. The cracks will get worse in time and there is potential for some blocks to fail during the tuckpointing process from the vibration when grinding out the joints. I would possibly recommend two (2) things. First you might want to include a unit cost for replacing block in case a bunch need replacement and you have any other project adds that gobble up your contingency money you will then have a pre-loaded cost for replacement. There is always the option to rout out the cracks and caulk them to keep the moisture penetration down but with this being a stadium it would really unsightly to have to look at. The two (2) options for the cracks would be to just tuckpoint as planned and seal the walls with clear sealer which won't eliminate all moisture 100% but it will reduce it by probably 80-90% or you could rout and caulk the cracks as well as install a good breathable masonry coating such as Dow All Guard which would eliminate any future moisture intake and give you a brand new look. (however you will have re-coats (just 1 coat or topcoat) about every ten (10) years to re-kindle the warranty and they get dingy or dirty over time)

Answer: We will add more to the contingency line. (See page 3 of this addendum.)

5. West Facing Wall West Wing – Please clarify if the inside of the entry is also being tuckpointed or if we are stopping at the inside edge of the terracotta jambs in the arches. Also, are you wanting to caulk the terracotta coping transverse joints on the gable?

Answer: Yes, the inside of the entry is included. If the terracotta needs caulking after tuckpointing, to ensure a water tight seal, then it should be done by Contractor as a matter of established work practices.

Please replace page 24 with this page in your submittal.

PRICING

Contractor Name: _____

Contact Name: _____

Phone number: _____

Base Bid

West Wing Municipal Complex East Wall (Appendix A)	\$
Car Shield Field Retaining Wall (Appendix B)	\$
Heald Home South facing Wall (Appendix C)	\$
\$9,000 contingency	\$ 9,000
Total	\$

Alternate Bid

West Facing wall of West Wing (Appendix D)	\$
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Reminder:

The due date and time remain the same for this project. This is to remind all bidders that sealed bids for bid #23-010 Tuckpointing at Various City Buildings must be submitted by 2:00 P.M. CST, February 16, 2023, to:

Christine Grabin, Purchasing Agent
City of O'Fallon, Missouri
100 North Main Street
O'Fallon, Missouri 63366

Addendum information will be available over the Internet at www.ofallon.mo.us. Adobe Acrobat® Reader may be required to view this document. We strongly suggest that you check for any addenda a minimum forty-eight hours (48) in advance of the bid deadline. Due to revisions, the bidders must acknowledge the Addendum(s) on the bid form.

Attachments: Pre-Bid Meeting Sign-In Sheet

END OF ADDENDUM #1

Site visit attendee sign in

Project: Tuckpointing various City buildings, Bid#23-010

Date/Time: 2/8/2023 11:00am

Bid opening date/time: 2/16/2022, 2:00pm

Name	Business Name	Phone number	Email address
Carl Tinker	B&K Tuckpointing	314-280-4971	carl@bandktuckpointing.com
GARY KLOTZ	STAAT Tuckpointing	314 580 6100	GARY@STAATINC.COM

City employees:

Rod Jackson
Donna Pinkston



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Carl Tinker

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Tuckpointing	Waterproofing	Commercial	Complete
Sandblasting	Epoxy/Injection	Industrial	Building
Caulking	Concrete Repairs	Residential	Restoration



Gary Klotz, Estimator

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www.staatinc.com

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