

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON**

IN THE MATTER OF:

ISSUE A CALL FOR BIDS FOR HISTORIC
COURTHOUSE REPOINTING PROJECT

RESOLUTION NO. 26-184

WHEREAS, the Washington State Department of Archaeology and Historic Preservation has awarded Lewis County a grant that can be used to repair and preserve the Historic Courthouse; and

WHEREAS, Lewis County will use the grant to complete exterior masonry repairs, including repairing cut cast sandstone, tuck-pointing several areas, replacing failing mortar joints and preserving the moisture resistance of the exterior features of the building; and

WHEREAS, Lewis County is issuing a call for bids for its Historic Courthouse project, with bids due electronically through OpenGov (<https://procurement.opengov.com/portal/lewiscountywa>) by 2 p.m. July 8, 2026; and

WHEREAS, a mandatory pre-proposal meeting will take place at 11 a.m. June 30, 2026, and the deadline for proposal questions is 5 p.m. July 3, 2026.

NOW THEREFORE BE IT RESOLVED the BOCC hereby issues a call for bids for the Historic Courthouse repointing project. Bids must be submitted online through the County's procurement portal, OpenGov (<https://procurement.opengov.com/portal/lewiscountywa>) and are due by 2 p.m. July 8, 2026; and

NOW THEREFORE BE IT FURTHER RESOLVED the BOCC hereby directs the BOCC Clerk of the Board to proceed with all appropriate and necessary notifications for said purpose.

DONE IN OPEN SESSION this 16th day of June, 2026.

APPROVED AS TO FORM:
Jonathan Meyer, Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON

Karin Phomma
By: Karin Phomma,
Deputy Prosecuting Attorney

Lindsey R. Pollock, DVM
Lindsey R. Pollock, DVM, Chair

ATTEST:



Scott J. Brummer
Scott J. Brummer, Vice Chair

Rieva Lester, CMC
Rieva Lester, CMC,
Clerk of the Lewis County Board of
County Commissioners

Sean D. Swope
Sean D. Swope, Commissioner

LEWIS COUNTY CALL FOR BIDS
Historic Courthouse repointing project / project number 31-2421b

Lewis County, Wash., is issuing a call for bids for the Historic Courthouse repointing project / project number 31-2421b.

Bids must be submitted electronically through the county's procurement portal at <https://procurement.opengov.com/portal/lewiscountywa> no later than 2 p.m. July 8, 2026, Pacific Time and must be in accordance with the plans, specifications and other contract documents available through the procurement portal. Bids submitted after the deadline will not be considered.

A mandatory pre-proposal meeting will take place at 11 a.m. June 30, 2026, at Room 032, 351 NW North St. Chehalis, Wash., 98532.

Contact person: Capital Infrastructure Specialist Matt Patana at matt.patana@lewiscountywa.gov or 360-219-5134.

Lewis County will open the sealed bids and publicly read them aloud at or after 2 p.m. July 8, 2026, in the Commissioners' Hearing Room, Lewis County Historic Courthouse, 351 NW North Street, Chehalis, Washington.

All bid proposals shall be accompanied by a bid proposal deposit in cash, certified check, cashier's check or surety bond in an amount equal to five percent (5%) of the amount of such bid proposal. Should the successful bidder fail to enter into such contract and furnish satisfactory contract bond within the time stated in the specifications, the bid proposal deposit shall be forfeited to Lewis County Capital Fund 3010. This bid proposal deposit is to be submitted through the OpenGov portal only (do not mail or hand deliver).

Informational copies of maps, plans, and specifications are on file for inspection online through the project portal at <https://procurement.opengov.com/portal/lewiscountywa>. All Contractor questions and Lewis County clarifying answers will be posted on the OpenGov website. Plan or specification changes shall be accomplished through official project addendums on OpenGov. Both questions/answers and addenda shall be posted without additional newspaper publication.

In accordance with Title VI of the Civil Rights Act of 1964, (78 Stat. 252, 42 U.S.C. 2000d to 2000d-4) and the Regulations, Lewis County hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color or national origin in consideration for an award.

Publish: The Chronicle / June 16 and 23, 2026

OMWBE: Through July 8



Capital Infrastructure

Invitation For Bid

31-2421b

HISTORIC COURTHOUSE REPOINTING OF THE SOUTH LOWER ELEVATION

Lewis County



CAPITAL INFRASTRUCTURE

Project: Historic Courthouse repointing of the south lower elevation, 31-2421b

Effective Date: undefined

1. CALL FOR BIDS

1.1. Summary

Historic Courthouse repointing of the south lower elevation, Project #31-2421b

NOTICE IS HEREBY GIVEN that Lewis County will open sealed bids and publicly read them aloud at or after 2:00PM on July 8, 2026 for the above project. The Bid Opening will take place in the Historical Courthouse, 351 NW North St, on the 2nd floor in the BOCC Hearing Room.

Each bid shall be in accordance with the plans, specifications, and other contract documents available through the procurement portal at: <https://procurement.opengov.com/portal/lewiscountywa>

Project Name and #: Historic Courthouse repointing of the south lower elevation, Project #31-2421b

Location of work: 351 NW North St.

Contact Person: Matt Patana, Capital Infrastructure Specialist, (360) 219-5134, matt.patana@lewiscountywa.gov

Pre-Bid Walk: 11:00 am on Tuesday, June 30, 2026 at room 032, 351 NW North St. Chehalis, Wa. 98532

Each bid shall be accompanied by acceptable bid security in the sum of five percent (5%) of the bid amount, a signed non-collusion affidavit and a signed bid form.

Bids must be submitted electronically through the procurement portal at <https://procurement.opengov.com/portal/lewiscountywa> no later than 2:00 pm on Wednesday, July 8, 2026. Bids submitted after the due date will not be accepted.

The Lewis County Internal Services Department in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, subtitle A, Office of the Secretary, Part 21, nondiscrimination in Federally assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to

submit bids in response to this invitation and will not be discriminated against on the grounds of race, color or national origin in consideration for an award.

1.2. Background

Lewis County is the recipient of Historic Courthouse Grant funding to help preserve the Historic Lewis County Courthouse. These funds can be used to repair and preserve the historic defining features of the building. In this round of work Lewis County is focusing on the exterior envelope including but not limited to: Repairing cut cast sandstone, tuck-pointing several areas, replacing failing mortar joints and preserving the moisture resistance of the exterior features of the building. All work to the courthouse must comply with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.

1.3. Contact Information

Project Contact:

Matt Patana

Capital Infrastructure Specialist

Email: matt.patana@lewiscountywa.gov

Phone: (360) 219-5134

Procurement Contact:

Matt Patana

Capital Infrastructure Specialist

Email: matt.patana@lewiscountywa.gov

Phone: (360) 219-5134

Department:

Capital Infrastructure

Department Head:

Matt Patana

Capital Infrastructure Specialist

1.4. Timeline

Release Project Date	June 24, 2026
Pre-Proposal Meeting (Mandatory)	June 30, 2026, 11:00am room 032, 351 NW North St. Chehalis, Wa. 98532
Question Submission Deadline	July 3, 2026, 5:00pm

Proposal Submission Deadline	July 8, 2026, 2:00pm
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2. Instructions To Bidders

**FOR LEWIS COUNTY Capital Infrastructure CONSTRUCTION PROJECTS
PART 0 - GENERAL CONDITIONS**

FOR LEWIS COUNTY FACILITIES CONSTRUCTION PROJECTS

EXPLANATION TO PROSPECTIVE BIDDERS

A. Any prospective bidder desiring an explanation or interpretation of the solicitation, drawings, specifications, etc., must submit a request in writing to the Architect/Engineer (A/E) or owner if no A/E, 7 calendar days before the bid due date. Oral explanations or instructions given before the award of a contract will not be binding. Any information given a prospective bidder concerning a solicitation will be furnished promptly to all other prospective bidders by addendum to the solicitation, if that information is necessary in submitting bids or if the lack of it would be prejudicial to other prospective bidders.

B. In accordance with the legislative findings and policies set forth in Chapter 39.19 RCW, the State of Washington encourages participation in all of its contracts by Minority and Women’s Business Enterprises (MWBE) firms certified by the Office of Minority and Women’s Business Enterprises (OMWBE). Participation may be either on a direct basis in response to this invitation or as a subcontractor to a bidder. However, unless required by federal statutes, regulations, grants, or contract terms referenced in the contract documents, no preference will be included in the evaluation of bids, no minimum level of MWBE participation shall be required as a condition for receiving an award, and bids will not be rejected or considered non-responsive on that basis.

C. Any affirmative action requirements set forth in federal regulations or statutes included or referenced in the contract documents will apply.

D. In accordance with RCW 39.04.320 the State of Washington requires 15% Apprenticeship Participation for all projects estimated to cost one million dollars or more. On applicable projects the bid advertisement and Bid Proposal form shall establish a minimum required percentage of apprentice labor hours compared to the total labor hours. Bidders may contact the Department of Labor and Industries, Specialty Compliance Services Division, Apprenticeship Section, P.O. Box 44530, Olympia, WA 98504-4530, by phone (360) 902-5320, and e-mail at thum235@lni.wa.gov, to obtain information on available apprenticeship programs.

PREPARATION OF BIDS – CONSTRUCTION

A. Bids must be: (1) submitted on the bid proposal forms, or copies of forms, furnished by the Owner or the Owner’s agent, and (2) signed in ink. The person signing a bid must initial each change appearing on any bid form. If the bid is made by a corporation, it shall be signed by the corporation’s authorized designee. The address of the bidder shall be typed or printed on the bid form in the space provided. Forms shall be scanned and uploaded through the OpenGov portal.

B. The bid form may require bidders to submit bid prices for one or more items on various bases, including: (1) lump sum base bid; (2) lump sum bid alternate prices; (3) unit prices; or (4)

any combination of items (1) through (3) above.

C. If the solicitation includes alternate bid items, failure to bid on the alternates may disqualify the bid. If bidding on all items is not required, bidders should insert the words "no bid" in the space provided for any item on which no price is submitted.

D. Substitute bid proposals will not be considered unless this solicitation authorizes their submission.

BID GUARANTEE

FORMAL BID (BOCC Bid Call)

When the sum of the base bid plus all additive bid alternates is \$40,000.00 or less, bid security is not required. When the sum of the base bid plus all additive alternates is greater than \$40,000.00, a bid guarantee in the amount of 5% of the base bid amount is required. Failure of the bidder to provide bid guarantee when required shall render the bid non-responsive.

SMALL WORKS BID CALL

When the sum of the base bid plus all additive bid alternates is \$125,000.00 or less, bid security is not required. When the sum of the base bid plus all additive alternates is greater than \$125,000.00, a bid guarantee in the amount of 5% of the base bid amount is required. Failure of the bidder to provide bid guarantee when required shall render the bid non-responsive.

A. Acceptable forms of bid guarantee are: A bid bond or postal money order, or certified check or cashier's check made payable to the Lewis County Treasurer. The Owner will return bid guarantees (other than bid bond) to unsuccessful bidders as soon as practicable, but not sooner than the execution of a contract with the successful bidder. The successful bidder's bid guarantee will be returned to the successful bidder with its official notice to proceed with the work of the contract.

B. The bidder will allow 60 days from bid opening date for acceptance of its bid by the Owner. The bidder will return to the Owner a signed contract, insurance certificate and bond or bond waiver within 15 days after award of the contract. If the apparent successful bidder fails to sign all contractual documents or provide the bond and insurance as required or return the documents within 15 days after award of the contract, the Owner may terminate the award of the contract.

C. In the event a bidder discovers an error in its bid following the bid opening, the bidder may request to withdraw its bid under the following conditions:

1. Written notification is received by the Owner within 24 hours following bid opening.
2. The bidder provides written documentation of the claimed error to the satisfaction of the Owner within 72 hours following the bid opening. The Owner will approve or disapprove the request for withdrawal of the bid in writing. If the bidder's request for withdrawal of its bid is approved, the bidder will be released from further obligation to the Owner without penalty. If it is disapproved, the Owner may retain the bidder's bid guarantee.

ADDITIVE OR DEDUCTIVE BID ITEMS

A. The low bidder, for purposes of award, shall be the responsive bidder offering the low aggregate amount for the base bid item, plus additive or deductive bid alternates selected by the Owner, and within funds available for the project. The bidder agrees to hold all bid alternate prices until bid award and contract execution.

ACKNOWLEDGEMENT OF ADDENDA

A. Bidders shall acknowledge receipt of all addenda to this solicitation by identifying the addenda numbers in the space provided for this purpose on the bid proposal form. Failure to do so may result in the bid being declared non-responsive.

SITE INVESTIGATION AND CONDITIONS AFFECTING THE WORK

A. The bidder acknowledges that it has taken steps necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to (1) conditions bearing upon transportation, disposal, handling, and storage of materials; (2) the availability of labor, water, electric power, and road; (3) uncertainties of weather, river stages, tides, or similar physical conditions at the site; (4) the conformation and conditions of the ground; and (5) the character of equipment and facilities needed preliminary to and during the work. The bidder also acknowledges that it has satisfied itself as to character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including exploratory work done by the Owner, as well as from the drawings and specifications made a part of this contract. Any failure of the bidder to take the actions described and acknowledged in this paragraph will not relieve the bidder from responsibility for estimating properly the difficulty and cost of successfully performing the work.

BID AMOUNTS

- A. The bid prices shown for each item on the bid proposal shall include all labor, material, equipment, overhead and compensation to complete all of the work for that item.
- B. The actual cost of building permit (only) and the public utility hookup fees will be a direct reimbursement to the Contractor or paid directly to the permitting agency by the Owner. Fees for these permits should not be included by the Bidder in the bid amount.
- C. The Bidder agrees to hold the base bid prices until bid award and contract execution.

TAXES

A. The bid amounts shall not include Washington State Sales Tax (WSST). All other taxes imposed by law shall be included in the bid amount. The Owner will include WSST in progress payments. The Contractor shall pay the WSST to the Department of Revenue and shall furnish proof of payment to the Owner if requested. [NOTE: Contractor must bond for contract amount plus the WSST.]

SUBMISSION OF BIDS

A. Bid Proposals must be submitted on or before the time specified in the Advertisement for Bids.

B. If the base bid and the sum of the additive alternates is one million dollars or more, the Bid Proposal shall comply with the following requirements:

1. Pursuant to RCW 39.30.060, if the base bid and the sum of the additive alternates is one million dollars or more, the Bidder shall provide names of the Subcontractors with whom the Bidder will subcontract for performance of heating, ventilation and air conditioning (HVAC), plumbing, and electrical.

2. The Bidder can name itself for the performance of the work.

3. The Bidder shall not list more than one Subcontractor for each category of work identified UNLESS Subcontractors vary with bid alternates, in which case the Bidder must indicate which Subcontractor will be used for which alternate.

4. Failure of the Bidder to submit as part of the bid the NAMES of such Subcontractors or to name itself to perform such work shall render the Bidder's bid nonresponsive and, therefore, void.

C. The Bid Proposal shall be submitted through the OpenGov.com portal

<https://procurement.opengov.com/portal/lewiscountywa>

D. Prior to the bid opening, the Owner's representative will designate the official bid clock. Any part of the bid proposal or bid modification not received prior to the times specified, per the designated bid clock, will not be considered and the bid will be returned to the bidder unopened.

E. A bid may be withdrawn in person by a bidder's authorized representative before the opening of the bids. Bidder(s) representative will be required to show ID and sign on bid summary sheet before it will be released.

F. People with disabilities who wish to request special accommodation, (e.g., sign language interpreters, Braille, etc.) need to contact the Owner ten (10) working days prior to the scheduled bid opening.

BID RESULTS

A. After the Bid Opening, a tabulation of the bids will be posted as a notice for the project in the OpenGov portal. Bidders may obtain the tabulation of apparent bids from Lewis County by Contacting the procurement contact listed in the bid documents.

LOW RESPONSIBLE BIDDER

A. If applicable, it is the intent of the Owner to award a contract to the low responsible bidder. In determining the bidder's responsibility, the Owner shall consider an overall accounting of the attached "DIVISION 00 RESPONSIBILITY CRITERIA". Upon Owner's request, the apparent low bidder must supply the requested information within two (2) business days of request by Owner. Withholding information or failure to submit all the information requested within the time provided shall render the bid nonresponsive. If the Owner determines that the apparent low bidder is not responsible, the Owner will notify the bidder of its preliminary determination in writing. Within three (3) days after receipt of the preliminary determination, the bidder may withdraw its bid or request a hearing. The Owner will schedule a hearing within three (3) working days of receipt of the bidder's request. The hearing members will include the Internal Services Director, Public Works Director and Capital Facilities Manager. The Owner will issue a Final Determination after reviewing information presented at the hearing. The Owner's Final Determination is specific to this project, and will have no effect on other or future projects.

B. "SUBCONTRACTOR RESPONSIBILITY CRITERIA" In accordance with SHB 2010 amending RCW 39.04 the Contractor shall include the language of this paragraph in each of its first tier subcontracts, and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. The requirements of this paragraph apply to all subcontractors regardless of tier. At the time of subcontract execution, the Contractor shall verify that each of its first tier subcontractors meets the following bidder responsibility criteria:

1. Have a current certificate of registration as a contractor in compliance with chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal;
2. Have a current Washington Unified Business Identifier (UBI) number; and if applicable, have:
 - a. Have Industrial Insurance (workers' compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW;
 - b. A Washington Employment Security Department number, as required in Title 50 RCW;
 - c. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW;
 - d. An electrical contractor license, if required by Chapter 19.28 RCW;
 - e. An elevator contractor license, if required by Chapter 70.87 RCW.
 - f. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065 (3).

CONTRACT AWARD

The Owner will evaluate bid responsiveness and bidder responsibility.

A bid will be considered responsive if it meets the following requirements:

1. It is received at the proper time and place.
2. It meets the stated requirements of the bid proposal.
3. It is submitted by a licensed/registered contractor within the State of Washington at the time of bid opening and is not banned from bidding by the Department of Labor and Industries.
4. It is accompanied by a bid guarantee and non-collusion affidavit, if required.

A bid will be considered responsible if it meets the following requirements:

1. It meets an overall accounting of the responsibility criteria established for the project.
2. All required documents are completed and signed by a individual with such authority.
3. It is submitted by a licensed/registered contractor within the State of Washington at the time of bid opening and is not banned from bidding by the Department of Labor and Industries.

The Owner reserves the right to accept or reject any or all bid proposals and to waive informalities that do not affect the essential fairness of the bidding process.

The apparent low bidder, for purpose of award, shall be the responsive bidder offering the low aggregate amount for the base bid plus selected additive or deductive bid alternates and meeting all other bid submittal requirements.

The Owner may negotiate bid price adjustments with the low responsive bidder, including changes in the contract documents, to bring the bid within the available funding per RCW 39.04.015.

The Contract will only become effective when signed by the Owner. Prior to the Owner's signature, any and all costs incurred shall be the sole responsibility of the bidder.

It is the intent of the Owner to award a contract to the low responsible bidder.

Public Agency Debarment Debarment by any Public agency within the last two (2) years may render bid non-responsive.

3. Scope of Work

3.1. Compensation

Compensation will be made in the per the amount of the selected bidder, plus Washington State Sales Tax, upon completion of contract. Progress payments may be made at the County's discretion upon the County's approval of the Contractor's invoices, to the extent that said invoices reflect the completion of project milestones by the Contractor (milestones are points at which significant components of the project have been completed and at which tangible project deliverables of material value have been received by the County).

3.2. Prevailing Wage

This project has been determined to be "Public Works" as defined by RCW 39.04 and WAC 296-127 and is subject to Washington State Prevailing Wage Laws. Current Prevailing Wage Rates for work performed in Lewis County is attached hereinto and can also be found at <https://secure.lni.wa.gov/wagelookup/>. The bid date used is Wednesday, July 8, 2026. These rates apply to Lewis County and may not apply to work performed outside Lewis County.

A printed copy is available in the issuing office and a printed copy may be mailed upon request.

In addition, successful Contractor and any subcontractors are required to file Statement of Intent to Pay Prevailing Wages, Affidavits of Wages Paid and file Certified Payroll Records as per L&I requirements.

Pursuant to RCW 39.12.040 the Contractor and each and every subcontractor from the contractor or a subcontractor must submit to the contract manager a "Statement of Intent to Pay Prevailing Wages". For a contract in excess of ten thousand dollars, the statement of intent to pay prevailing wages must include:

(i) The contractor's registration certificate number; and

(ii) The prevailing rate of wage for each classification of workers entitled to prevailing wages under RCW 39.12.020 and the estimated number of workers in each classification. A copy of the Intent approved by L&I must be posted in a location readily visible to workers at the worksite

3.3. Scope of Work

The project intends to replace mortar joints on the Lewis County Historic Courthouse, built in 1927, and listed on the National Historical Register. The contractor shall:

1. Follow the Secretary of the Interiors Standards for the Rehabilitation of Historic Properties.
2. Use methods and materials approved for use on Historical Masonry Structures.
3. Obtain any required permits for work in the City Right of Way, including sidewalks.
4. Provide any barricades or other equipment to allow public access to the building while work progresses.
5. All work must be completed and billed no later than May 30, 2027.

Work will include:

Initial Inspection/Scoping-Inspection will identify and quantify failed, failing and patched mortar joints on the Southern Elevations. This will include crumbling or missing joints and any temporary caulked joints. Particular attention shall be required below the cornice.

Contractor will supply results to owner for review and scoping decisions.

Masonry Work;

1. Work to include re-pointing of all mortar joints of south elevation within defined area shown in red (per attachment B).

Tuck Pointing

Bidder shall provide a lump sum cost for replacing failing, damaged or missing mortar joints.

Sealing

The work area shall be sealed with an approved clear siloxane or equivalent product.

Base bid shall include the cost of inspection, tuck-pointing, sealing and cleaning of areas defined in attachment B and mentioned in scope.

Upon completion of repairs, south elevation in areas shown in blue (per attachment B) shall be cleaned using hot water low pressure wash and natural bristle brush.

3.4. Specifications

RESTORATION AND CLEANING OF MASONRY IN HISTORIC STRUCTURES

PART 1 GENERAL

- 1.1 REFERENCES
- 1.2 SUBMITTALS
- 1.3 GENERAL REQUIREMENTS
 - 1.3.1 Cleaning and Restoration Methods
 - 1.3.2 Ionic Cleaners

- 1.4 QUALIFICATIONS
- 1.5 EQUIPMENT AND TECHNIQUES DEMONSTRATION
 - 1.5.1 Cleaning Equipment
 - 1.5.1.2 Water Blasting
- 1.7 MATERIAL REQUIREMENTS
 - 1.7.1 Strength
 - 1.7.2 Special Properties
 - 1.7.3 Cementitious Content of Mortar
- 1.8 STORAGE OF MATERIALS
- 1.9 SAFETY AND HEALTH
 - 1.9.1 Worker Exposures
 - 1.9.2 Training
 - 1.9.3 Coordination
- 1.10 PROTECTION
 - 1.10.1 Interior Protection
 - 1.10.2 Environmental Protection
- 1.11 WEATHER LIMITATIONS
- 1.12 WARRANTIES
 - 1.12.1 Cleaning Warranty
 - 1.12.2 Repair Warranty

PART 2 PRODUCTS

- 2.1 MATERIALS
- 2.2 CLEANING MATERIALS
 - 2.2.1 Paint Removers
 - 2.2.2 Detergent Cleaners
 - 2.2.3 Ionic Cleaners
 - 2.2.3.1 Alkaline Prewash Cleaner
 - 2.2.3.2 One-Part Masonry Cleaner
 - 2.2.3.3 Two-Part Limestone Cleaner
 - 2.2.3.4 Standard Strength Acidic Cleaner
 - 2.2.4 Liquid Strippable Masking Agent
 - 2.2.5 Spray Equipment
 - 2.2.6 Cleaning Implements
 - 2.2.7 Water
- 2.3 REPAIR MATERIALS
 - 2.3.1 Masonry and Mortar
 - 2.3.2 Cementitious Materials
 - 2.3.3 Epoxy Anchor Adhesives
 - 2.3.4 Metal attachments

PART 3 EXECUTION

- 3.1 EVALUATION AND ANALYSIS
- 3.2 MASONRY CLEANING

- 3.2.1 Project Conditions
- 3.2.2 Chemical Cleaners
- 3.2.3 Test Patches
- 3.2.4 Paint Removal
- 3.2.5 Water Cleaning
 - 3.2.5.1 Pressure Spraying
 - 3.2.5.2 Handscrubbing
 - 3.2.5.3 Rinsing
- 3.2.6 Chemical Cleaning
 - 3.2.6.1 Surface Prewetting
 - 3.2.6.2 Acidic Chemical Cleaning
 - 3.2.6.3 Alkaline Chemical Cleaning - Prewash Phase
 - 3.2.6.4 Alkaline Chemical Cleaning - Afterwash Phase
 - 3.2.6.5 pH Testing
- 3.3 MASONRY REPAIR
 - 3.3.1 Repointing
 - 3.3.1.1 Mortar Analysis
 - 3.3.1.2 Taking and Preparation of Samples
 - 3.3.1.3 Binder Analysis
 - 3.3.1.4 Aggregate Analysis
 - 3.3.2 Mechanical Repair
 - 3.3.2.1 Areas To Be Removed
 - 3.3.2.2 Application of Masonry and Mortar
 - 3.3.2.6 Cleanup
 - 3.4.3 Health and Safety Precautions
- 3.5 MASONRY REPLACEMENT
- 3.6 MASONRY AND MORTAR FINISHES AND COLOR
- 3.7 JOINT SEALING
- 3.8 FINAL CLEANING
- 3.9 PROTECTION OF WORK
- 3.10 DEFECTIVE WORK
- 3.11 FINAL INSPECTION

- MASONRY

RESTORATION AND CLEANING OF MASONRY IN HISTORIC STRUCTURES

PART 1 GENERAL

1.1 REFERENCES

The publications listed below form a part of this specification to the extent referenced. The publications are referred to within the text by the basic designation only.

ACI INTERNATIONAL (ACI)

ACI C-20 (1992) Repair and Rehabilitation II

AMERICAN CONFERENCE OF GOVERNMENTAL INDUSTRIAL HYGIENISTS (ACGIH)

ACGIH 0100Doc (2005) Documentation of the Threshold
Limit Values and Biological Exposure
Indices

ASTM INTERNATIONAL (ASTM)

ASTM C 109/C 109M (2005) Compressive Strength of Hydraulic Cement Mortars (Using 2-
in. [50-mm] Cube Specimens)

ASTM C 1324 (2004) Examination and Analysis of
Hardened Masonry Mortar

ASTM C 150 (2005) Portland Cement

ASTM C 1515 (2001) Cleaning of Exterior Dimension
Stone, Vertical and Horizontal Surfaces,
New or Existing

ASTM C 207 (2005) Hydrated Lime for Masonry Purposes

ASTM C 881/C 881M (2002) Epoxy-Resin-Base Bonding Systems for Concrete

BRICK INDUSTRY ASSOCIATION (BIA)

BIA Tech Note 20 (1990; R 2000) Cleaning Brick Masonry

1.2 SUBMITTALS

Government approval is required for submittals with a "G" designation; submittals not having a "G" designation are for information only. When used, a designation following the "G" designation identifies the office that will review the submittal for the Government. The following shall be submitted in accordance with SUBMITTAL PROCEDURES:

SD-02 Shop Drawings

Masonry

Drawings showing location of masonry elements in the work, building elevations, interface with adjacent materials, and special placing instructions, in sufficient detail to cover fabrication, placement, and finishing.

SD-03 Product Data

Cleaning and Restoration Methods

Descriptive narrative in cleaning and repair methods to be employed in the work. Description shall be organized in sequence from preparation through completion of the work. Schedule showing estimated time, in calendar days, for completion of each phase of the work shall be

included.

Qualifications

Documentation showing Contractor's experience of 5 consecutive years in masonry restoration, plus a list of similar jobs to the one specified herein.

SD-04 Samples

Materials

Sample Masonry

Samples of the materials listed below; indicating sizes, shapes, finishes, color, and pertinent accessories: Masonry as specified.

SD-07 Certificates

Materials

Certificates of compliance attesting that the materials, equipment, and cleaning agents (chemicals, detergents, etc.) to be used in the work meet the specified requirements.

1.3 GENERAL REQUIREMENTS

Work shall be done in conformance with ACI C-20.

1.3.1 Cleaning and Restoration Methods

The cleaning and restoration methods, and materials selected for a specific structure, shall be submitted for approval before work starts, and shall take into account the total construction system of the building to be worked upon, including different masonry and mortar materials, as well as non-masonry elements which may be affected by the work.

1.3.2 Ionic Cleaners

Ionic chemical cleaners shall be used as specified, in accordance with the manufacturer's instructions, and only upon the direction of the Owner. Ionic cleaners shall be used only after gentler cleaning methods have been determined to be ineffective through the use of test panels.

1.4 QUALIFICATIONS

The Contractor shall provide qualified workers, trained and experienced in restoration of masonry in historic structures, and shall furnish documentation of 5 consecutive years of work of this type. A list of similar jobs shall be provided identifying when, where, and for whom the work was done.

1.5 EQUIPMENT AND TECHNIQUES DEMONSTRATION

Equipment and techniques of operation shall be demonstrated in an approved location and shall be subject to approval. Dependable and sufficient equipment, appropriate and adequate to accomplish the work specified, shall be assembled at the work site in sufficient lead time before the start of the work to permit inspection, calibration of weighing and measuring devices, adjustment of parts, and the making of any repairs that may be required. The equipment shall be maintained in good working condition throughout the project.

1.5.1 Cleaning Equipment

Cleaning equipment shall not cause staining, erosion, marring, or other damage or changes in the

appearance of the surfaces to be cleaned.

1.5.1.2 Water Blasting

Water blasting equipment shall include a trailer-mounted water tank, pumps, high-pressure hose, wand with safety release cutoff control, nozzle, and auxiliary water re-supply equipment. The equipment shall not be operated at a pressure which will cause etching or other damage to the masonry surface or mortar joints.

1.7 MATERIAL REQUIREMENTS

1.7.1 Strength

Each class or mixture of mortar shall have a 28-day compressive strength matching the compressive strength of the original existing mortar in the structure as determined by ASTM C 109/C 109M for mortar. Test specimens of existing mortar shall be taken from a sound and intact representative portion of the structure, at locations indicated.

1.7.2 Special Properties

Mortar may contain admixtures, such as pigments, to match the characteristics of the original mortar. Use of all admixtures shall be subject to approval.

1.7.3 Cementitious Content of Mortar

Each class or mixture of mortar shall have a cement content matching the cement content of the original existing mortar in order to provide uniform strength, weathering characteristics, and appearance of repaired surfaces in relation to existing surfaces.

1.9 SAFETY AND HEALTH

Work shall comply with applicable federal, state, and local laws and regulations, and with the ACCIDENT PREVENTION PLAN, including the Activity Hazard Analysis, specified in the CONTRACT CLAUSES. The Activity Hazard Analysis shall include analyses of the potential impact of cleaning operations on personnel and on others involved in and adjacent to the work zone.

1.9.1 Worker Exposures

Exposure of workers to chemical substances shall not exceed the limits established by ACGIH 0100Doc, or those required by a more stringent applicable regulation.

1.9.3 Coordination

Work shall be coordinated to minimize exposure of building occupants, other Contractor personnel, and visitors to mists and odors from surface preparation, cleaning, and repair operations.

1.10 PROTECTION

Persons, motor vehicles, adjacent surfaces, surrounding buildings, equipment, and landscape materials shall be protected from chemicals used and runoff from cleaning and paint removal operations. Temporary protection covers, which shall remain in operation during the course of the work, shall be erected over pedestrian walkways and at personnel and vehicular points of entrance and exit.

1.10.1 Interior Protection

The interior of buildings shall be protected from the weather, cleaning, and repair operations at

all times.

1.10.2 Environmental Protection

The work shall comply with the requirements of ENVIRONMENTAL PROTECTION and LEAD BASED PAINT HAZARD ABATEMENT, TARGET HOUSING & CHILD OCCUPIED FACILITIES.

1.11 WEATHER LIMITATIONS

Masonry, mortar, and epoxy adhesives shall not be placed when weather conditions detrimentally affect the quality of the finished product. No masonry or mortar shall be placed when the air temperature is below 5 degrees C 40 degrees F in the shade. When air temperature is likely to exceed 35 degrees C 90 degrees F masonry and mortar shall have a temperature not exceeding 35 degrees C 90 degrees F when deposited. Materials to be used in the work shall be neither produced nor placed during periods of rain or other precipitation. Material placements shall be stopped, and all in-place material shall be protected from exposure, during periods of rain or other precipitation.

1.12 WARRANTIES

1.12.1 Cleaning Warranty

Cleaning procedures shall be warranted for a period of two years against harm to substrate (masonry and mortar) or to adjacent materials including, but not limited to, discoloration of substrate from improper procedures or usage, chemical damage from inadequate rinse procedures, and abrasive damage from improper procedures.

1.12.2 Repair Warranty

Repair procedures, including repointing, shall be warranted for a period of two years against: discoloration or mismatch of new mortar to adjacent original historic mortar, discoloration or damage to masonry from improper mortar clean-up, loss of bond between masonry and mortar, fracturing of masonry edges from improper mortar joint preparation procedures or improper mortar formulation, and occurrence of efflorescence.

PART 2 PRODUCTS

2.1 MATERIALS

Materials, physical and chemical properties, and composition of masonry and mortar used in renovation work shall match that of original existing masonry and mortar to be repaired, unless samples and testing determine that existing mixtures and materials are faulty or non-performing.

2.2 CLEANING MATERIALS

2.2.1 Paint Removers

Chemical paint removers shall be manufacturer's water soluble, low toxicity products, effective for removal of paint on masonry without altering, damaging, or discoloring the masonry surface.

2.2.2 Detergent Cleaners

Detergent cleaners shall be in accordance with manufacturer's recommendations.

2.2.3 Ionic Cleaners

2.2.3.1 Alkaline Prewash Cleaner

Alkaline prewash cleaners shall be as recommended by the manufacturer.

2.2.3.2 One-Part Masonry Cleaner

One-part masonry cleaners shall be the standard, acid formulation recommended by the manufacturer.

2.2.3.3 Two-Part Limestone Cleaner

Two-part limestone cleaners shall be manufacturer's standard, two-part masonry cleaning system consisting of an alkaline prewash cleaner followed by acidic after-wash rinse.

2.2.3.4 Standard Strength Acidic Cleaner

Acidic cleaners shall be manufacturer's standard strength, acidic masonry restoration cleaner composed of hydrofluoric acid blended with other acids and combined with special wetting systems and inhibitors.

2.2.4 Liquid Strippable Masking Agent

Liquid strippable masking agent shall be manufacturer's standard liquid, film-forming, strippable masking material for protecting glass, metal, and polished stone surfaces from the damaging effect of acidic and alkaline masonry cleaners.

2.2.5 Spray Equipment

Spray equipment for chemical cleaners shall be low-pressure tanks or chemical pumps suitable for chemical cleaner indicated, and shall be equipped with stainless steel, cone-shaped spray-tip. Spray equipment for water shall disperse water through a fan-shaped spray tip at an angle of not less than 15 degrees. Spray equipment shall deliver water at a pressure not greater than 3.5 Mpa 500 psi and at a volume between 9.5 and 11.4 L/m 2.5 and 3 gpm. Spray equipment for heated water shall be capable of maintaining temperature, at flow rates indicated, between 60 and 82 degrees C 140 and 180 degrees F.

2.2.6 Cleaning Implements

Brushes shall have natural or nylon fiber bristles only. Wire brushes shall not be used. Scrapers and application paddles shall be made of wood with rounded edges. Metallic tools shall not be used.

2.2.7 Water

Potable water shall be obtained from a local source and shall be filtered to remove minerals resulting in a neutral pH, prior to application. Backflow prevention devices shall be provided at the point of connection to the water supply.

2.3 REPAIR MATERIALS

2.3.1 Masonry and Mortar

Masonry and mortar materials used for repair and renovation shall match the original existing historic materials as closely as possible in composition, color, texture, strength, size, finishing and porosity.

2.3.2 Cementitious Materials

Cementitious materials shall be of one type and from one source, when used in mortar which will have surfaces exposed in the finished structure. Cement composition shall match that of cement used in existing mortar to be repaired, as determined by samples and testing, and shall conform to the basic requirements of ASTM C 150, Type low alkali.

PART 3 EXECUTION

3.1 EVALUATION AND ANALYSIS

Evaluation and analysis shall conform to the requirements specified herein. Masonry renovation shall be undertaken only after complete evaluation and analysis of the areas to be repaired are

completed; this shall include sampling and testing of the existing mortar to determine its composition and qualities. No repair work shall be undertaken until conditions that have caused masonry deterioration have been identified; such conditions shall be corrected, if possible, prior to start of the work.

3.2 MASONRY CLEANING

Historic materials shall not be damaged or marred in the process of cleaning. Cleaning shall conform to ASTM C 1515. Open joints shall be temporarily caulked or otherwise protected to prevent water and cleaner intrusion into the interior of the structure from pressure spraying. Non-masonry materials and severely deteriorated masonry shall be protected by approved methods prior to initiation of cleaning operations. Masonry cleaning shall remove all organic and inorganic contaminants from the surface and pores of the substrate, returning the masonry to its natural color. Surfaces shall be evenly cleaned with no evidence of streaking or bleaching. The cleaning process shall not affect the density, porosity, or color of the masonry or mortar. Cleaned masonry shall have a neutral pH. Methods used for cleaning historic masonry shall be the gentlest possible to achieve the desired results. Test patches shall be made to determine a satisfactory cleaning result. Cleaning shall proceed in an orderly manner, working from top to bottom of each scaffold width and from one end of each elevation to the other. Cleaning shall be performed in a manner which results in uniform coverage of all surfaces, including corners, moldings, interstices and which produces an even effect without streaking or damage to masonry. The cleaning materials, equipment, and methods shall not result in staining, erosion, marring, or other damage to the surfaces of the structure. Following an initial inspection and evaluation of the structure and surfaces, the structure shall be given a surface cleaning. The surface cleaning shall be completed prior to start of repair work, and sampling and testing of mortars. The cleaning shall provide for the complete cleaning of all exterior masonry surfaces of the structures, removing all traces of moss, dirt, and other contaminants. The cleaning shall provide a clean masonry surface to allow determination of the masonry's color and shades, finish and texture, and other properties. Following completion of the surface cleaning of the structure (or side of structure) the masonry shall be dried prior to the start of any repair work. The following sequence of methods shall be used to determine the least aggressive, effective cleaning method:

1. Water with brushes
2. Water with mild soap
3. Water with stronger soap
4. Water with stronger soap plus ammonia
5. Water with stronger soap plus vinegar (but not on calcareous masonry)
6. Stronger chemical cleaners, only when above methods are determined to be ineffective by the Contracting Officer

3.2.1 Project Conditions

Masonry surfaces shall be cleaned only when air temperatures are above 5 degrees C 40 degrees F and will remain so until masonry has dried out, but for not less than 7 days after completion of the work.

3.2.2 Chemical Cleaners

Acidic chemical cleaners shall not be used on limestone, marble, concrete and other calcareous (calcium containing) masonry materials. If chemical cleaners are used on such materials, they shall be alkaline based and utilized with neutralizing after-washes.

3.2.3 Test Patches

The materials, equipment, and methods to be used in cleaning shall be demonstrated in a test section approximately 1 by 1 m 3 by 3 ft square. The location of the test section, and the completed test section shall be subject to approval. The cleaning process shall be adjusted as required and the test section rerun until an acceptable process is obtained. Test patches shall be located in inconspicuous areas of the building. The areas tested shall exhibit soiling characteristics representative of those larger areas to be cleaned. Tests shall also be conducted on areas to be stripped of paint. Tested areas shall be allowed to dry before a determination is made on the effectiveness of a particular treatment.

3.2.4 Paint Removal

Paint and other coatings shall be removed from masonry surfaces in areas indicated prior to general cleaning. Masonry shall not be damaged or marred in the process of paint removal. Areas where paint is to be removed shall first be cleaned with water and detergent solution to remove surface dirt, rinsed, and allowed to dry. Chemical paint removers shall be applied in accordance with manufacturer's instructions. Surrounding painted surfaces to remain intact shall be protected from exposure to chemical paint removers to avoid damage. Paint containing lead that is to be removed shall be removed in accordance with LEAD BASED PAINT HAZARD ABATEMENT, TARGET HOUSING & CHILD OCCUPIED FACILITIES.

3.2.5 Water Cleaning

3.2.5.1 Pressure Spraying

Water shall be spray applied to masonry surfaces to comply with requirements indicated by test patches for location, purpose, water temperature, pressure, volume, and equipment. Unless otherwise indicated, the surface washing shall be done with clean, low pressure water (pressure of less than 0.38 MPa 55 psi and 9.5 to 11.4 L/m 2.5 to 3 gpm discharge) and the spray nozzle shall not be held less than 300 mm 12 inches from surface of masonry. Water shall be applied side to side in overlapping bands to produce uniform coverage.

3.2.5.2 Hand-scrubbing

Pre-wetted surfaces shall be scrubbed using hand-held natural bristle or nylon brushes. Wire brushes shall not be used. Surfaces to be cleaned shall be scrubbed to remove surface contaminants.

3.2.5.3 Rinsing

Scrubbed surfaces shall be rinsed clean of all contaminants and cleaning solutions with water in a low-to-moderate pressure spray, working upwards from bottom to top of each treated area. The rinsing cycle shall remove all traces of contaminants and cleaning solutions.

3.2.6 Chemical Cleaning

Chemical cleaning of historic masonry shall use the gentlest means possible to achieve the desired result as determined by test patches. Chemical cleaning shall be the use of any product in

addition to water, including detergents, ammonia, vinegar, and bleach. Cleaning shall proceed in an orderly manner, working from top to bottom of each scaffold width and from one end of each elevation to the other. Cleaning shall result in uniform coverage of all surfaces, including corners, moldings, interstices and shall produce an even effect without streaking or damage to masonry. Chemical cleaners shall not be applied to the same masonry surfaces more than twice.

3.2.6.1 Surface Prewetting

Masonry surfaces to be cleaned with chemical cleaners shall be wetted with water using a low pressure spray before application of any cleaner.

3.2.6.2 Acidic Chemical Cleaning

Acidic chemical cleaners shall be applied according to manufacturer's instructions. Acidic chemical cleaners shall not be applied to masonry with high calcium content (e.g. marble, limestone). Acidic cleaners shall be applied to masonry surfaces by low pressure spray 0.35 MPa 50 psi max., roller, or brush. Cleaner shall remain on masonry surface for the time period recommended by manufacturer. Manual scrubbing by brushes shall be employed as indicated by test patches for the specific location. Cleaned surfaces shall be rinsed with a low-to-moderate pressure spray of water to remove all traces of chemical cleaner.

3.2.6.3 Alkaline Chemical Cleaning - Prewash Phase

Alkaline chemical cleaners shall be applied according to manufacturer's instructions. Alkaline cleaners shall be applied to masonry surfaces by low pressure spray 0.35 Mpa 50 psi max., roller, or brush. Cleaner shall remain on masonry surface for the time period recommended by the manufacturer. Manual scrubbing by brushes shall be employed as indicated by test patches for the specific location. Cleaned surfaces shall be rinsed with a low-to-moderate pressure spray of water.

3.2.6.4 Alkaline Chemical Cleaning - Afterwash Phase

Immediately after rinsing of alkaline cleaned surfaces, a neutralizing afterwash shall be applied to the cleaned masonry areas. Neutralizing afterwash shall be applied according to manufacturer's instructions. Neutralizing afterwash shall be applied to masonry surfaces by low pressure spray 0.35 MPa 50 psi max., roller, or brush. Afterwash shall remain on masonry surface for the time period recommended by manufacturer. Cleaned surfaces shall be rinsed with a low-to-moderate pressure spray of water to remove all traces of chemical cleaners.

3.2.6.5 pH Testing

Masonry surfaces which have been chemically cleaned shall be pH tested using pH monitoring pencils or papers. Chemically cleaned masonry shall be rinsed of all chemical residues until a neutral pH (7) reading is obtained from the masonry surface.

3.3 MASONRY REPAIR

Repaired surfaces shall match adjacent existing surfaces in all respects. Masonry repair shall proceed only after the cause of deterioration has been identified and corrected. Masonry repair shall conform to ACI C-20.

Masonry repair shall proceed only after the area to be repaired has been cleaned. The materials, methods and equipment proposed for use in the repair work shall be demonstrated in test panels. The location, number, size and completed test panels shall be subject to approval. Products shall be used in accordance with the manufacturer's instructions.

3.3.1 Repointing

Repointing work shall be as directed. Old caulking, grout, or mortar shall be removed from previously repaired cracks where it is failing. Loose particles shall be removed from cracks. Cracks shall be cleaned, rinsed with water followed by blowing with filtered, dry, compressed air.

3.3.1.1 Mortar Analysis

Existing original historic mortar shall be analyzed before repointing in order to provide a match with the new repointing mortar. Historic mortars are usually softer than newer mortars, often using lime as a binder rather than cement. Lime for repointing mortar shall conform to ASTM C 207, Type S, unless otherwise specified. Full laboratory analysis of the existing mortar shall conform to ASTM C 1324. Field analysis of the existing mortar shall be as specified below.

3.3.1.2 Taking and Preparation of Samples

Samples of unweathered original historic mortar shall be taken and analyzed in order to match the new mortar to be used for repointing. Samples of each different type of mortar in the structure shall be taken and analyzed. Three or four samples of each type of mortar to be matched shall be removed with a hand chisel from several locations on the building. The largest sample shall be set aside for comparison with the repointing mortar. The remaining samples shall be broken apart with a wooden mallet, powdering them into their constituent parts.

3.3.1.3 Binder Analysis

A part of the sample shall be stirred into diluted hydrochloric acid. If a vigorous chemical reaction (bubbling) occurs and most of the binder disappears, leaving clean aggregate, the binder was lime. A portland cement binder will result in a murky liquid and will dissolve very slowly over several days.

3.3.1.4 Aggregate Analysis

Aggregate of the mortar sample shall be separated from the binder. This shall be accomplished by taking the crushed mortar sample and either gently blowing away the fine binder material, placing the crushed sample in a centrifuge, or chemically separating the aggregate from the binder. The separated aggregate shall be rinsed clean with water and dried. The aggregate shall be examined with a magnifying glass, and the component materials shall be recorded as to range of materials, sizes, colors, as well as the presence of other materials.

3.3.2 Mechanical Repair

Original historic masonry materials shall be repaired or replaced only if surfaces are extensively deteriorated (surface missing to a depth of 100 mm 4 inches or more) or are threatening the safety of the structure or individuals. Deteriorated surfaces shall be removed and repaired or replaced only upon approval. Repairs and replacements shall match the materials, colors, and finish of the existing historic masonry as closely as possible.

3.3.2.1 Areas To Be Removed

Unsound, weak, or damaged masonry and mortar shall be removed in areas as indicated. Loose particles, laitance, spalling, cracked, or debonded masonry and mortar and foreign materials shall be removed with hand tools unless otherwise noted. Surfaces prepared for repair shall be cleaned free of dust, dirt, masonry chips, oil or other contaminants, rinsed with water, and dried before repair work is begun. Surfaces of the structure, and surfaces adjacent to the work area shall be protected from damage which may result from removal, cleaning, and repair operations.

3.3.2.2 Application of Masonry and Mortar

Masonry and mortar shall be placed to rebuild spalled or damaged areas to match the original surface finish, level, texture, and color. The finished appearance of the patch shall match the adjacent existing surface.

3.3.2.3 Patch Anchors

Patch anchors shall be provided to ensure that the patch is tied to the existing masonry structure. Patch anchors shall be provided at a frequency of at least one patch anchor per 93 square mm square foot of patch plan surface area; specific locations for patch anchors shall be as indicated. Small handheld, low-speed rotary masonry drills shall be used to produce holes in the existing masonry, within the limits for the patch anchor installation.

3.3.2.6 Cleanup

Excess epoxy and spills shall be removed from the surface of the masonry. The surface of the masonry shall be left in a clean and uncontaminated condition. Spills on adjacent surfaces shall also be removed and surfaces repaired as required.

3.4.3 Health and Safety Precautions

Full-face shields shall be provided for mixing, blending, and placing operations as required. Protective coveralls and neoprene-coated gloves shall be provided for workers engaged in the operations. Protective creams of a suitable nature for the operation shall be supplied. Adequate fire protection shall be maintained at mixing and placing operations. Smoking or the use of spark- or flame-producing devices shall be prohibited within 15 m 50 feet of mixing and placing operations. The mixing, placing, or storage of epoxy-resin grout or solvent shall be prohibited within 15 m 50 feet of any vehicle, equipment, aircraft, or machinery that could be damaged from fire or could ignite vapors from the material.

3.5 MASONRY REPLACEMENT

Masonry shall be replaced with material that matches the original in terms of composition, color, texture, strength, finishing, and porosity as closely as possible. If a few isolated masonry units are to be replaced, each shall be removed without disturbing the surrounding masonry. Deteriorated masonry units and mortar requiring replacement shall be removed by hand chiseling. Adjoining masonry units shall not be damaged during the removal of deteriorated units and mortar. The new element shall be tested for fitting into its space without mortar. If wedges are used to support and align the new unit, they shall be covered with at least 38 mm 1-1/2 inches of mortar when pointing is complete. The four sides and back of the space shall be covered with sufficient mortar to ensure that there will be no air spaces when the new unit is set. The new unit shall be lined up and set by tapping it into place with a wooden or rubber mallet. Face of new unit shall align with that of existing masonry. Joints shall be repointed to match the rest of the wall after new units have been properly installed and adjusted. Replacement areas shall be cleaned with a non-metallic brush and water to remove excess mortar

3.6 MASONRY AND MORTAR FINISHES AND COLOR

The exposed surfaces of masonry and mortar repair shall match the finish, color, texture, and surface detail of the original surface. Mechanical finishing and texturing may be required to produce the required finish and appearance. The finishing and texturing shall conceal bond lines between the repaired area and adjacent surfaces. The texturing shall provide replication of all

surface details, including tooling and machine marks. The equipment used in finishing and texturing shall be a low-impact energy type which will not weaken the patch or damage the patch bond and the adjacent concrete.

3.7 JOINT SEALING

Joint sealing shall be as specified in Section 07920 JOINT SEALANTS.

3.8 FINAL CLEANING

No sooner than 72 hours after completion of the repair work and after joints are sealed, faces and other exposed surfaces of masonry shall be washed down with water applied with a soft bristle brush, then rinsed with clean water. Discolorations which cannot be removed by these procedures shall be considered defective work. Cleaning work shall be done when temperature and humidity conditions allow the surfaces to dry rapidly. Adjacent surfaces shall be protected from damage during cleaning operations.

3.9 PROTECTION OF WORK

Work shall be protected against damage from subsequent operations.

3.10 DEFECTIVE WORK

Defective work shall be repaired or replaced, as directed, using approved procedures.

3.11 FINAL INSPECTION

Following completion of the work, the structure shall be inspected for damage, staining, and other distresses. The patches shall be inspected for cracking, crazing, delamination, unsoundness, staining and other defects. The finish, texture, color and shade, and surface tolerances of the patches shall be inspected to verify that all requirements have been met. Surfaces exhibiting defects shall be repaired as directed.

4. Pricing Proposal

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Lump Sum	1	\$		
TOTAL					

5. Vendor Questionnaire

5.1. Current Workload*

On a separate sheet, list all the major projects your firm has in progress or are projected to commence during the next 6 months, giving the name of project, Owner, architect, contract amount, percentage complete and scheduled completion date. Failure to list all major projects shall render the bid non-responsive.

List the current or projected workload for the next 12 months including this Contract, expressed in total contract value.

\$ _____

List actual contracted workload for the previous 12 months, expressed in total contract value.
\$ _____

The bidder's current or projected workload, during the life of this contract, shall not exceed 150% of the actual contracted workload over the previous 12 months unless the bidder can demonstrate to the Owner's satisfaction that it has the capacity to assume the additional work of this project, provide adequate staffing, and meet project demands.

*Response required

5.2. Experience of Superintendent or Project Manager*

Submit resume and references if different than above, of the person proposed by the bidder to superintend the work. This person shall have managed projects of similar complexity and similar size, and successfully completed the project within the last three (3) years.

Superintendent and/or Project Manager shall not be replaced on the project without full consent of the Owner.

*Response required

5.3. Contractor's Ability to Meet the Project Schedule*

On a separate sheet, list the project titles, original contract time, and change order time extensions for three specific projects. Bidder shall document that it achieved substantial completion of three previous projects of similar size and scope within no more than 105% of the final contracted time for completion (including change ordered adjustments).

*Response required

5.4. Public Agency Debarment*

Bidder shall not have been debarred by any Public agency within the last two (2) years.

Please confirm

*Response required

5.5. Non-Collusion Affidavit*

Please download the below documents, complete, and upload.

- Non_Collusion_Affidavit.pdf

*Response required

5.6. Bid Form*

Please download the below documents, complete, and upload.

- Bid_Form.pdf

*Response required

BOCC AGENDA ITEM SUMMARY

Resolution: 26-184

BOCC Meeting Date: June 16, 2026

Suggested Wording for Agenda Item:

Agenda Type: Legal Notice

Issue a call for bids for Historic Courthouse repointing project

Contact: Matt Patana

Phone: 360-740-1337

Department: CI - Capital Infrastructure

Description:

Issue a call for bids for Historic Courthouse repointing project

Approvals:

User	Status
PA's Office	Pending

Publication Requirements:

Publications:

The Chronicle June 16 and 23
OMWBE

Additional Copies:

Matt Patana

Cover Letter To: