Central Purchasing
213 South Oliver Drive
Aztec, New Mexico 87410
(505) 334-4551

BID No. 23-24-01 Construction Services for SJC Industrial Park Improvements Project

ADDENDUM #2
August 15, 2023

ADDITIONAL INFORMATION / CLARIFICATION FOR BID SPECIFICATIONS AS FOLLOWS:

Attachments:

- **Structural Engineering Report dated January 21, 2010 (2 pages).**
- **Changes and clarification to the bid specifications have been made pursuant to the attached addendum sheets as provided by Reynolds Ash & Associates dated August 15, 2023 (2 pages).**
- **Current Building Drawings (87 pages).**

Plan Holders List:

Bidders are reminded that in order to obtain the most current and up to date listing of plan holders, you are encouraged to visit the County's Website at www.sjcounty.net.

PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THE OFFER PAGE.

WILSON STRUCTURAL ENGINEERING, INC.

January 21, 2010

Mr. Mike Stark
San Juan County, New Mexico
<mstark@sjcounty.net>

Re: La Plata Mine Building at La Plata, New Mexico

WSE Job #: 00110

Dear Mr. Stark:

As requested, I met representatives of San Juan County and Pesco at the building on January 6th, 2010 to investigate recent signs of movements within the building. The indications are concentrated on the east side of center of the 2-story office portion of the building. They also appear to be confined to the lower level of that part of the building and in an area concentrated around the locker room, showers and toilets including an adjacent office to the east and a storage closet to the west. The movements are seen in the widening of an east-west oriented concrete slab-on-grade contraction joint, a split in a masonry column surround in the locker room, and a locker room masonry wall that is out of level and cracked. There are also vertical wall separations at two locations where north-south frame walls 'T' into the north masonry wall of the showers. Both occur at the small east office adjacent to the showers. The last relevant distress noted is a vertical crack in a sheet rock wall in the vestibule just outside of the west entrance into the locker room. The crack occurs over the same slab-on-grade contraction joint noted above which is at or near all of the movement signs.

The movement indications disappear following the concrete contraction joint (noted above) to the west beyond the 2 story offices. Nor are there discernable signs of recent movements in the tall shop area of the building to the north of the 2 story office portion of the building.

Once visual observations were made of the building a laser level study was done of the 2 north-south office corridors on the second floor and in the locker rooms on the lower level. There were no other areas in the office portion of the building to get more long line-of-site level shots. The west corridor is closer to being level than the east. Variation in the 100 foot building width was only about 3/4" for the west corridor while a maximum difference of 1 3/4" was found in the east corridor. Level shots in the locker room showed a level condition north to south in the east entry to the lockers but there was a 2" plus differential in the east-west direction.

All 3 level studies tend to show a high spot of both first and second floor in the area of the 1st floor lockers, showers and toilets. The second story office level does not appear to have moved nearly as much as the lower level. No distress was observed on the second floor.

It appears most likely that the slab-on-grade in the area of the lockers/showers/toilets has heaved upward. Possibly as much as 2". The fact that the rise coincides with areas having

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plumbing strongly suggests there may be a water leak into supporting soils below that are probably expansive. I was told that all supply-side plumbing for the first level was overhead and that no leaks had been detected. That leaves the sewer lines as the most likely candidate for possible water intrusion into the soils. I recommend that these be 'scoped' with a down-hole video camera to check for leaks or other damage. The fact that the second floor does not seem to be affected as much as the first is probably because the slab-on-grade is a very light load easily moved by soil expansion. The second floor and roof loads heavily concentrated on column footings that are more deeply embedded in the soils offering much more resistance. However, since the east second floor corridor has a high spot in it over the lockers/showers/toilets it is possible that the soils supporting the column in that area have swollen under that columns footing also.

To confirm that moist and swelling soils are the source of the problem you may want to consider having the slab cored in the area of damages to check moisture contents and the expansion potential of those soils.

There are other exterior conditions that may be increasing the below grade moisture contents in that area of the building. Site drainage to the east and south is slight to negative as indicated by a frozen pool of water within 12 feet of the building. There are also mud-grill basins at both east and southeast man doors that may introduce water to surrounding soils. These site drainage situations should be reviewed and improved as required for proper drainage away from the building.

In closing, it is important to note that there were no structural life-safety concerns found in the observations. Investigating the sanitary drain lines for leaks is the most important step to take. If there are leaks found fix them. If no problems are found, monitor the conditions for changes. It is also possible that environmental changes could have caused or added to the effects observed. We have had extreme cold for a month or more. Moist soils could have frozen and heaved within the building which has had minimal heating of late.

Please do not hesitate to call if you or others have questions or wish to discuss any of these opinions and recommendations further.

Respectfully,

David L. Wilson

David L. Wilson, P.E.
Principal

David L. Wilson

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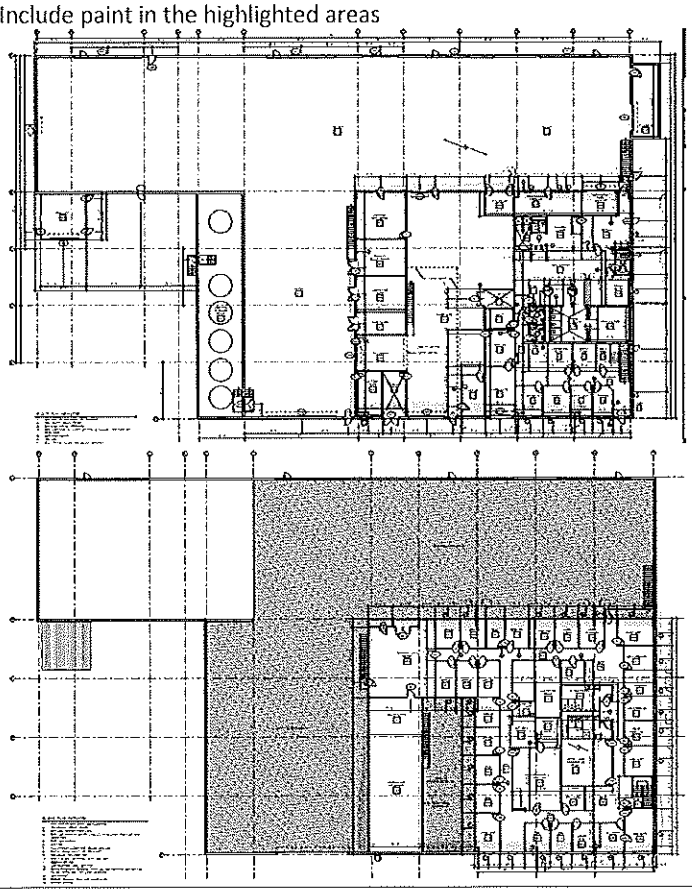
Addendum #2	**Response to Bidders**
Project Name	San Juan County Industrial Park
Date	2023-08-15
Location	161 RD 1130 LA PLATA, NEW MEXICO 87418
Contact	Jaime Jones, Contract Analyst, San Juan County, Central Purchasing, Office: 505-334-4548 jjones@sjcounty.net
Issued By	Elizabeth Boone, RA+A
Item No.	Item
Question 6	From the walk through it seems as if there should be some additional paint scope that is not shown on the plans. Can you please provide a square footage value and if we are matching existing or what the intent is? If we are matching existing there might be the issue with the age of the existing paint and the color variance after time.
Answer 6	Include paint in the highlighted areas 
Question 7	There are several references to roof repair and patching on sheet A-103. Keynote 1 states that the contractor is to evaluate roof conditions, patch leaks, and hold an allowance. Can the County please assign an allowance for this scope of work so contractors are evaluating and pricing this scope the same.

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Answer 7	$7,500 repair allowance was included in the design estimate
Question 8	Please provide assembly of the existing roof
Answer 8	Refer to existing building scans form the original permit set
Question 9	What type of coating was previously applied to the Northwest part of the roof?
Answer 9	We are not aware of the what the previous coating was on the NW portion of the roof.
Question 10	The drawings call for patching of existing leak areas, but that means of repair cannot be backed with a warranty. A silicone coating or liquid rubber membrane application to the full roof is an option for a long-term solution that can be backed with a warranty, and would be more economical than full panel replacement.
Answer 10	An appropriate patch with silicone is acceptable without a warranty.
Question 11	Please clarify if existing GWB hard lids are to be replaced. Does replacement include new framing to support the X5/8 for the new ceiling?
Answer 11	Existing hard lid to remain, repaint.
Question 12	Do any walls on the project need to be completely re-skimmed and textured due to damage.
Answer 12	No walls require complete reskim and texture. Spot repair holes in drywall, blend texture to match surrounding area and paint.
Question 13	Can all work needed be done be performed during normal working hours?
Answer 13	Yes
Question 14	Are there any noise requirements to conform to?
Answer 14	No
Question 15	Are there any badging or background check requirements?
Answer 15	No