

ADDENDUM #1
Historic Southampton Town Hall
Masonry Repair and Stairs Restoration
Phase I

September 11, 2025

Item #1: See attached Responses to Questions – 2 pages total.

Item #2: The town requests contractor mock-ups of cleaning, cutting, and pointing work, to be approved by the town, prior to moving forward with full treatments.

Item #3: A 2021 Building Envelope Evaluation by Hill Engineers, Architects, Planners, Inc. has been added to the bid package to provide additional information about existing conditions – 50 pages total.

Item #4: Repair or restoration of the granite steps at the building’s main entrance will be a later phase of this project. If the original steps are extant once the ramp is removed, care should be taken to ensure they are not damaged during the project.

Item #5: Extended Deadline to Submit Bids: The deadline to submit general bids for this project shall be extended from Thursday, September 18, 2025, to **Monday September 29, 2025 by 2:00 p.m.**

All other provisions as stated in the bid document shall remain in full effect unless any further changes or clarifications become necessary at which time an additional addendum will be issued.

Please acknowledge receipt of this addendum by submitting a copy to the attention of Town Administrator Scott Szczebak, sszczebak@townofsouthampton.org. All responders must include a signed and dated copy of Addendum #1 with their bid submission materials. Thank you.

I hereby acknowledge receipt of this addendum and have incorporated it in the bid for the aforementioned project.

Printed Name

Name (signature)

Date

Company Name

Addendum provided by: Town of Southampton
 210 College Highway, Suite 7
 Southampton, MA 01073

ADDENDUM ITEM #1
Bid Questions and Responses
September 11, 2025

QUESTION 1

What products are approved for exterior masonry cleaning?

RESPONSE

Only as necessary to prepare exterior surface areas for repair and repointing work, a non-ionic detergent can be used for masonry cleaning (Sure Klean, D/2 or equal), in addition to a low-pressure water wash (no higher than 200 PSI) and natural bristle or synthetic bristle brushes.

QUESTION 2

How much of the masonry needs to be cleaned?

RESPONSE

To clarify, the scope work item “clean history masonry (no more than 200 psi)” is anticipated to be necessary for surface areas that visibly require preparation prior to repair and repointing, primarily from ground level up to the first-floor windowsills and other areas, as needed.

QUESTION 3

Can power tools be used for masonry repointing?

RESPONSE

The National Park Service (NPS) has approved the use of power tools for cutting a center line for the joints and then using a chisel to chip out mortar on either side of it.

QUESTION 4

Is the bid deposit/bond required?

RESPONSE

Yes, at least a five percent (5%) bid deposit of the greatest possible bid amount is required, made payable to Town of Southampton in the form of a certified check, treasurer’s or cashier’s check issued by a responsible bank or trust company, or a bid bond issued by a surety company licensed to do business in the Commonwealth of Massachusetts. The town has agreed to waive the fee for building permit inspections for this project.

QUESTION 5

Could the mortar composition be “1 part Portland cement, 2 parts lime (Type S hydrated lime) and 6-9 parts sand” instead of the composition recommended in the Limeworks report attached to the bid package?

RESPONSE

The NPS has responded that the mortar mix composition is required to stay no stronger than NHL 3.5 mixed with sand in a ratio of 1 part lime to 2-2.5 parts sand, as recommended in the Limeworks mortar analysis report provided with the bid package. Per the NPS technical reviewer, “the issue with the proposed change in mortar composition is that the recommended NHL 3.5 mortar is softer and more flexible which accommodates movement to prevent damage to the historic fabric. The higher strength of cement-lime mortars can lead to cracking in the masonry if movement occurs. Breathability is crucial for historic buildings, allowing moisture to escape from the wall system which prevents moisture related issues/efflorescence, subflorescence, and freeze-thaw damage in masonry units.”

QUESTION 6

Will the town be removing the asphalt strip along the building's perimeter and if so, when?

RESPONSE

As the asphalt is contributing to deterioration of the lower-level masonry, the town plans to remove the asphalt as well as an older layer of concrete beneath the asphalt. There is not currently a timeframe for this work. If this bid's masonry restoration project begins while the asphalt and concrete is intact, it is understood that contractor work will occur on accessible surfaces.

QUESTION 7

Does the project area include the rear addition?

RESPONSE

The project area is limited to the original building, including the exposed southern rear elevation above the 1970 flat roof addition. The 1970 addition side and rear elevations are not part of this project scope.

QUESTION 8

How much of the exterior is proposed for repair/repointing and what is the approximate cost per square foot beyond that area?

RESPONSE

While the majority of surface area with visible deterioration is at the lower level of the building, the proposed scope for the bid is for in kind masonry repair/repointing work where there is deterioration on all four elevations of the original building, to include spot repointing on higher courses to restore the exterior. The estimated cost per square foot of this work will be determined by contractors as part of the bid process. A 2021 Building Envelope Evaluation by Hill Engineers, Architects, Planners, Inc. has been added to the bid package to provide additional information regarding existing conditions.

QUESTION 9

Does the masonry repair and repointing include the brownstone?

RESPONSE

The masonry repair and repointing scope covers all masonry elements on the exterior, including the brownstone. The scope of work to repoint mortar joints includes the mortar around the brownstone. If there is deterioration or damage to the brownstone, an appropriate repair treatment should be included as part of the masonry work estimate.

QUESTION 10

Does the exterior masonry repair/replacement in kind/repointing include the currently covered area behind the concrete ramp?

RESPONSE

Yes, the bid response should include an estimate for restoration of that area which will be exposed once the concrete ramp is removed.

QUESTION 11

Will there be another pre-bid site meeting?

RESPONSE

There will not be another pre-bid site meeting. The building exterior is accessible to the public for inspection and recent photographs of existing conditions are included in the bid package.