ADDENDUM 3
City of Newport News
IFB #2014-6955-2049
June 24, 2014
Office of Purchasing, Office of the Purchasing Agent
4th Floor, City Hall, 2400 Washington Avenue
Newport News, VA 23607
Phone: (757) 926-8031/ Fax: (757) 926-8038
http://www.nngov.com/purchasing

Demolition and Replacement of the James River Fishing Pier

Sealed bids subject to the conditions and instructions contained herein, will be received at the above Office of the Purchasing Agent, 4th Floor, City Hall, 2400 Washington Avenue, Newport News, Virginia 23607, until the time and date shown below (local prevailing time), for furnishing the items or services described in the bid.

It is agreed and understood this page and any additional pages will constitute Addendum 3, and shall be made part of the IFB document. Acknowledgement, showing receipt and acceptance of the change is to be returned in the manner specified.

This published addendum consists of two (2) pages.
- Addendum cover page, includes announcement and bid due date
- Questions and Answers one (1) page
- Structural Condition Survey of Crab Shack Restaurant and Deck twenty-two (22) pages

Bid Due Date: 3:00 p.m., July 15, 2014 (UNCHANGED)

Contract Officer:

Shari D. Colvin
Shari D. Colvin, CPPO, CPPB, VCO, Deputy Director, scolvin@nngov.com and copy Feleasha Sherfy, Assistant Buyer, fsherfy@nngov.com

**AN ORIGINAL SECTION "A" AND ONE DUPLICATE COPY IS REQUESTED**

In compliance with this invitation for bids, and subject to all the conditions thereof, the undersigned offers, if this bid is accepted within (60) calendar days from the date of the opening, to furnish any or all of the items and/or services upon which prices are quoted, at the price set opposite each item, to be delivered at the time and place specified herein. The undersigned certifies he has read, understands, and agrees to all terms, conditions, and requirements of this bid, and is authorized to contract on behalf of firm named below.

Company Name: ____________________________________________________________
Address: __________________________________________________________________________
City/State/Zip: __________________________________________________________________________
Telephone: ______________________ FAX No.: ______________________
E-mail: __________________________________________________________________________
Print Name: ______________________ Title: ______________________
Signature: ______________________ Date: ______________________

(This form must be signed. All signatures must be original and not photocopies.)
Q.1. Bid notes on page B-3 of the IFB states that the City may award as little as 900 LF of this pier replacement contract at the unit prices bid. Can you please provide a second bid form in order to appropriate the costs associated with the first 900 LF and the remainder of the pier construction?

A.1. There is not a second bid form for the 900LF. As stated in the bid package, the City may award as little as 900lf of the of this pier replacement contract at the unit prices bid.

Q.2. Due to the February 15 – June 30 pile driving restrictions and the need to have the pier constructed in 240 calendar days, will the City likely expedite the award process?

A.2. Yes, the City will expedite the process.

Q.3. What is the City’s anticipated award date for this project?

A.3. As soon as all the required documents (from the selected bidder) are received and approved by Purchasing and the City Attorney.
Structural Condition Survey of Crab Shack Restaurant and Deck

Prepared by: Moffatt & Nichol

Presented to: City of Newport News

Department of Engineering

March 2014
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1. **BACKGROUND**

The Crab Shack Restaurant is located at the head of the James River Fishing Pier. It was established in 1993. The original building was constructed on top of the existing roadway that previously led to the original James River Bridge (now the James River Fishing Pier). Substantial renovations and an addition were completed in 1997.

![Figure 1 – Building and Pier Location Map](image)

The existing James River Pier was closed on December 30, 2013. Several superstructure elements were in very poor condition and the pier was no longer safe for public use. A new replacement fishing pier is currently under design. The new pier is scheduled to be open in Summer 2015. The City requested Moffatt & Nichol (M&N) to perform a structural condition survey of the restaurant and deck. Should corrective repairs be required, repairs could be made during the closure period for the pier.
M&N met with the City on November 27, 2013 which resulted in M&N’s proposal for the following scope of work excerpted from our proposal dated December 17, 2013:

1. Review existing construction documentation, permits, etc.
2. Perform topographic survey of restaurant (interior and exterior), deck, and shoreline.
3. Perform structural condition survey. Findings will be documented with sketches and photographs.
5. Make informal presentation of report to City.
2. REVIEW EXISTING DRAWINGS

Very little information regarding the construction of the Crab Shack building was available. All drawings provided to M&N by the City are included in the APPENDIX. The drawings include:

- Floor plan dated 1996 and sealed by David Chase, 1 sheet.
- Harbor Cruises Drawings, 7 sheets.
- Crab Shack Phase II Piling Plan, 1 sheet.
- City of Newport News Huntington Park – Phase III, 2 sheets.

3. INSPECTION METHODOLOGY

M&N’s structural engineers, Shannon Turner and Stephen Owen, performed the field investigation on January 20, 2014. The structural condition survey was focused on the foundation and related building elements and included the following components: accessible timber floor framing, concrete foundations and concrete piers. The structural condition survey was visual in nature and included the exposed accessible areas of the buildings’ structural components. The roof system, i.e., joists/framing was not inspected. Non-structural members, i.e. non load-bearing walls, windows, doors, interior finishes, etc. were also not inspected. Portions of the floor framing could not be accessed. See hatched areas in DRAWINGS: Foundation and Framing Plan.

NXL performed topographic and bathymetric surveys which include the Crab Shack and surrounding area. They installed masonry nails at 14 post support locations. These are shown on the Foundation and Framing Plan and on the Survey. All elevations shown are based on North American Vertical Datum of 1988 (NAVD88). Contours are shown at one foot intervals.
4. FINDINGS

Field measurements were taken and a basic plan view was created and is attached in DRAWINGS: Foundation and Framing Plan. We have grouped the facility into the following areas:

1. Restaurant
2. Enclosed and Open Decks
3. Adjacent Facility
4. Riprap Slope Protection

Each area is discussed below.

RESTAURANT

The restaurant (main building) is one story with a flat roof with an entry tower. See Photo #1. It has a combination of concrete masonry unit load bearing walls with continuous concrete wall footings and timber framed walls on post supports. The framed floors have a subfloor and timber framed construction. Some floor framing could not be determined and is possibly resting on the existing roadway slab.

Walls

- The concrete masonry walls (CMU) exhibit hairline to 1/32” wide vertical temperature and shrinkage cracking.
- The timber stud walls are in good condition.

Floors

- Floors are generally in good condition with minor surface wear. Interior elevations along the outside were taken and are recorded on the building survey drawing. Elevations did not indicate differential settlement.
- Note the shaded areas on the Foundation and Framing Plan that were not accessible.
- Timber framing shows no signs of deterioration.
- Joist hangers have surface rust with isolated locations with minor loss of section.

Crawl Space

- The crawl space “floor” consists of riprap, concrete rubble and exposed earth. See Photo #2.
- The concrete foundations for the main building were in good condition. One post in the crawl space has 80% bearing on the footing. See Photo #3.
- Previously placed flowable concrete in the crawl space has been undermined up to 3’ deep along the interior concrete masonry wall running north-south underneath the building. Erosion is encroaching the wall footing. See Photo #2.
- Note the shaded areas on the Foundation and Framing Plan that were not accessible.
ENCLOSED AND OPEN DECK

The restaurant is surrounded on two sides with a timber deck. The deck on the west face of the building is enclosed and the deck on the south face of the building is open. See Photos #4 & 5. The decking is supported by a timber framing system constructed of timber joists supported by a ledger and timber posts founded on shallow isolated concrete/rock footings.

Walls

- The timber stud walls are in fair condition. The west exterior wall of the deck at the 2nd bay from the south end, the railing is displaced and rotated down 1”. The floor framing does not show any distress in this location. See Photo #6.

Floor Framing

- The timber framing members were generally in good condition with no visual signs of deterioration.
- All hardware for the joist connections (hurricane clips) exhibit rust with up to 100% loss of section. They are galvanized have been coated with tar in the past. See Photo #7.
- Post supports are treated timber.
- Most interior support posts are not fully bearing on the concrete substrate. Posts 2A and 3A are bearing 10%, Post 4A is bearing 70%, Post 5A is bearing 50% and Post 10A has no contact at all. Post numbering can be found on Foundation and Framing Plan. See Photo #8.
- No interior post present inboard of Post 6.
- All support angles showed signs of heavy rust, some with minor loss of section. See Photo #9.
- Post support elevations were recorded in the topographic/bathymetric survey drawing and marked in the field with masonry nails.
- Exterior Posts 9 and 11 are not fully encapsulated into the 55 gallon drums that are filled with concrete. The concrete exhibits marine growth and is breaking up on the edge with minimal concrete cover. Unable to determine if posts and encasements are adequately supported by the subgrade. See Photos #10 and 11.

ADJACENT FACILITY

The adjacent facility is a two story building with a gable roof that also spans over the 2nd story walkway. It also has a combination of concrete masonry unit load bearing walls and timber framed walls with an unknown foundation. The adjacent facility and 2nd story walkway were not accessible for inspection.

RIPRAP/ SLOPE PROTECTION

Riprap slope protection is located under the Open and Enclosed Decks. It is a combination of large stones, broken pieces of concrete and rock. It has been partially covered with concrete in the past.

- Previously placed concrete under the Enclosed Deck is undermined up to 3’ deep beneath the interior row of deck support posts. See Photo #12.
- The riprap slope protection under the decks has displaced and migrated down the slope.
5. STRUCTURAL CONCLUSIONS

The overall condition of the Crab Shack is FAIR.

- Cracks occur in nearly all CMU walls and are of minimal concern.
- The hurricane clips are no longer performing their required load path transfer due to deterioration. Timber framing will be susceptible to damage from high winds and large waves.
- Erosion in the crawl space is encroaching the CMU concrete wall footing. If the footing becomes undermined it compromises the foundation of the building.
- The riprap slope protection under the decks has displaced and migrated away showing as undermining of the previously poured concrete. The riprap protects the shallow footings and the building foundations.

6. RECOMMENDATIONS

The following deficiencies should be addressed:

- Monitor the 14 locations of the timber support post foundations during construction of the new pier for settlement.
- Stabilize/rebuild slope protection and fill areas of undermining.
- Monitor interior floor elevations.
- Provide foundation/supports for Posts 9 and 11.
- Replace all hurricane clips and light gauge metal clips.
- Fill areas of undermining and erosion in the crawl space.
- Repair rotated handrail in the deck area.
7. PHOTOS

<table>
<thead>
<tr>
<th>Photo No: 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
</tr>
<tr>
<td>Looking south at front of building.</td>
</tr>
<tr>
<td>Description:</td>
</tr>
<tr>
<td>Restaurant and Adjacent Facility.</td>
</tr>
</tbody>
</table>

| Restaurant & Adjacent Facility |
| Restaurant |

<table>
<thead>
<tr>
<th>Photo No: 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
</tr>
<tr>
<td>Looking east at interior wall in crawl space.</td>
</tr>
<tr>
<td>Description:</td>
</tr>
<tr>
<td>Area of erosion and undermining up to 3' deep.</td>
</tr>
</tbody>
</table>

Crawl Space
<table>
<thead>
<tr>
<th>Photo No: 3</th>
<th>Location:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Looking west at post in crawl space.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Post is bearing 80%.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Photo No: 4</th>
<th>Location:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Looking north at west and south faces of the building.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enclosed Deck is on the West face and Open Deck is on the South Face.</td>
</tr>
</tbody>
</table>

| Decks | Enclosed Deck (West face) | Open Deck (South face) |
**Crab Shack Restaurant and Deck**

**Structural Condition Survey**

**Photo No**: 5

**Location:**
Looking south at west deck.

**Description:**
Enclosed Deck.

**Enclosed Deck**

**Photo No**: 6

**Location:**
Looking south at exterior wall of the enclosed deck at south end of building.

**Description:**
The west exterior wall of the enclosed deck at the 2nd bay from the south end, the railing is displaced and rotated down 1".
### Photo No: 7

**Location:**
Looking north between Posts 4 and 5.

**Description:**
Hurricane clip has 100% loss of section.

### Enclosed Deck

**Photo No: 8**

**Location:**
Looking south at interior Post 3A.

**Description:**
Post has 10% bearing.
### Photo No: 9

**Location:**
Looking north at Post 13 on south face of building.

**Description:**
Support angle and anchorage shows signs of heavy rust, with minor loss of section.

### Photo No: 10

**Location:**
Looking south at Post 9 support encasement.

**Description:**
The concrete exhibits marine growth and is breaking up on the edge with minimal concrete cover.

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**Enclosed Deck**
**Crab Shack Restaurant and Deck**

**Structural Condition Survey**

### Photo No: 11

**Location:**

Looking west at Post 11.

**Description:**

The concrete exhibits marine growth and is breaking up on the edge with minimal concrete cover.

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### Enclosed Deck

**Photo No: 12**

**Location:**

Looking north along embankment under Posts 1 and 2.

**Description:**

Embankment is undermined up to 3’ deep.
8. **DRAWINGS**

- Foundation and Framing Plan
- NXL Survey – Site Plan
- NXL Survey – Contours
- NXL Survey – Notes
Survey of
PORTION OF JAMES RIVER BRIDGE
FISHING PIER
Newport News, Virginia
for: Moffatt & Nichol

HORIZONTAL DATUM: VA State Plane—South Zone—NAD83(92)—US Survey Foot

VERTICAL DATUM: North American Vertical Datum 1988 (NAVD 88)

<table>
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<tr>
<th>FILE NAME</th>
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<th>DATE</th>
<th>JOB NO.</th>
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</thead>
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<td>February 28, 2014</td>
<td>00—014003</td>
<td>THF/MEO</td>
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REVISION: DATE:
9. **APPENDIX**

- Floor plan dated 1996 and sealed by David Chase, 1 sheet.