



**COUNTY OF JACKSON, MICHIGAN**

**REQUEST FOR PROPOSAL  
FOR  
MASONRY RESTORATION SERVICES**

**RFP-JC-910-122624**

**ADDENDUM #2**

**Questions & Answers**

The purpose of this addendum is:

- to communicate questions received and answers to the questions.

<b>QUESTIONS</b>	<b>ANSWERS</b>
Is a pre-bid meeting scheduled for this project?	No.
Would the county consider a pre-bid meeting to allow for inspection and to clarify the scope of work?	No.
Do we need to schedule a site visit with you or is the work accessible for inspection any time?	No. A site visit does not need to be scheduled with Jackson County for inspecting the site. The site is public property and is accessible at any time for inspection by potential contractors.
Is this project a prevailing wage project?	No.
Will there be a mandatory Prebid conference for this project led by the ownership team and associated engineers?	No.
The Resulting Contract Term section of the Bid Summary states an award for a term of five (5) years: Is this a phased project? If so, how are the phases determined? Is this a maintenance contract? Are you requesting Unit Prices and labor rates?	This will be determined by the cost of each category. Priority one will be performed this year at a minimum. We do not predict it would stretch 5 years. That was more for the full report. At worst, we break this scope into 2 years. Unit prices and labor rates would help for any change orders.
Page 46 of 46 of the RESTORE Proposal Number 2023-989C (Revised) dated August 30, 2024	Refer to document file entitled, "Historic Jackson Prison Wall Restoration - Phase 1."



<p>referenced documentation of some specific, typical repair locations. Can you share these, and the quantities provided?</p>	
<p>a. The document also recommends that a restoration engineer be involved in implemented recommended repairs. Has this occurred?</p>	
<p>b. Will a quantified repair scope be provided in order to ensure that all bidding parties are pricing the same project and bids are apples-to-apples?</p>	
<p>On page 10 of the RFP document, it states that there are Specifications, Terms and Conditions of the Bid Document of RFP JC-910-122624. Can you please provide copies of each of these?</p>	<p>The specifications, terms and conditions of the bid document are found on pages 4 thru 9 of the RFP.</p>
<p>Are there any repair drawings, repair details, key noted elevations, or as-built drawings available to aid in preparing an accurate bid?</p>	<p>Refer to document file entitled, "Historic Jackson Prison Wall Restoration - Phase 1."</p>
<p>Will the County be removing vegetation from and adjacent to the wall or will the contractor be expected to carry this number?</p>	<p>Jackson County will remove site trees and vegetation to provide access to repair work areas. The contractor is responsible to remove vines or saplings growing on the wall surfaces at the defined project work areas.</p>
<p>Has a Mortar Analysis been completed and will it be provided?</p>	<p>No mortar analysis is required. Mortar specifications are provided in the document file entitled, "Historic Jackson Prison Wall Restoration - Phase 1."</p>
<p>Is the historic society involved and are there tax credits being utilized?</p>	<p>No.</p>
<p>In order to ensure comparable bids are submitted, please provide assumed bid quantities for the below items provided as scope in RFP JC-910-122624.</p>	<p>Refer to document file entitled, "Historic Jackson Prison Wall Restoration - Phase 1."</p> <p>Section 1.4 - Project Priorities and Attachment A - Pricing Sheet found in the RFP have been revised.</p> <p>Refer to the document files entitled, "Section 1.4 - Project Priorities and Attachment A - Pricing Sheet."</p> <p>The revised Attachment A - Pricing Sheet is to be used by vendors and submitted with their proposal in response to the RFP.</p>



Priority	Component or System
I	Stabilize loose stone at top of NW tower. Inspect all adjacent stones and stabilize, as required.
I	Repair delaminating sandstone voussoirs at NW gate with stone consolidator and stone repair mortar. Repoint voussoirs with natural hydraulic lime mortar.
II	Reconstruct interior brick wythes of NW tower from main wall height and above. Salvage or reconstruct circular window frames. Inspect all adjacent facing stone and stabilize and repoint, as required. Cap top of tower walls with watertight, non-staining sheet metal flashing. Includes scaffolding, demolition of deteriorated wood framing, and demolition and reconstruction of CMU of infill at gate for access.
ALT	Install new granite facing stone over CMU infill to match adjacent stone at base of NW tower.
ALT	Install historically appropriate steel jamb and door in opening at base of NW tower. Modify/repair adjacent stone as required.
II	Reconstruct interior brick wythes of NE tower from main wall height and above. Salvage or reconstruct circular window frames. Inspect all adjacent facing stone and stabilize and repoint, as required. Cap top of tower walls with watertight, non-staining sheet metal flashing. Includes scaffolding, demolition of deteriorated wood framing, and demolition and reconstruction of CMU of infill at gate for access.
ALT	Install new granite facing stone over CMU infill to match adjacent stone at base of NE tower.
ALT	Install historically appropriate steel jamb and door in opening at base of NE tower. Modify/repair adjacent stone as required.
II	Replace fractured window arch at West tower with new sandstone to match. Consolidate, repair, and repoint all directly adjacent masonry for a stable assembly. Use natural hydraulic lime mortar.
II	Reset all loose stones near grade.
II	Install new natural stone to match all missing stones near grade.
II	Rebuild broken CMU infill at base of West tower with fully grouted cores.
ALT	Install new sandstone facing stone over CMU infill to match adjacent stone at base of West tower.
ALT	Install historically appropriate steel jamb and door in opening at base of West tower. Modify/repair adjacent stone as required.

Section 1.6 Delivery of Services requires that Vendors must supply an adequate number of personnel to complete the project by the designated deadline. Vendor shall assure sufficient services as to provide timely completion, masonry repair, and restoration that is convenient for the County and will not interfere with normal operations.

a. What is the designated Start date, Substantial Completion date and Final Completion date?

Will there be liquidated damages? If so, how much per day?

b. What Normal Operations might be impacted by this work?

Will sufficient electricity, water and laydown area be provided in order to complete the work?

Are the train tracks to the west of the projects site active? Is there a schedule that can be provided?

a. Are there any permits required for this project associated with work completed in a certain proximity to these tracks?

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a. A start date would be the Spring of 2025 for priority I. Costs will determine how far we go in the year 2025.

We would want all tasks on list to be done by the end of Summer 2026.

There will be no liquidated damages.

b. Normal operations should not be impacted besides closing down walking path only when necessary to complete the work.

Water and electricity is available at the building and can be used, but nothing at the wall. There will be sufficient laydown area to complete the work.

The train tracks west of the project site are active, but we are unsure of the train schedule.

The current phase of repair work is not anticipated to be impacted by the railway operations.



Will there be third party engineering for quantity verification, as built condition verification and determination of actual scope and completion?	Yes. Restore Consulting, LLC.
With regard to determining whether to repair, consolidate or replace stone, how is this to be determined? To whom is the final authority given to make the decision?	<p>Refer to document file entitled, "Historic Jackson Prison Wall Restoration - Phase 1" for designated areas of masonry repair and replacement.</p> <p>Additional repairs or replacements may be added as unit price alternates pending available repair funds.</p>
Will a list of bidders be provided when answers are posted on March 24th?	No.
Will the greenery blocking the exterior west wall be removed by the owner before work is to begin? This question extends to all other greenery that is obscuring inspection & work.	Jackson County will remove site trees and vegetation to provide access to repair work areas. The contractor is responsible to remove vines or saplings growing on the wall surfaces at the defined project work areas.
On page 2 of the evaluation report, will the interior of the North-East corner be excavated by the owner before work begins?	Yes. The site is re-graded to permit access.
On page 46 of the evaluation report, who has responsibility of hiring the professional restoration engineer?	Jackson County.
Will Restore Consulting, LLC provide "the attached tables for the recommended repair items and CAPEX costs?"	No. In Section 1.1 of the RFP, the repair cost suggestions referred to in the report will not be provided and Jackson County is only looking at Priority I, II, and ALT designations for this phase of the project.
On page 40 of the evaluation report, are the wooden floor structure and windowsills to be replaced at the Northeast Guard Tower?	All wooden framing within the guard towers is to be permanently removed. Surviving wood window frames and trims, if stable, are to remain undisturbed, but are not part of the scope of repair.
On page 4 of the evaluation report - Northeast Tower, "above the wall will require substantial reconstruction"; What happens if the bricks below the top of the wall are deemed in need of substantial reconstruction?	<p>Brick masonry is to be demolished and reconstructed at tower window lintel height and above. Brick masonry below window lintel height is to be repaired per provided unit prices. Refer to document file entitled, "Historic Jackson Prison Wall Restoration - Phase 1."</p> <p>The towers are of solid stone construction below wall height. Access was unavailable to these areas at the time of evaluation. Repairs in these areas, if required, will be managed with a change order.</p>



Section 1.12 of RFP - The statement, "throughout the duration of the contract"; is this supposed to include the possible piggyback purchases or just the JC prison walls?	Both.
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**ACCEPTANCE/ACKNOWLEDGEMENT OF ADDENDUM #2**

**RFP-JC-910-122624  
MASONRY RESTORATION SERVICES**

To be signed and returned with proposal submission.

Company:	Date:
Authorized Signature:	
Printed:	