



CITY OF DULUTH
PURCHASING DIVISION
Room 100 City Hall
411 West First Street
Duluth, Minnesota 55802-1199
218/730-5340
purchasing@duluthmn.gov

**Addendum #
File # 17-0108**

Project: Park Point Beach House North Wall Replacement

This addendum serves to notify all bidders of the following changes to the solicitation documents:

1. The pre-bid meeting sign-in sheet is attached to this Addendum as Exhibit A.
2. A water damage report prepared by Northland Consulting Engineers, LLP, is attached to this Addendum as Exhibit B.
3. On the Title Sheet of the prints, page G001, disregard General Note #3 and use Demolition Keynote 26 on page A100.
4. In the Specifications, Section 02 41 19 line 3.02, disregard the statement that the Contractor should carefully remove the siding, remove & dispose of the nails, stacked neatly & secured, and will be collected by others for salvage. Rather, the Contractor will decide if there is value for them to salvage the siding.
5. Revised Sheet A300 is attached to this Addendum as Exhibit C. Drawing 8 on this sheet shows revised window head framing condition.
6. Revised Sheet A500 is attached to this Addendum as Exhibit D. Drawings 9, 10 and 11 show revised window head framing condition.
7. The start date will be determined by the City of Duluth and the successful bidder, based on the ability to procure materials and a projected construction schedule, that will minimize the impact to scheduled beach house rentals. The first rental is May 201, 2017, and the last rental is September 30, 2017. For a Spring start, we would need to have substantial completion before the first rental. A Fall start would need to begin after September 30.
8. Q: Who is responsible to provide builder's risk on the project? A: The contractor would be the one getting this coverage.
9. Q: What is the pattern of interior tongue and groove? A: At wall type 6A, the

vertical 1x tongue and groove paneling shall be a random pattern of 1x4's, 1x6's and 1x8's. Reuse existing paneling material as much as possible at end bays with new material patched in as required (between Grids A&B, as well as between Grids E&F). For the central bay between Grids C&D, provide equal quantities of new 1x4's, 1x6's and 1x8's replicating the random pattern layout of paneling at existing walls. Refer to Photo #19 on sheet G002 for example of existing conditions.

Please acknowledge receipt of this Addendum by initialing and dating Addendum #1 below the bid form on the invitation for bids.

Posted: February 7, 2017

PRE-BID MEETING SIGN IN SHEET

BID # 17-0108 Park Point Beach House North Wall Replacement

Thursday, February 2, 2017 at 10:00 AM at Park Point Beach House

NAME	COMPANY	ADDRESS	PHONE	E-MAIL
KEITH OLAFSON	AMENDOLA BUILDERS	405 E SUPERIOR ST DULUTH	727-5000 349-6546	
KELLY LANSER	H&H LUMBER	1914 N 13TH ST SUPERIOR, WI 54080	218 590-8162 715 392-2232	Kelly@hhlumber.com SCOTT D
SCOTT BARRETT	4-STAR	7500 Tower Ave Superior, WI	218 391 4659	FOUR STAR CONSTRUCTION
TOM JOHNSON	Four Star Const	Superior	218-348-4018	tom@fourstarconstruction.us
ERICK FRYBY	MARVIN WINDOWS	3020 BAIRD DRIVE NW DULUTH MN 55804	218 343 7392	erick.fryby@marvin.com
BRODERICK	Stark Bros	3119 Hill Ave Superior, WI 54080	218 591 5267	b222@b222@gmail.com
Max Holm	POUND HORN CONST	3211 W 3RD ST DULUTH, MN 55806	218-698-0357	Max@donaldholmeast.com
Jared Bruckelmyer	KASKI INC	2321 West 1st St Duluth MN 55806	218-729-7969	estimating@kaskinc.com
TRAVEN SWINDELL	HERCULEAN CONSTRUCTION	3707 CALHOUN BLVD	218 729 8600	traven3@herculeanlumber.com
BEN NICKILA	JOHNSON WILSON	4431 W MICHIGAN ST DULUTH	218-348-9172	bnickila@johnsonwilson.com

November 23, 2015

Ms. Tari Rayala
City of Duluth – Architect
Property & Facilities Management
1532 W Michigan Street
Duluth, MN 55806

Sent by Email to: trayala@DuluthMN.gov

**Re: Park Point Beach House Water Damage
NCE Job No. 15-640**

Dear Tari,

This is a report of my observations and opinions concerning the water damage to the Park Point Beach House in Duluth. I was assisted my review by Mr. Bryan Thoreson. He removed exterior finishes in localized areas for review of the framing. I made my review of the building on November 18, 2015.

Discussion: The structure is a 1940's or 50's vintage wood framed building on a concrete foundation. The exterior walls consist of 2" tongue and groove cedar siding over a layer of 1 x board sheathing supported on 2 x 6 studs. The board sheathing is cover with a layer of building paper. Windows are wood framed, fixed units. Many are covered with a layer of steel screening to prevent vandalism. Interior finishes vary from clay tile on metal mesh to paneling to plaster on wood lath. The building's long dimension extends north and south providing large expanses of walls facing east (Lake Superior) and west.

The following observations were made during my site visit:

1. The first of four areas reviewed on the east side of the building was at the area of the lifeguard storage area/ men's bathroom. This area was selected because the sill of a window at a southeast facing corner showed the a high level of decay. Heavy moss growth and sand accumulation, a trait found on many windows of the building's entire east wall, was found on the sill of the window. Siding was removed beneath this window and on the east wall immediately to the north.

Beneath the window the sheathing was heavily decayed along with the studs beneath the window (at corners and intermediate locations), the window sill framing, the window frame and a corner brace that was inset into the wall cavity beneath the window. The sill plate resting on the foundation wall was decayed.

In a section of east wall without windows (adjacent to the heavily decayed corner) the sheathing was wet in localized areas. In some of the wet areas the sheathing was decayed. When removed the studs behind the wet siding were surface saturated but not decayed beyond a depth of 1/16". The sill plate at the foundation line was wet but not decayed. The wall cavity appeared dry without stud decay.

2. The next area of east wall reviewed was in the center section of the building where the windows are numerous and nearly full height. This window wall section is adjacent to the large interior commons area. During the rains of the two previous days there was substantial leakage around the windows that created puddles on the floor slab adjacent to the wall. Mildew and mold stains were observed on the interior plaster finish beneath the windows. I was told that this finish had been replaced within the last year.

The exterior window sills of most the full height windows had evidence of sand, debris and vegetation growth between the wire screening and the window glass. The screening is trapping the sand and creating a medium of moisture retention that eventually results in the vegetation growth. I could see evidence of window frame and sill decay in the areas of vegetation/sand accumulation.

A window was selected near the southerly entry door and the siding removed beneath the sill. Beneath the corners the exposed sheathing was wet and decayed. Away from the corners, in the wall beneath the center section of the window, the sheathing was wet but not decayed. The framing behind the sheathing was not exposed. I probed the stud and sill plate beneath the southerly window corner with a knife through a decay hole in the sheathing. The stud felt soft and partially decayed, the sill plate appears to have minor surface decay.

On this same window wall area there are smaller, higher windows similar to those found in the life guard section. The sills of these windows have heavy vegetation growth; a condition that is consistent with wall framing decay beneath the window corners.

3. The third east wall area reviewed was at the northerly end of the building. The sheathing was not removed here. I reviewed the exterior sills of all four east facing windows and found heavy decay in all. In one window the decay had completely extended through the sill into the wall cavity below. Again a common characteristic of these windows was sand entrapped against the glass by the screening, and resulting vegetation growth.

4. The fourth and last area reviewed on the east wall was the southeast corner of the building. The window at this corner had a decayed sill along with vegetation growth and accumulated sand between the glass pane and screen. The siding was removed to expose wet sheathing beneath the corners and center section of the window. Localized sheathing was removed at the corners and center section. The studs and sill support member beneath the corner were decayed. The studs and sill in the center section were wet with minor surface decay. The interior cavity in the center section of the window was dry. At the northerly corner the sheathing near the base of the wall was removed to expose the corner brace within the cavity. The brace was wet but not decayed beyond a depth of 1/16". Accumulated sand was found on top of the brace. This sand had traveled through the decayed sill area and dropped downward to corner brace.
5. A section of siding was removed beneath a large window near the main entry door in the west wall. The exposed sheathing board was nearly dry (small amounts of water stains near the foundation level) without evidence of decay. Wall framing behind the sheathing was not reviewed as there was no visual evidence in the sheathing that decay was occurring behind it.

I reviewed the conditions of the window sills on the west wall and spot reviewed window sills on the north and south walls. The sills have dramatically less entrapped sand and a vast reduction in vegetation growth than east facing windows. Small amounts of leaves and sand were typically found in the corners and the wood frames, while weathered, did not appear to be significantly decayed.

Opinions: It is my professional opinion the water-related damage to the beach house is due to long term exposure from wind, sand and weather off Lake Superior. The building envelope does not meet the state-of-practice in modern structures. Even though the building has performed satisfactorily over the years the absence of a properly constructed building envelope has resulted in structural damage that now needs to be addressed.

Based on the random tests areas and observations of windows sills in areas where wall framing was not exposed the expected extent of damage is as follows:

- Structural damage will likely exist beneath most if not all windows on the east facing wall, or short north and south walls connecting segments of the east facing wall. The primary areas of damage will be the studs beneath window corners, and the horizontal members supporting the sill of the window frame.
- Occasional studs between the corners of windows will also be decayed as seen in the exposed area of the life guard storage room wall.

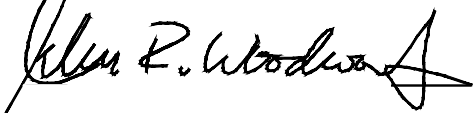
- Localized decay may exist in the sill plate attached to the foundation wall below the corners of windows.
- Sheathing decay will be heaviest where it is contact with severely damaged studs and sills at the corners and below windows. Localized decay will also be found at the sill plate level at the foundation.
- Most the window frames on east facing windows have decayed sills. Some of the decay extends up the lower corners of the window sashes.
- Where the interior finishes have a wood backing material (plaster lath, wood paneling) the water penetration has stained the material creating mildew and possibly mold.
- Areas of the east wall between windows will likely not have levels of damage seen below windows. I would expect to find wet sheathing and framing in these locations; items that need to be exposed and dried as opposed to replacement. Exceptions to this would be at wall penetrations (hose bibs, outlets, pipes, open holes) where water can penetrate into the wall interior. There may be localized areas of decay to studs and sheathing boards in these latter areas.
- There is no indication that the west wall and the north and south walls have the decay found on the east wall. Decay, if it exists, likely occur near the northeast and southeast corners closest to Lake Superior.

Repair Protocol: In my opinion attention should be given to renewing and modernizing the building envelope. The work should include:

1. Remove existing east wall siding, decayed and saturated sheathing boards, and windows.
2. Replace all decayed framing that is revealed by removal of the sheathing boards. This framing includes wall studs, sills beneath windows, and sill plates at the foundation level.
3. Once framing replacement is complete replace all removed sheathing boards with water resistant plywood (not OSB) sheathing.
4. Replace all windows with new units that are flashed properly including pan flashings on a tapered sill plate.

5. Provide a continuous, well-draining wall system that has a drainage plane (such as house wrap, building paper or other water repellant material), a clear vertical space underneath the siding to allow water to drain downward along the face of the wall, flashings at the windows, doors, penetrations and foundation that integrate with the drainage plane, and weep holes at the base of the wall to allow water to escape.
6. If screen mesh is utilized on the new windows then it should not extend to the sill so that debris will not be captured and trapped on the sill.
7. Replacement of the existing siding with a similar material that is resistant to severe water exposure.
8. The work should be started on the east wall with other walls to follow in a similar manner. If done in stages the east wall repairs should not be terminated at the northeast and southeast building corners but on the north and south walls a distance 8' to 10' from the corner.
9. Stained interior finishes (revealed when sheathing boards are removed) should be treated and encapsulated. If serious staining is found the finishes should be replaced.

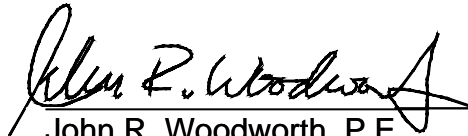
Sincerely,



John Woodworth, PE

Professional Certification:

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.



John R. Woodworth, P.E.
MN Reg. No. 15643

11/23/2015
Date



1. Reviewed section on lifeguard area on east side of building.



2. Conditions found below window following removal of siding.



3. Decayed window frame, sill and studs.



4. Plank sheathing wet with minor decay.



5. Sheathing decayed near foundation and sill plate. Plate is soft but not entirely decayed.



6. Decayed board sheathing in wet area.



7. Studs beneath window are decayed.



8. Removal of sheathing adjacent to window in life guard area.



9. Sill plate west but not decayed.



10. Interior of wall cavity is reasonably dry, studs appear good.



11. Center section of building with near full height window wall.



12. Leakage through window wall from rains of previous two days.



13. Note vegetation growth on window sill. Also sand held in by screens that trap, hole water.



14. Exposed area beneath window in window wall.



15. Decayed sheathing beneath corner of window.



16. Hole in sheathing penetrates into wall cavity. Stud is wet and partially decayed.



17. Note sand and vegetation in sill of window adjacent and to the south of window wall area.



1. Note vegetation and sand, window to the west of window wall area.



2. Extension at north end of building.



20. Frame in north extension. Note decay frame and sill. This was a common condition on all the windows in this area.



21. Removal of siding at south end of building.



22. Sheathing wet and partially decayed.



23. Sill and stud beneath window corner decayed.



24. Away from corner the sill plate and studs were wet but still reasonably hard.



25. Close up of stud and sill plates away from corner.



26. Close up of stud and sill beneath window corner.



27. Building paper removed. Sheathing is good with localized wet areas.



28. Cavity beneath center of window. Conditions dry.



29. Corner brace with wall cavity is partially decayed, west, sand covered.



30. Close up of corner brace. Location is beneath northerly corner of window.



31. Exposed area on west side in window wall next to main entrance.



32. Building paper removed. Siding is dry without evidence of significant decay.

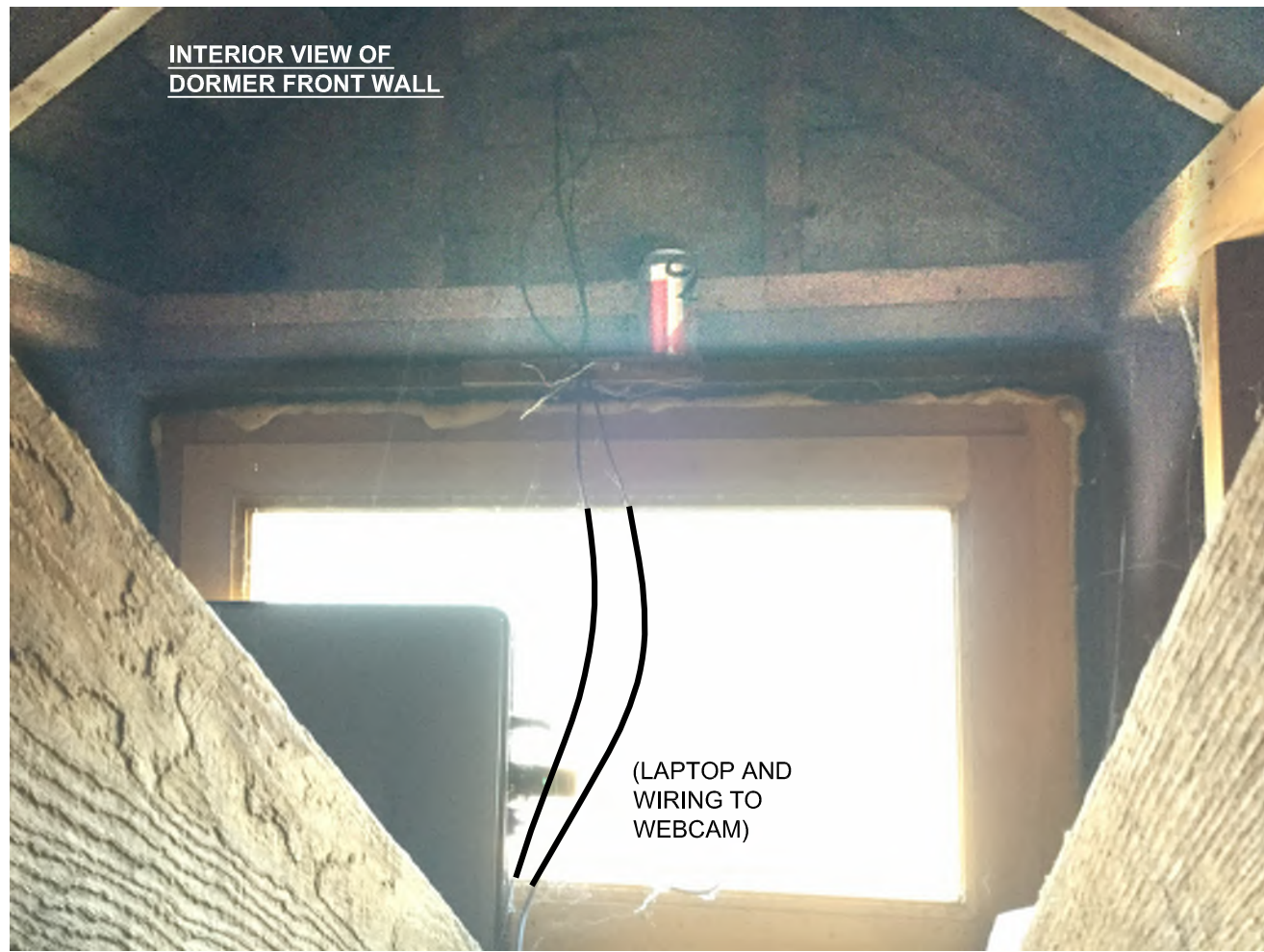
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.



INTERIOR VIEW LOOKING NORTH



EXTERIOR VIEW OF DORMER



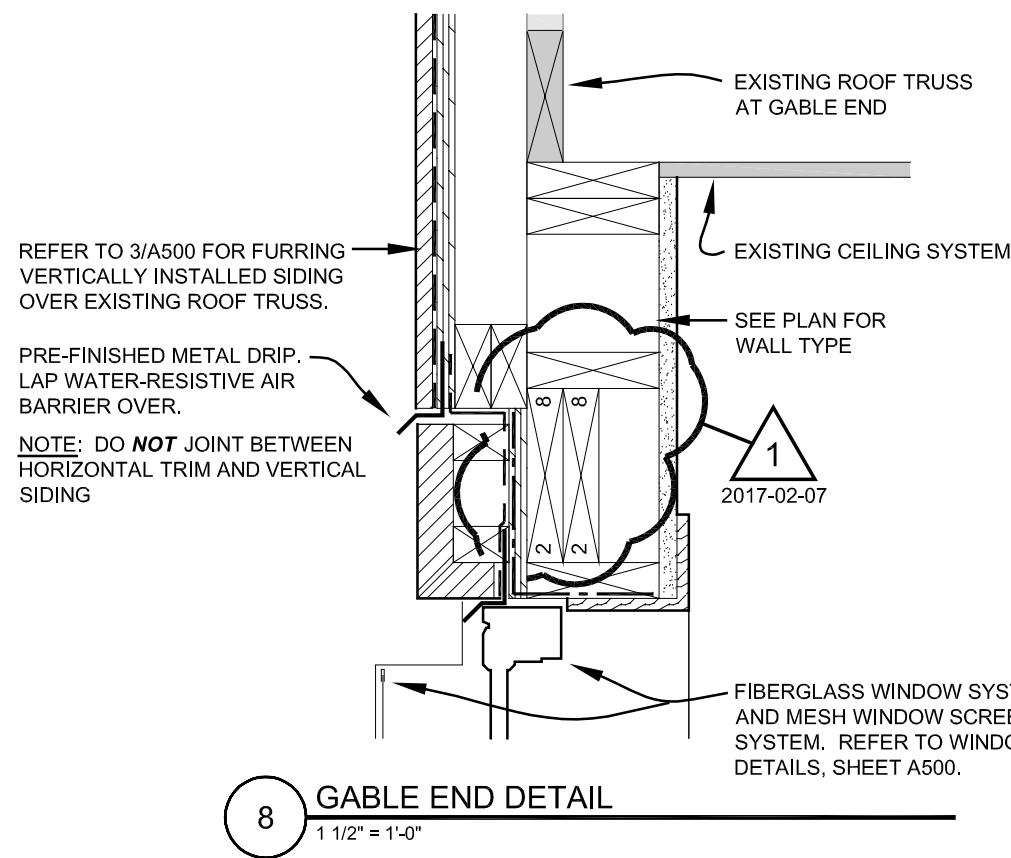
INTERIOR VIEW OF DORMER FRONT WALL

(LAPTOP AND WIRING TO WEBCAM)

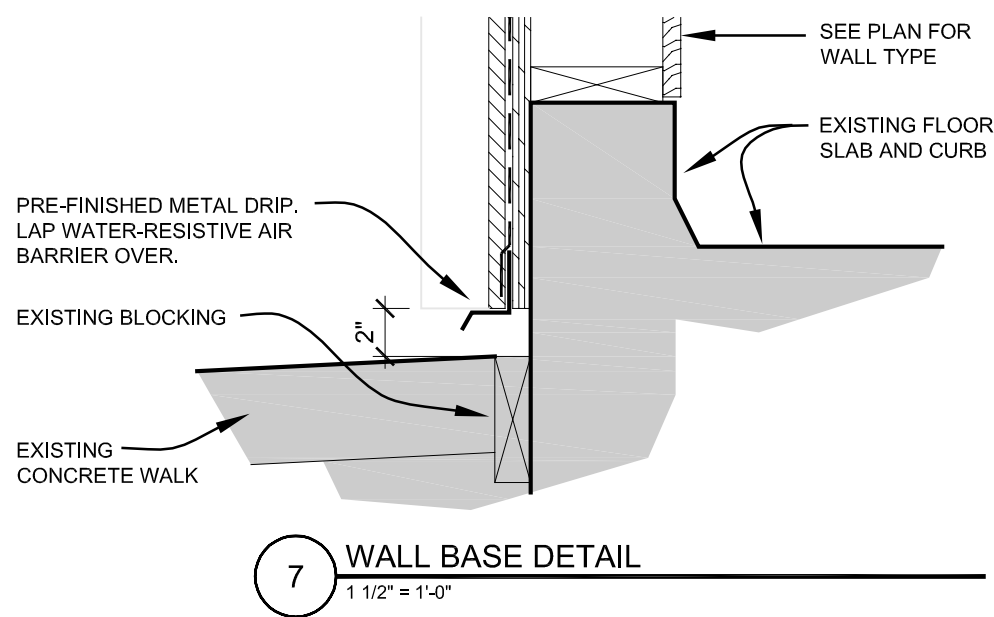


INTERIOR VIEW OF DORMER SIDE WALL

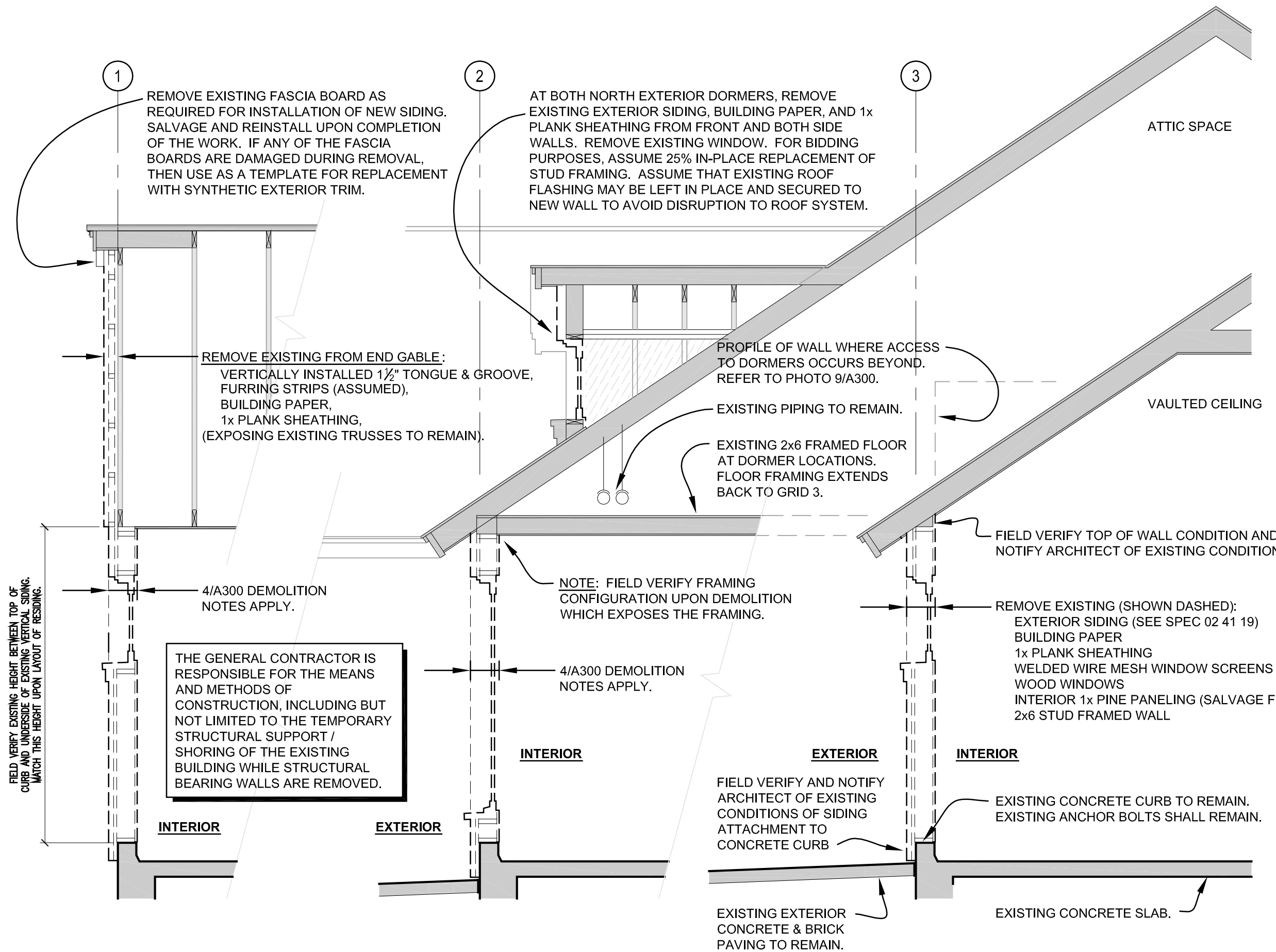
9 PHOTOS OF EXISTING CONDITIONS



8 GABLE END DETAIL
1 1/2" = 1'-0"



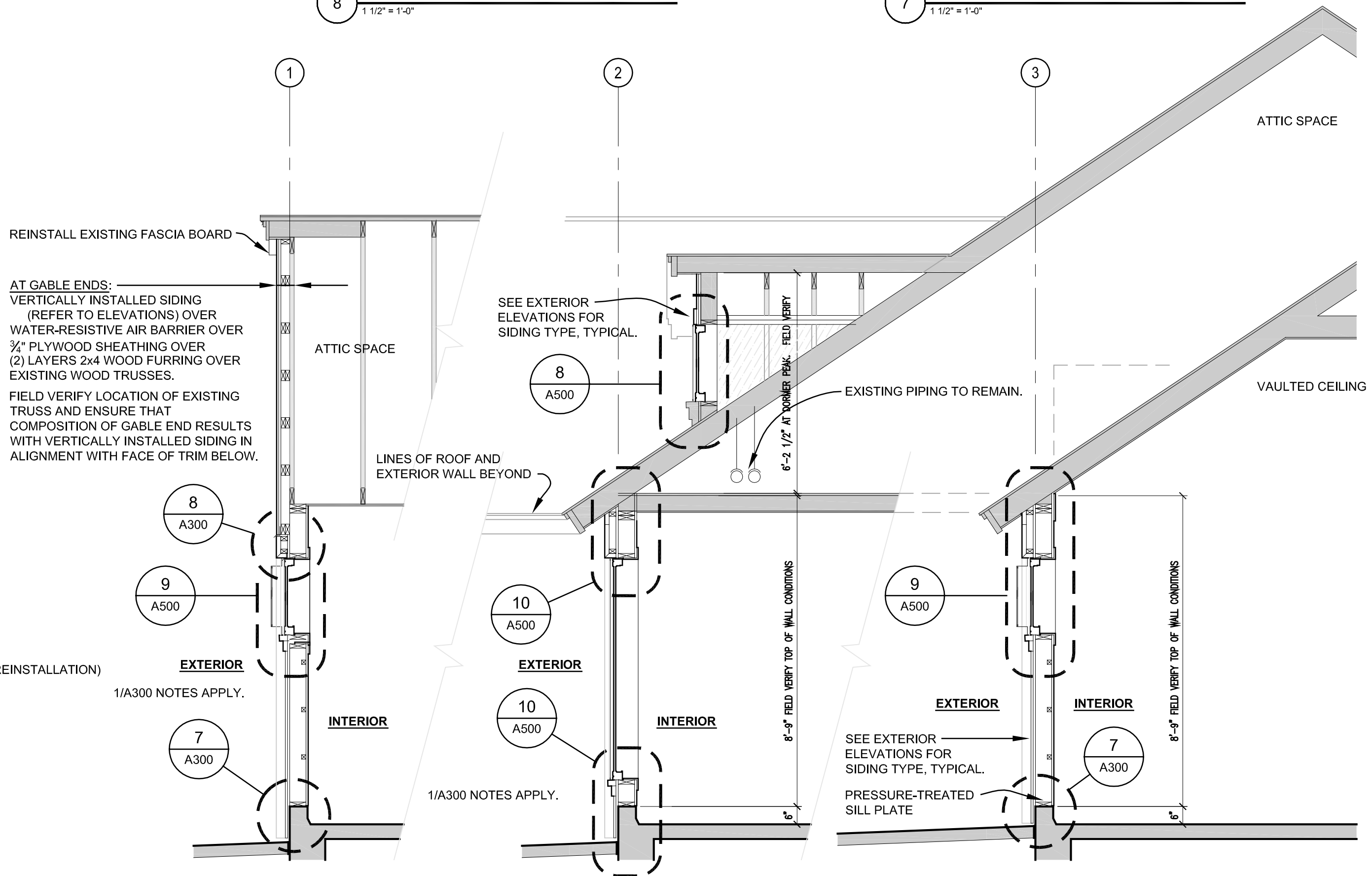
7 WALL BASE DETAIL
1 1/2" = 1'-0"



6 DEMOLITION WALL SECTION
1/4" = 1'-0"

5 DEMOLITION WALL SECTION
1/4" = 1'-0"

4 DEMOLITION WALL SECTION
1/4" = 1'-0"



3 WALL SECTION
1/4" = 1'-0"

2 WALL SECTION
1/4" = 1'-0"

1 WALL SECTION
1/4" = 1'-0"

EXHIBIT C



CITY OF DULUTH PARK POINT BEACH HOUSE

5000 MINNESOTA AVENUE
DULUTH, MN 55802

PARK POINT BEACH HOUSE

NORTH WALL REPLACEMENT

CONSTRUCTION DOCUMENT BID SET DECEMBER 30, 2016

NO.	DATE	ISSUE RECORD
1	2/7/17	ADDENDUM #1

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *Kenneth Johnson*
PRINTED NAME: KENNETH JOHNSON
LIC. NO.: 11326 DATE: 12/5/2016

11 East Superior Street, Suite 340
Duluth, MN 55802
218.724.8578
tkda.com

DESIGNED DRAWN CHECKED

BUILDING SECTIONS

A300

16118.000



CITY OF DULUTH
PARK POINT BEACH HOUSE

5000 MINNESOTA AVENUE
DULUTH, MN 55802

PARK POINT
BEACH HOUSE

NORTH WALL
REPLACEMENT

CONSTRUCTION DOCUMENT
BID SET
DECEMBER 30, 2016

1	2/7/17	ADDENDUM #1
NO.	DATE	ISSUE RECORD

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *Kenneth Johnson*
PRINTED NAME: KENNETH JOHNSON
LIC. NO.: 11326 DATE: 12/5/2016

11 East Superior Street, Suite 340
Duluth, MN 55802
218.724.8578
tkda.com

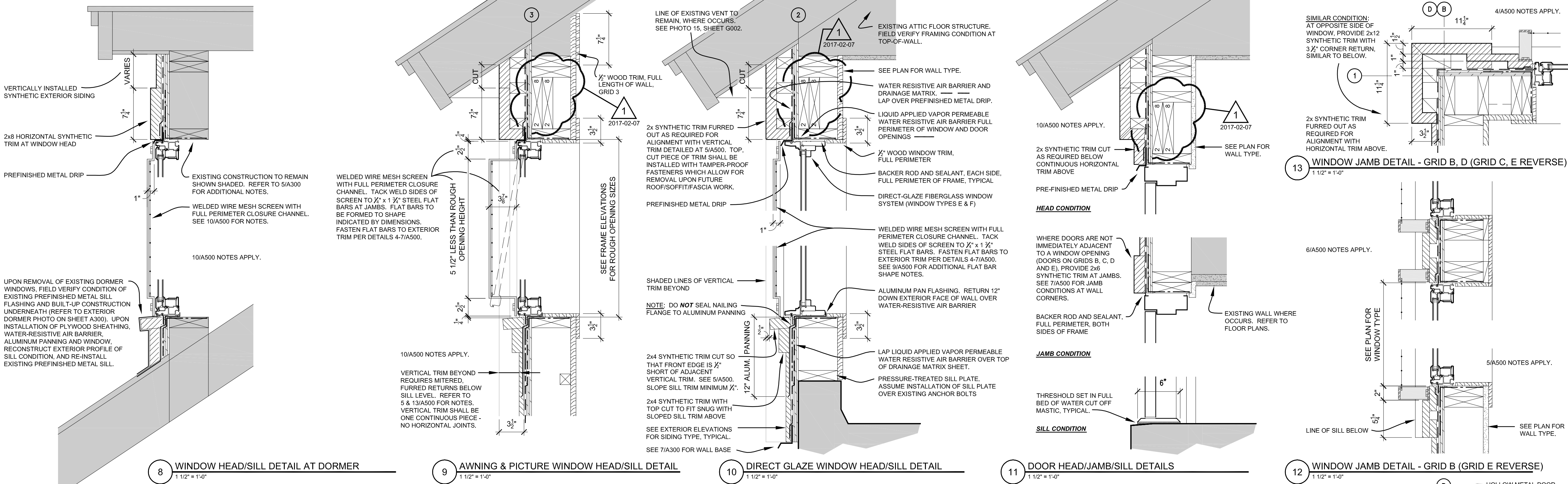
DESIGNED	DRAWN	CHECKED
----------	-------	---------

DOOR & FRAME
TYPES, DETAILS

A500

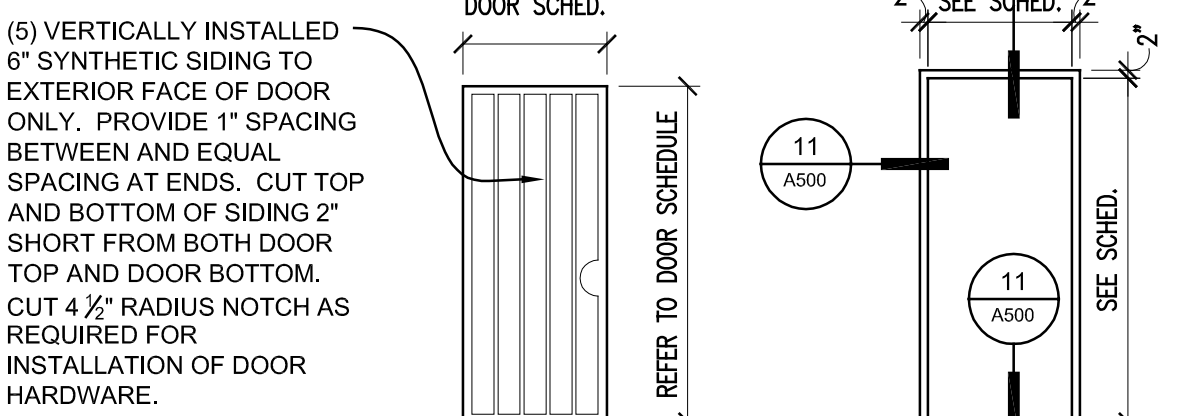
16118.000

BAR IS ONE (1/8) INCH ON ORIGINAL DRAWING. IF NOT ONE (1/8) INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.

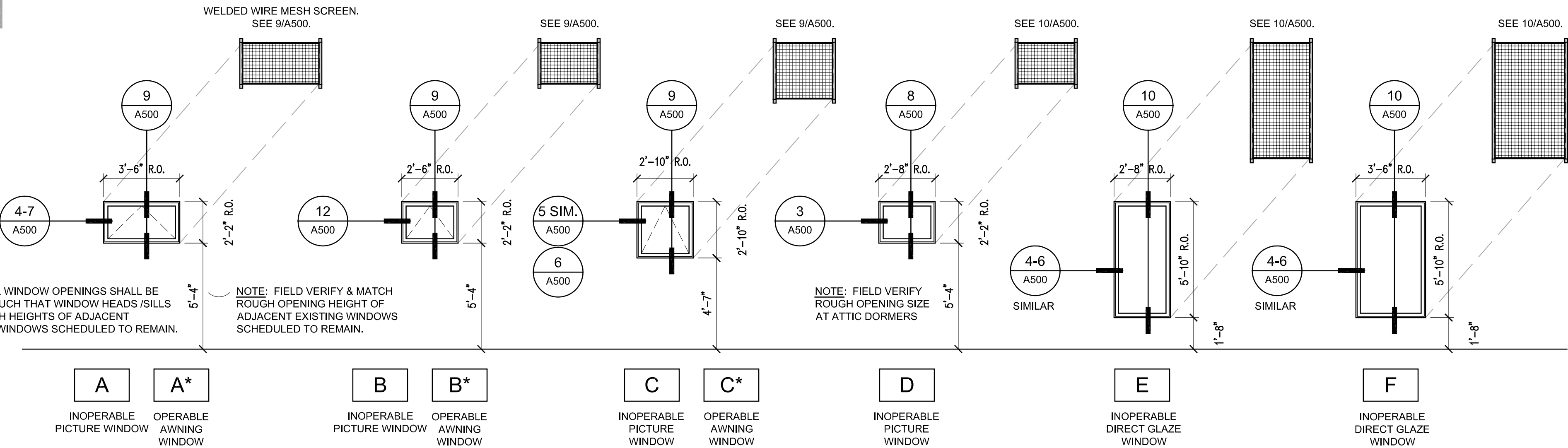


DOOR SCHEDULE

ROOM NO.	DOOR			FRAME		HARDWARE GROUP	LABEL	REMARKS
	SIZE	MAT'L	ELEV	MAT'L	ELEV			
100D	3'-0" x 7'-0"	H.M.	H1	H.M.	1	A		
100E	3'-0" x 7'-0"	H.M.	H1	H.M.	1	A		
101B	3'-0" x 7'-0"	H.M.	H1	H.M.	1	C		
103B	3'-0" x 7'-0"	H.M.	H1	H.M.	1	D		
107B	3'-0" x 7'-0"	H.M.	H1	H.M.	1	B		
109B	3'-0" x 7'-0"	H.M.	H1	H.M.	1	C		



1 DOOR TYPES & FRAME TYPES
1/4" = 1'-0"



2 WINDOW TYPES
1/4" = 1'-0"