



ADDENDUM NO. 1

Attachment: Program Phase Designer Submittal

REQUEST FOR QUALIFICATIONS

**Project Management Services, Facility Planning and Control
Exterior Waterproofing and Reroof Sections A/B/C/F (Phases 3 and 4)
Louisiana State Capitol Building
Baton Rouge, Louisiana
Project No. 01-107-12-01, F.01003957**

July 25, 2024

ITEM NO. 1: Program Phase Designer Submittal

This Addendum No. 1 includes the Program Phase Designer Submittal (ATTACHED).

END OF ADDENDUM



The
Architectural
Studio

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MEMORANDUM

TO: Lyle Savant – Facility Planning and Control

FROM: Annie Sauser – The Architectural Studio

SUBJECT: PROGRAM COMPLETION

RE: Exterior Waterproofing and Reroof Sections A/B/C/F
Louisiana State Capitol Building
Baton Rouge, LA
Project No. 01-107-12-01, Parts 01 (F.01002099),
02 (F.01002100), 03 (F.01002101), F.01003773 and
F.01003957; 01-107-97S-03, Part 1M (F.01002197)
(Supplement); 01-107-06B-11, F.01004030 (Supplement) &
01-107-18-02, F.01004019 (Supplement)

DATE: January 19, 2024

Description of Work:

Provide architectural and consulting services as required for the Project referenced above (Phase IV Capitol Tower exterior rehabilitation) as defined below.

SCOPE OF WORK – This Phase

The work will encompass all of the Exterior work required from the fourth floor to the top of the Tower at all elevations, as well as any work required to the interior of the Tower as part of the repair and fireproofing of structural members in the Temple and its terraces or roofs.

Lower roofs have been moved to the final phase of the capitol project so that no roof repair work will have to be redone. Some temporary roof fixes may take place during this phase as needed; especially regarding the need to support access scaffolding.

A. MASONRY REPAIRS

- Repair or replacement of stones at any locations identified as having deteriorated conditions. These conditions include loose and displaced panels, cracks within stone panels, failed Dutchman repairs, corroding steel lintels, stone spalls located at steel relief angles attached to the super structure, which support the self-weight of a certain number of stones (gravity supports), and stones identified to be lacking lateral connections. All stones are to receive conventional masonry repairs

as required, including, but not limited to repair of failing patches, cracks and spalls within stone panels.

- At locations where stones are removed, clean existing supporting steel including structural members, spandrels, gravity supports, lintels, rivets and fasteners, and recoat with rust inhibitor.
- Replace or reinforce existing steel supports at locations discovered to have excessive corrosion.
- Provide additional steel for extensions at gravity supports to provide adequate bearing where needed.
- Provide new stainless steel lateral connections to substrate at locations identified and at all reset stone joints.
- Re-point all masonry joints within the project extents.
- Re-hone all ashlar stone surfaces within the project extents to restore the stone surface. The stone was sand blasted in 1958, which caused pitting across the face of the building which promotes build-up of dirt and organic growth.
- Install thru-wall flashing at stone parapets within the project extents.
- Clean all exterior masonry with an architectural antimicrobial cleaner once all repairs have been completed.

B. STRUCTURAL REPAIRS

- Clean, recoat and strengthen (plate or replace) steel structural members (columns and beams) which are found to be badly corroded due to years of moisture intrusion in the Temple.
- Reinstall fire proofing around all structural steel which has been exposed in order to inspect and make repairs.

C. ROOFING/TERRACES

- Replace roofing/flooring systems and drains at Temple terraces.

D. REHABILITATION/CONSERVATION/REPLICATION OF FENESTRATION SYSTEMS (windows, doors, storefronts, Lantern and frames

1. Bronze Windows and Doors

- Remove existing solar film and replace with new solar/safety film on all windows (alternate: contractor may opt to completely re-glaze).
- Replace existing glazing compounds at windows and replace existing metal-to-stone sealants.
- Clean and wax all sash and frames.

2. Aluminum windows and ornamental storefronts in the Temple

- Evaluate current conditions to determine what can be retained and conserved and what will need to be replaced.

3. Glazed Lantern at top of Temple

- Based on assessment of existing condition, repair lantern to water tight condition. May require lantern to be lifted off the building, which will require temporary waterproofing in its place.

E. INTERIOR REPAIRS TO TEMPLE - Due to the extensive moisture intrusion, interior repairs may include:

1. Repairs to the existing mechanical ventilation system in the top un-conditioned floors
2. Repairs to interior plaster and painting

F. HAZARDOUS MATERIALS

1. Surveys as may be needed to identify any and all materials requiring abatement.
2. Inclusion of a certified environmental specialist on the design team to design the abatement program.
3. Already known Sealants containing Asbestos and/or BCB's will be abated prior to any rehabilitative work to the fenestration.

COST

Available Funds for Construction (AFC): **\$85,000,000**

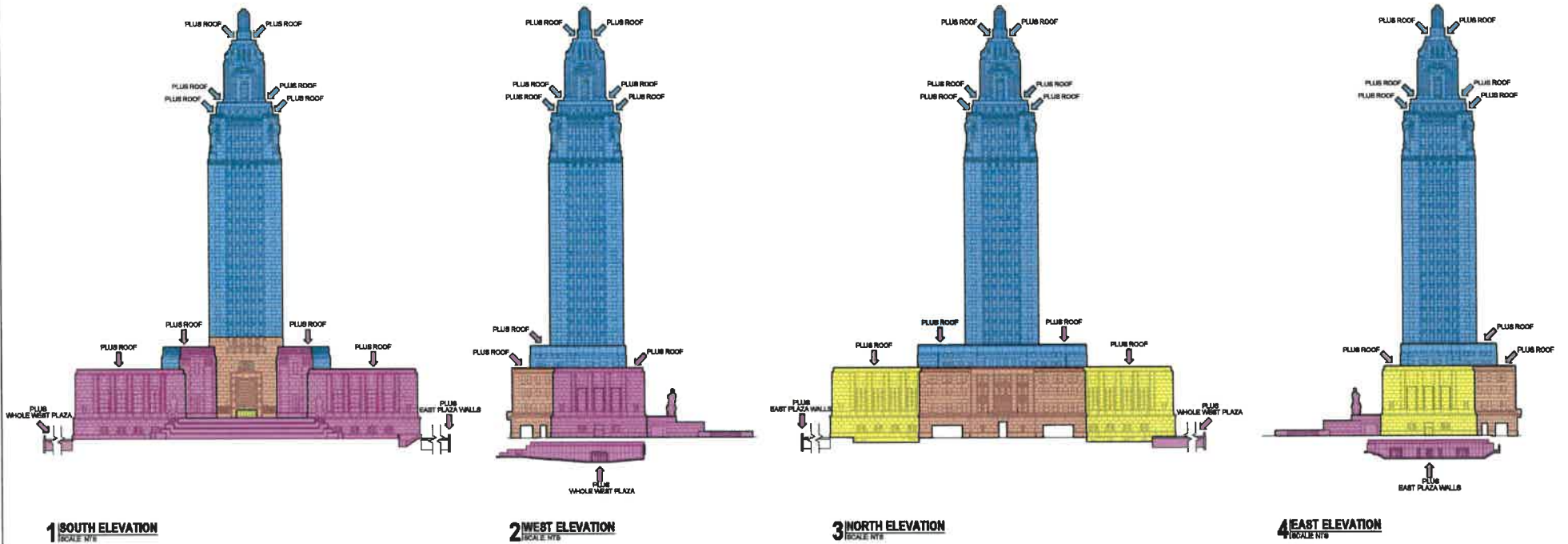
Pending the results of the Vertical Access Exterior Survey, assessments by the Design Team and any other testing of the materials we may identify, additional funding may be required.

At the current time the scope as defined above appears to be within budget.



Annie Sauser
Project Manager

- PILOT PROJECT - (COMPLETED)
- PREVIOUS PHASE - (COMPLETED)
- CURRENT PHASE - (CURRENT CONTRACT)
- FINAL PHASE



1-3-2024

LOUISIANA STATE CAPITOL

900 N 3rd St, Baton Rouge, LA 70802



NOTE: ON 11" x 17" PRINTS, ALL DIMENSIONS ARE 1/2" SCALE UNLESS NOTED. © COPYRIGHT 2024. ALL RIGHTS RESERVED.