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ADDENDUM NO. 1
July 30, 2025

To the
BID DOCUMENTS

For the
WASHINGTON COUNTY COURTHOUSE
PHASE II – EXTERIOR RESTORATION
Brenham, Texas

07.30.25

by
ARCHITEXAS
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This Addendum forms a part of the Proposal Documents and modifies the Phase II – Exterior Restoration Drawings and Project Manual dated July 11, 2025 as noted below. This Addendum consists of twenty-nine (29) pages, including attachments.

PROJECT MANUAL

AD1-01 **Table of Contents**

Under Appendix, add:
Alternate No. 1 – Manufacturer's preliminary shop drawings for exterior replacement windows, for reference only. Add the following Drawings to the Appendix: D-01, D-02, and D-03, see attached.

And add:
S-2.04 Structural Framing Plan – Fourth Floor, for reference only
S-2.05 Structural Framing Plan – Roof, for reference only

Replace Table of Contents entirely, see attached

AD1-02 **Section 00020 – Proposal Form**

Under Item D.1. 1.8, delete "San Diego" and replace with "Brenham".

AD1-03 **Section 01230 – Alternates**

Under Item 1.4.A, item 2 Alternate Bid 1A, add the following sentence as follows:

In lieu of full size mock-up of each window type, i.e. double-hung and casement window, provide

scaled down version showing full size sill, head, jamb, stack, mull, and muntin details.

And delete:

(provide wide mullion to accept interior partition)

Replace Section 01230 entirely, see attached

AD1-04 **Section 08591 – Metal Window Restoration**

Under item 2.5, delete item B. Antirust Coating entirely
Under item 2.5 add item C. as follows:

C. Clear Sealer: 2-part, clear, durable, low VOC, air drying polyurethan with resistance to UV light, salt air environments, and most chemicals.

1. Product: Ever Clear Protective Coating as distributed by Sculpt Nouveau, 800.728.5787.
2. Application: Apply minimum two coats.

Under item 2.5 add item D. as follows:

D. Wax Polish: High-quality blend of refined micro-crystalline waxes, which remain neutral, for preserving metal.
   1. Product: Renaissance Micro-Crystalline Wax Polish.

Replace Section 08591 entirely, see attached

AD1-05 **Section 08800 – Glazing**

Under Item 2.1.A, item 1, add the following sentence as follows:

Or approved equal such as RG 1900E as distributed by Hollander Glass or ClimaGuard 70/36 as manufactured by Guardian Glass (VLT and VLR must be approved by the Texas Historical Commission (THC).

Replace Section 08800 entirely, see attached

CLARIFICATIONS

AD1-06 **Question:** Questions regarding the Washington County Courthouse located in Brenham TX.
As for the salvaged marble spandrel panels are there any missing or broken? Also, for the stone shoring I don't see a specific method called out on this task are we to assume pinning to the concrete will be acceptable?

Response: Refer to Sheet A-5.21, Marble Spandrel Panel Schedule and General Notes on same sheet for scope of work. Only one spandrel panel was damaged beyond repair/reuse. In connection with shoring, refer to Sheet A-0.01, General Notes, item 6 and Sheet S-1.00, Coordination, item 7.

AD1-07 **Question:** Please provide roof framing plans, similar to Sheet S-2.03, for the roofs shown on A-2.05 and A-2.06? We want to ensure we are safely scaffolding the work.

Response: See attached, Sheets S-2.04 and S-2.05, for reference only. They will be included in the Appendix of the Project Manual.

MISCELLANEOUS

AD1-08 **Sign-in sheet, see attached**
AD1-09 **Pre-Proposal Meeting Agenda, see attached**

END OF ADDENDUM

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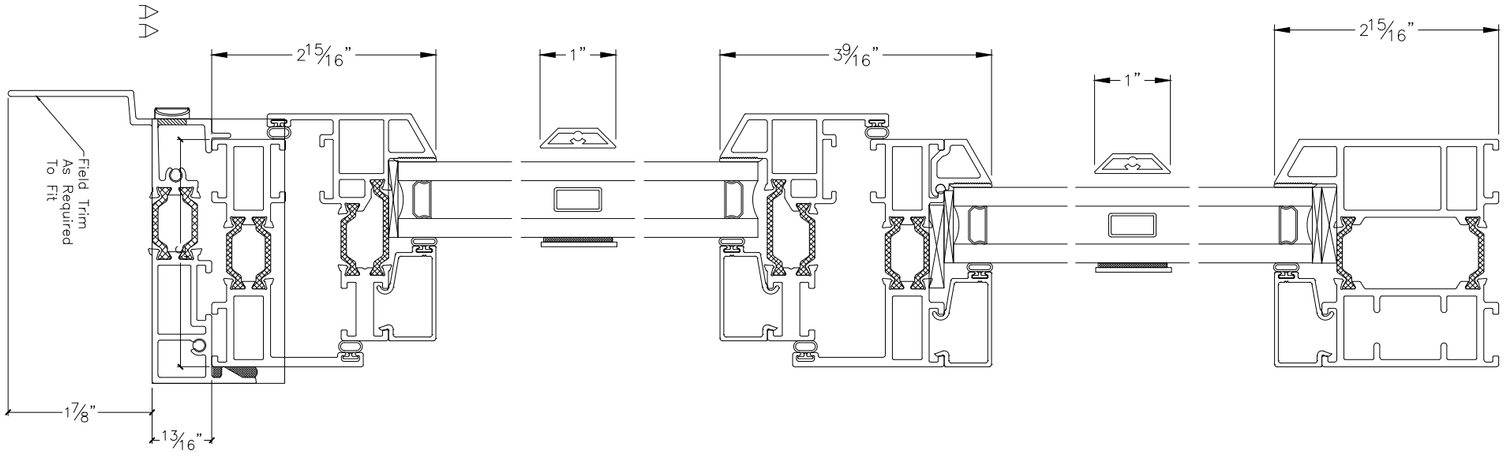
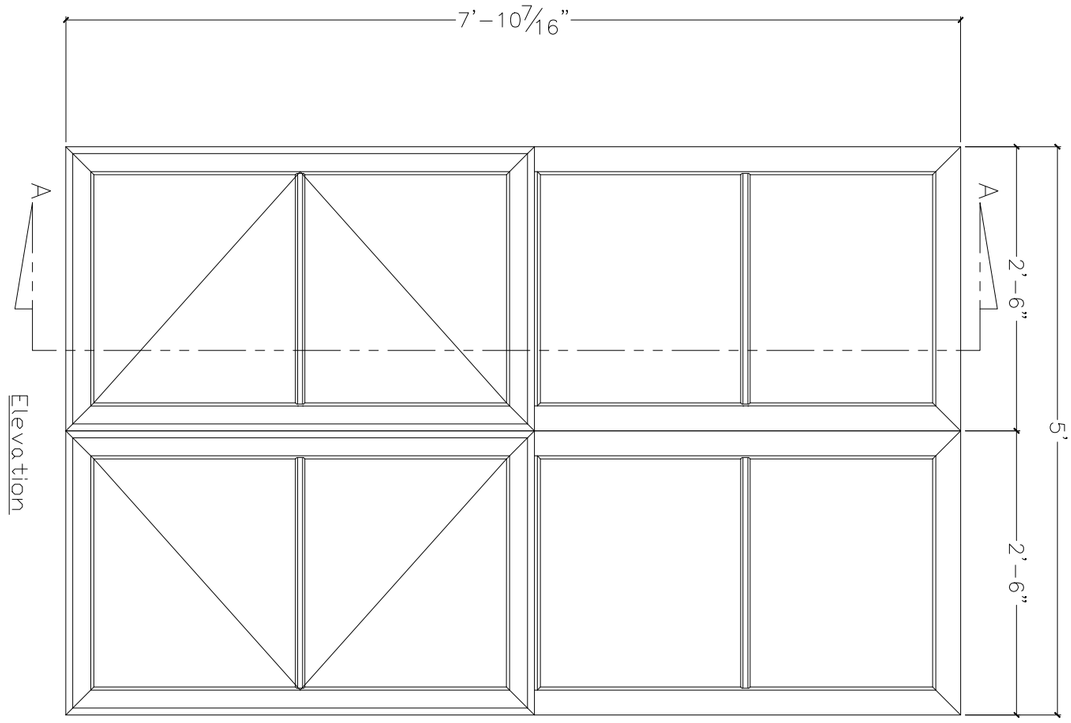
Section AA





Elevation

DRAWING TITLE: Washington County Courthouse PD GD SR68	GRAHAM ARCHITECTURAL PRODUCTS 1551 Mt. Rose Avenue, York PA 17403-2909 Toll Free: (800) 755-6274 Phone: (717) 849-8100 Web Site: www.grahamwindows.com E-Mail: info@grahamwindows.com	PROJECT: Washington County Courthouse	DRAWN BY: J Hicks	REVISIONS: Addendum No. 1	BY	DATE: 07.30.25
		SERIES: GT6700	DATE: 07.30.25			
		MODEL: Casement and Fixed	CHECK BY: .			
			DATE: .			

SCALE: NONE

SHEET NO. D—01

SHEET NO. D—01

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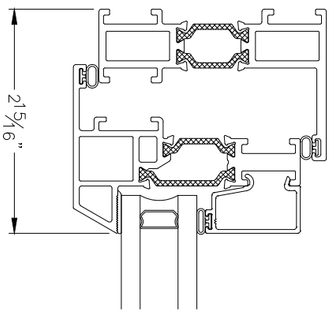

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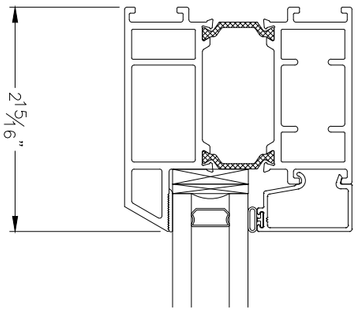

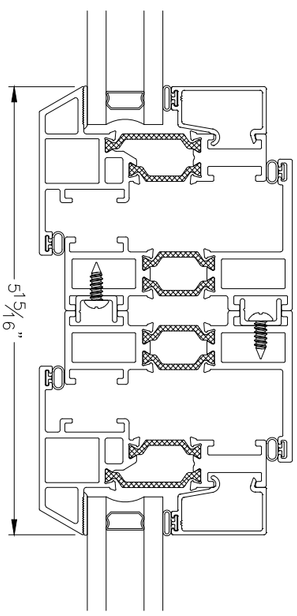

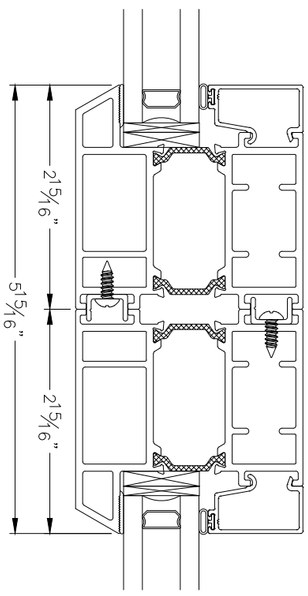

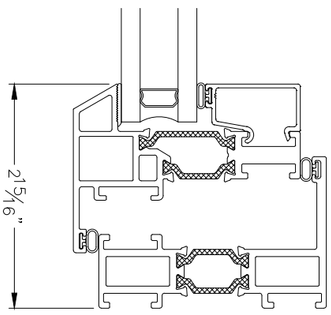

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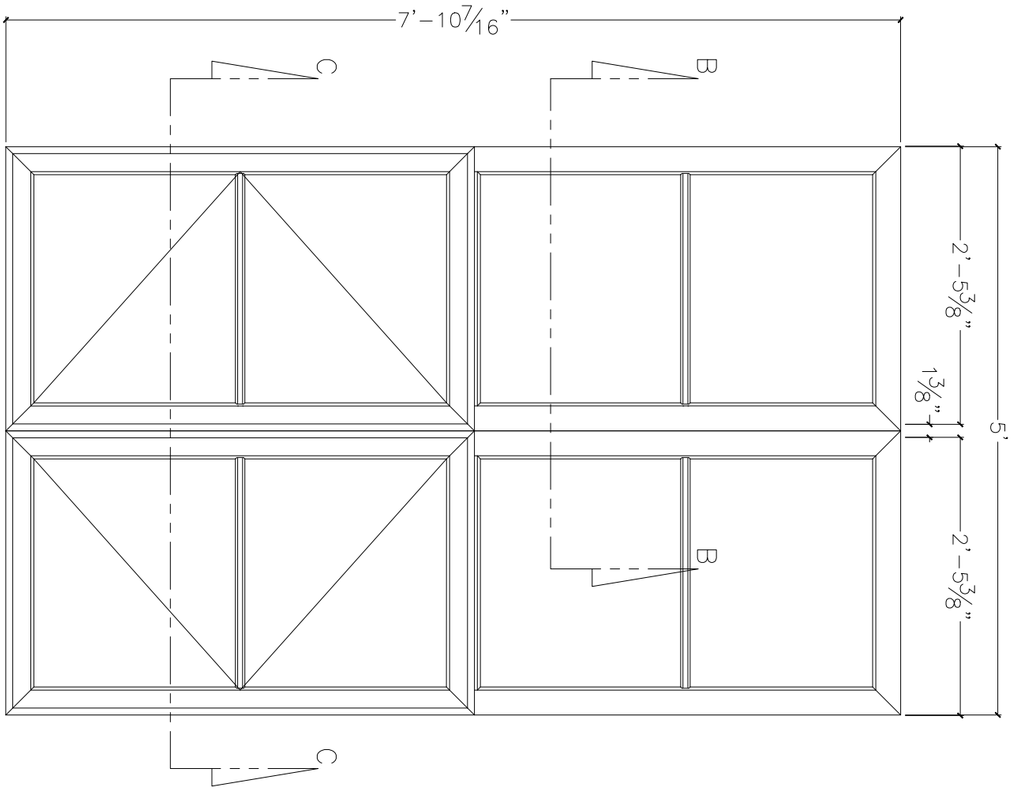

DRAWING TITLE: Washington County Courthouse PD GD SR68	GRAHAM ARCHITECTURAL PRODUCTS 1551 Mt. Rose Avenue, York PA 17403-2909 Toll Free: (800) 755-6274 Phone: (717) 849-8100 Web Site: www.grahamwindows.com E-Mail: info@grahamwindows.com	PROJECT: Washington County Courthouse	DRAWN BY: J Hicks	REVISIONS: Addendum No. 1	BY	DATE: 07.30.25	SHEET NO. D–02
SHEET NO. D–02		SERIES: GT6700	DATE: 07.30.25				SCALE: NONE
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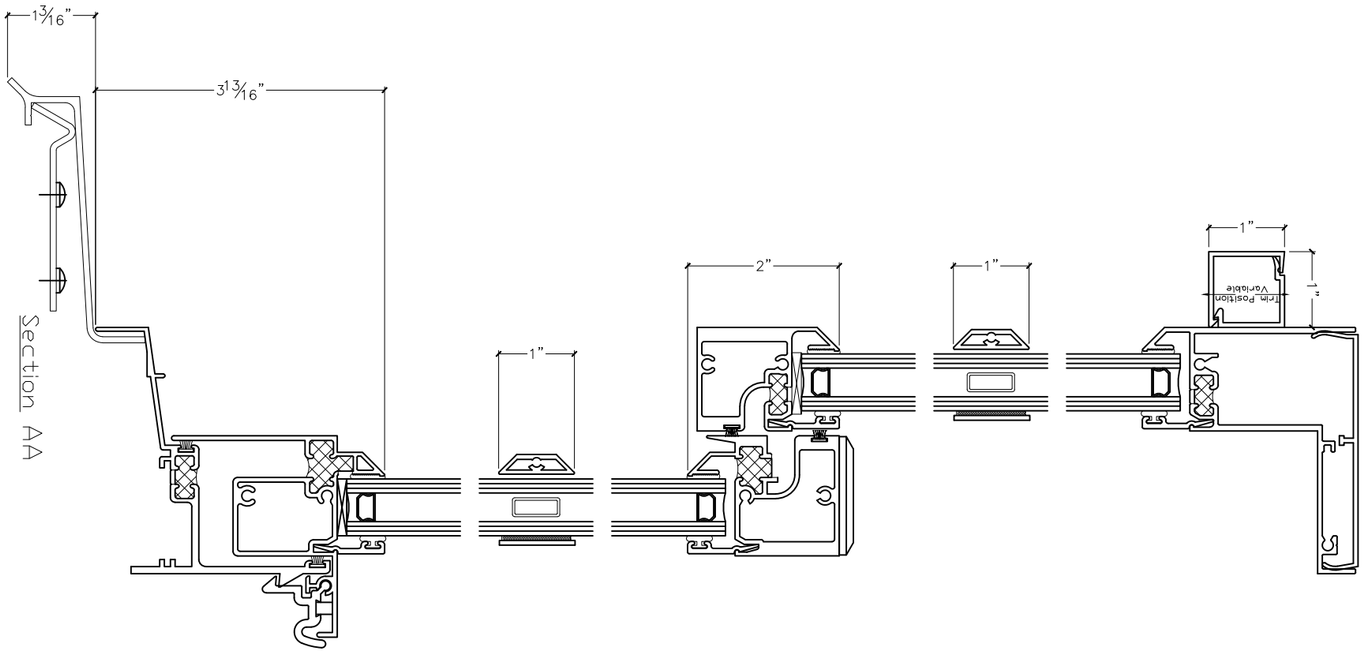
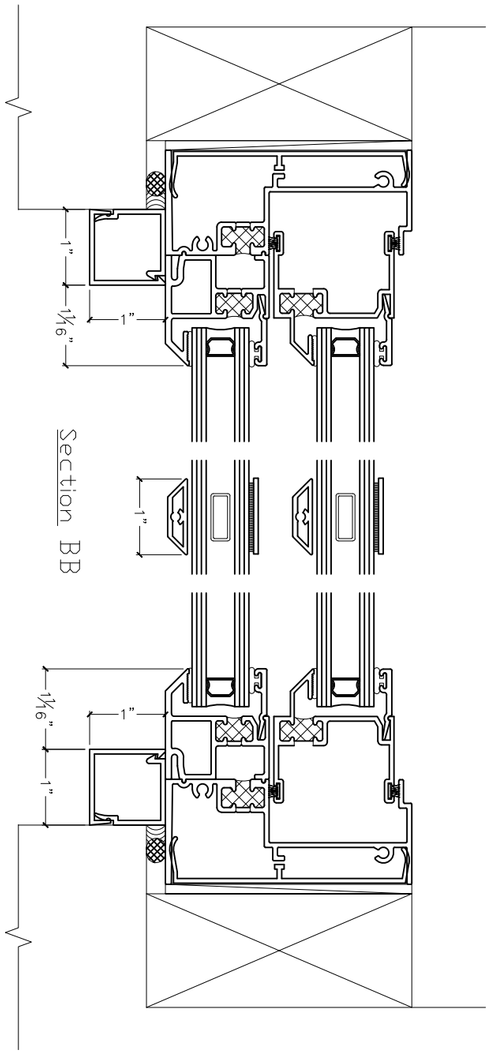
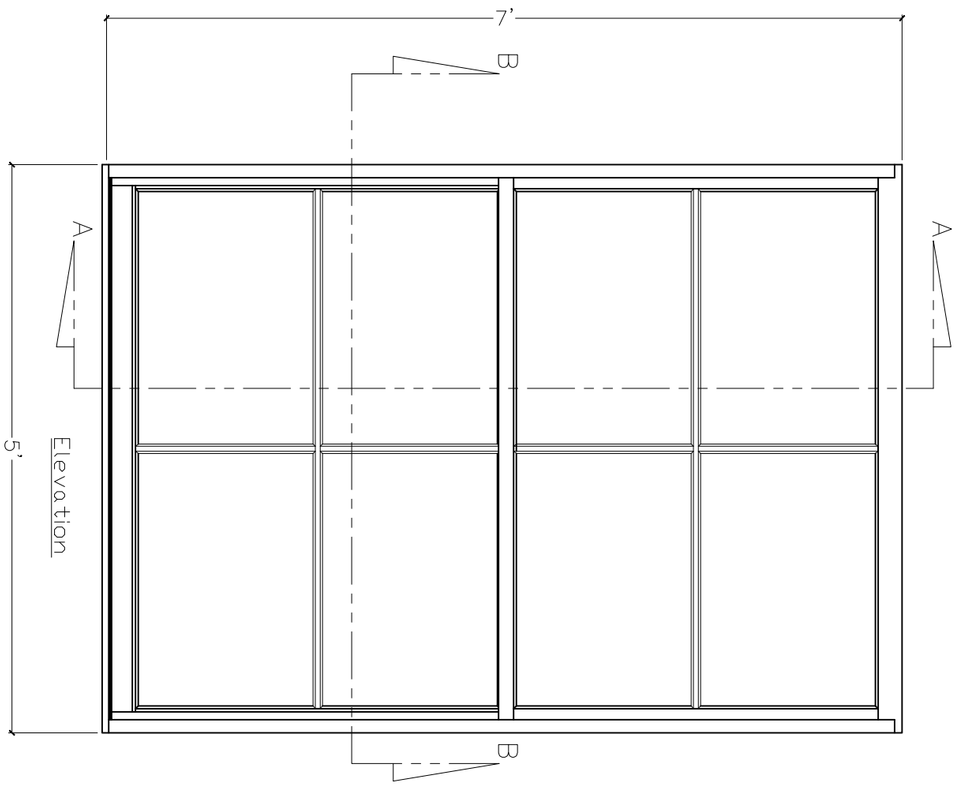
			DATE: .				







SHEET NO. D–03	DRAWING TITLE Washington County Courthouse PD GD SR68	GRAHAM ARCHITECTURAL PRODUCTS 1551 Mt. Rose Avenue, York PA 17403-2909 Toll Free: (800) 755-6274 Phone: (717) 849-8100 Web Site: www.grahamwindows.com E-Mail: info@grahamwindows.com	PROJECT: Washington County Courthouse SERIES: 2000H MODEL: Single Hung	DRAWN BY: J Hicks DATE: 07.30.25 CHECK BY: DATE: .	REVISIONS / BY / DATE Addendum No. 1 / 07.30.25
SCALE: NONE	SHEET NO. D–03				

SECTION 01230

ALTERNATES

PART 1 – GENERAL

1.1 SUMMARY

A. Section Includes: Documentation of changes to Contract Sum and Contract Time.

B. Contract Documents contain pertinent requirements for materials and methods to accomplish work described herein.

C. Provide alternate costs for inclusion in Contract Sum if accepted by Owner.

1.2 RELATED REQUIREMENTS

A. Owner-Contractor Agreement: Alternates accepted by Owner for incorporation into the Work.

B. Individual specification sections identified.

1.3 PROCEDURES

A. Alternates will be exercised at the option of Owner.

B. Coordinate related work and modify surrounding work as required to complete the work, including changes under each Alternate, when acceptance is designated in Owner-Contractor Agreement.

1.4 DESCRIPTION OF ALTERNATES

A. Alternate No. 1: Replace Exterior Windows

1. Base Bid: Restore exterior aluminum windows 100%. Replace glass with LowE laminated glass. Repair damaged interior finishes affected by the window restoration work.
2. Alternate Bid 1A: In lieu of restoring exterior aluminum windows 100%, replace with manufactured window assemblies closely matching the appearance of the original windows with improved energy efficiency including thermal breaks and insulated LowE glazing, include removal, shop drawings, and installation (Turnkey). In lieu of full size mock-up of each window type, i.e. double-hung and casement window, provide scaled down version showing full size sill, head, jamb, stack, mull, and muntin details. For double hung windows, Types A, A1, B, B1, B2, B3, and B4, provide Series 2000H Single Hung Side Load 3 ¼" Historic Beveled Frame with simulated divided lites, #990878 - 1" muntin, and #999955 - 4 ½" Alcoa Sill, as manufactured by Graham Architectural Products. At recessed windows provide custom break metal sills matching finish of windows. For casement windows with transoms, Types C and C1, provide Series GT6700B 3" Outswing Twin Casement ~~(provide wide mullion to accept interior partition)~~ with simulated divided lites, #T67196 - 1" exterior muntin as manufactured by Graham Architectural Products. Provide custom break metal sills matching finish of windows. Provide exterior brick mold, #6 at jambs, and #11 at head, all double hung windows. Provide window assemblies in painted finish to closely match color of mill finish of original windows. Provide Low-E insulating units as follows:

   a. Preassembled units consisting of sealed lites of glass separated by a dehydrated interspace, and complying with ASTM E774 for Class CBA units or ASTM E2190 and as follows:

      (1) Provide Kind HS (heat-strengthened) float glass in place of annealed glass where needed to resist thermal stresses as recommended by the float glass manufacturer.
      (2) Sealing system: Dual seal, with primary and secondary sealants as follows:

(i) TPS – Butyl-based thermoplastic edge seal and structural silicone.

(3) Spacer Specifications: Manufacturer's standard spacer material and construction complying with the following requirements:
   (i) Spacer Material: TPS – Thermoplastic warm-edge spacer system.
   (ii) Desiccant: Molecular sieve matrix
   (iii) Corner Construction: Seamless bent corners with one straight-edge tapered joint.
   (iv) Color: Stainless Steel.

(4) Description:
   (i) Inner lite (Exposed to finished space): ¼" thick, ASTM C1036, Type 1 transparent flat, Class 1 clear, Quality Q3 glazing select with Low E coating on #2 surface complying with ASTM C 1376-03.
   (ii) Outer lite: 1/4" thick, clear annealed float glass, ASTM C 1036 with Low E coating on #2 surface complying with ASTM C 1376-03
   (iii) Thickness: Overall 1-inch.

(5) Product: LoE – 272 by Cardinal Glass Industries.

(6) Provide patterned glass, 1/8" Cross Reeded #GL 680 as distributed by ArchitecturalGlass.com, at inner lite, where indicated in the Window Schedule.

3. Alternate Bid 1B: If replacement windows are accepted, they will need to be installed from the interior. Assume interior plaster head and jambs will need to be repaired and metal clad stools will need to be removed and reinstalled. Include painting of repaired plaster to nearest break and painting of stools.

4. Related Specification Section(s):
   a. Section 01730 – Selective Demolition
   b. Section 08591 – Metal Window Restoration
   c. Section 08800 – Glazing
   d. Section 09281 – Gypsum Plaster Restoration
   e. Section 09910 – Painting and Finishing

B. Alternate No. 2: Glass Railing System

1. Base Bid: No interior work in District Courtroom.
2. Alternate Bid 2: Provide glass railing system for fall protection in District Courtroom at window 324 as indicated and detailed in the Drawings.
3. Related Specification Section(s):
   a. Section 01730 – Selective Demolition
   b. Section 05100 – Structural Steel Framing
   c. Section 05730 – Glass Railing System

C. Alternate No. 3: Metal Blinds at Exterior Windows

1. Base Bid: Remove and reinstall existing window treatments including associated fastening systems as required to restore exterior windows 100%.
2. Alternate Bid 3: Remove existing window treatments including associated fastening systems and return to owner U.O.N. Provide metal blinds at exterior windows 100% U.O.N.
3. Related Specification Section(s):
   a. Section 12491 – Horizontal Louver Blinds

PART 2 – PRODUCTS

2.1 Not used.

PARTS 3 – EXECUTION

3.1 Not used.

END OF SECTION

SECTION 08591

METAL WINDOW RESTORATION

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes historic treatment of aluminum windows as follows:
1. Replace aluminum sash unit, where removed or modified for mechanical grilles, vents, etc…
2. Repair deteriorated frame at exterior surface behind perimeter sealant, for bidding purposes assume 15% of total frame area requires repair.
3. Replace window trim at perimeter of window on exterior surface where damaged or missing.
4. Replace glass 100%, remove glazing compounds, sealants, etc… 100% from glazing channels.
5. Replace tape balance system 100%, size for heavier glass.
6. Provide new extruded aluminum glazing bead on interior side of window 100% at double hung windows.
7. Clean and polish exposed aluminum elements and components to remove harmful deposits and improve appearance.
8. Application of clear protective finish.
9. Inspect and resecure frame anchorage to building structure as needed.
10. Resecure loose and replace missing fasteners.
11. Repair, refinish, and replace hardware where damaged or missing. For bidding purposes replacement of approximately 3% of each type of hardware component, include hinges and handle locks at casement windows and sash locks at double hung windows.
12. Replace weatherstripping at operable units 100%.

B. Related Requirements:

1. Section 01210 – Allowances.

2. Section 01226 – Unit Prices for sash replacement.

3. Section 01230 – Alternates for replacement windows.

4. Section 05100 – Structural Steel Framing for replacement of steel lintel/relieving angle.

5. Section 07620 – Sheet Metal Flashing and Trim for concealed flashings at lintel/relieving angle.

6. Section 07920 – Joint Sealers for replacement of perimeter sealant.

7. Section 08800 – Glazing

8. Section 09910 – Painting and Finishing for painting steel lintel.

1.2 DEFINITIONS

A. Window: Includes window frame, sash, hardware, and insect screens unless otherwise indicated by context.

B. Subframe: Steel or aluminum anchorage, usually built into wall construction.

1.3 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1.4 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Samples: For each exposed product and for each color and texture specified.

1.5 QUALITY ASSURANCE

A. Historic Treatment Specialist Qualifications:

1. Repair Specialist: A qualified historic aluminum window specialist, experienced in repairing, refinishing, and replacing metal windows in whole and in part. Experience only in fabricating and installing new metal windows is insufficient experience for aluminum window historic treatment work.
2. Refinishing Specialist: A qualified historic aluminum window specialist, experienced in refinishing aluminum windows in whole and in part. Refinishing specialist shall coordinate with the work of the repair specialist.

B. Aluminum-Patching-Compound Manufacturer Qualifications: A firm regularly engaged in producing aluminum-patching compound that has been used for similar historic-metal-repair applications with successful results.

C. Mockups: Prepare mockups of historic treatment repair processes to demonstrate aesthetic effects, to set quality standards for materials and execution, and to set quality standards for fabrication and installation. Prepare mockups so they are as inconspicuous as practicable.

1. Locate mockups on existing windows, where directed by Architect in locations that enable viewing under same conditions as the completed Work.
2. Aluminum Window Restoration: Prepare one entire window unit to serve as mockup to demonstrate samples of each type of repair and or replacement of aluminum window members/components, including frame, sash, glazing, hardware, weatherstripping, cleaning and polishing, and application of protective finish.

PART 2 - PRODUCTS

2.1 REPLICATED ALUMINUM WINDOW UNITS

A. Replicated Aluminum Window Frames and Sash: Replacement aluminum units matching existing units; custom fabricated from salvaged windows, new aluminum extrusions and shapes,

or a combination thereof; and with operating and latching hardware; finished to match existing windows.

1. Exposed Hardware: Match existing exposed window hardware.
2. Weather Stripping: Full-perimeter weather stripping for each operable sash.

2.2 ALUMINUM-REPAIR MATERIALS

A. Aluminum: Aluminum extrusions or shapes from salvage sources or new extrusions, forgings, and castings. Use alloy and temper recommended in writing by aluminum producer and finisher for type of use and finish indicated.

B. Aluminum-Patching Compound: Two-part, metal-filled epoxy resin, aluminum-patching compound; knife-grade formulation as recommended in writing by manufacturer for types of repair indicated, tooling time required for the detail of work, and site conditions. Compound shall be produced for filling metal that has deteriorated from corrosion or abuse. Filler shall be capable of filling deep holes and spreading to featheredge.

1. Source Limitations: Obtain aluminum-patching compound from single source from single manufacturer.

2.3 GLAZING MATERIALS

A. Glass: See Section 08800 "Glazing.".

B. Glazing-Stop System: Provide new extruded aluminum window stops, finished to match window sash, and mechanically attached at equal intervals maximum 12 inches (300 mm) o.c.; with **mitered** corners and butyl glazing tape complying with ASTM C1281 and AAMA 800 on both sides of glass.

2.4 HARDWARE

A. Window Hardware: Provide complete sets of window hardware consisting of hinges, pulls, latches, and accessories indicated for each window or required for proper operation. Sets shall include replacement hardware to complement repaired and refinished existing hardware. Window hardware shall smoothly operate, tightly close, and securely lock aluminum windows and be sized to accommodate sash weight and dimensions.

B. Replacement Hardware: Replace existing damaged or missing hardware with hardware from salvage sources or newly manufactured hardware.

C. Material and Design:

1. Material: Cast or wrought aluminum.
2. Design: Match type and appearance of existing hardware.

D. Balances: Standard tape balance, side type, 2 per sash, as manufactured by Pullman Mfg. Corporation, Rochester, NY 14623. Size for weight of sash with specified glass.

E. Hardware Finishes: Comply with BHMA A156.18 for base material and finish requirements indicated.

2.5 MISCELLANEOUS MATERIALS

A. Detergent Solution: Prepared by mixing 2 cups (0.5 L) of tetrasodium pyrophosphate (TSPP), 1/2 cup (125 mL) of laundry detergent that contains no ammonia, 5 quarts (5 L) of 5 percent sodium hypochlorite bleach, and 15 quarts (15 L) of warm water for each 5 gal. (20 L) of solution required.

~~B. Antirust Coating: Fast-curing, lead- and chromate-free, self-curing, universal modified alkyd primer according to **MPI #23 surface-tolerant, anticorrosive metal primer or SSPC-Paint 20 or SSPC-Paint 29**.~~

~~1. Surface Preparation: Use coating requiring no better than [**SSPC-SP 2, "Hand Tool Cleaning"**] [**SSPC-SP 3, "Power Tool Cleaning"**] [**or**] [**SSPC-SP 6/NACE No. 3, "Commercial Blast Cleaning"**] **<Insert standard>** surface preparation according to manufacturer's literature or certified statement.~~

C. Clear Sealer: 2-part, clear, durable, low VOC, air drying polyurethan with resistance to UV light, salt air environments, and most chemicals.
1. Product: Ever Clear Protective Coating as distributed by Sculpt Nouveau, 800.728.5787.
2. Application: Apply minimum two coats.

D. Wax Polish: High-quality blend of refined micro-crystalline waxes, which remain neutral, for preserving metal.
1. Product: Renaissance Micro-Crystalline Wax Polish.

E. Fasteners: Use fastener metals that are noncorrosive and compatible with each material joined.

1. Match existing fasteners in material and type unless otherwise indicated.
2. Use concealed fasteners to attach items to other work unless exposed fasteners are **unavoidable**.
3. For exposed fasteners, use Phillips-type machine screws of head profile flush with metal surface unless otherwise indicated.
4. Finish exposed fasteners to match finish of metal fastened unless otherwise indicated.

F. Anchors, Clips, and Accessories: Fabricate anchors, clips, and window accessories of nonmagnetic stainless steel or hot-dip zinc-coated steel complying with requirements in ASTM B633 for SC 3 (Severe) service condition.

PART 3 - EXECUTION

3.1 HISTORIC TREATMENT OF ALUMINUM WINDOWS, GENERAL

A. Execution of the Work: In treating historic items, disturb them as minimally as possible and as follows:

1. Clean aluminum windows of mildew, algae, moss, plant material, loose paint, grease, dirt, and other debris by scrubbing with a natural bristle brush or sponge and detergent solution. After cleaning, rinse thoroughly with fresh water. Allow to dry before repairing or painting.
2. Stabilize and repair aluminum windows to maintain and reestablish structural integrity and weather resistance while maintaining the existing form of each item.
3. Repair items in place where possible unless otherwise indicated.

B. Mechanical Abrasion: Do not use abrasive methods, such as sanding, wire brushing, or power tools, except as indicated as part of historic treatment program and as approved by Architect.

C. Repair and Refinish Existing Hardware: Dismantle window hardware; strip paint, repair, and refinish it to match finish samples; lubricate moving parts just enough to function smoothly.

D. Repair Aluminum Windows: Match existing materials and features, retaining as much original material as possible to perform repairs.

1. Unless otherwise indicated, repair aluminum windows by patching, splicing, or otherwise reinforcing aluminum with new or salvaged aluminum members.
2. Where indicated, repair aluminum windows by limited replacement matching existing material.

E. Replace Aluminum Units: Where indicated, duplicate and replace units with units made from salvaged, sound, aluminum windows and their components or with new aluminum extrusions and shapes matching size and form of existing extrusions and shapes.

F. Protection of Openings: Where sash or windows are indicated for removal, cover resultant openings with temporary enclosures so that openings are weathertight during repair period.

G. Identify removed windows, frames, sash, and components with numbering system corresponding to window locations to ensure reinstallation in same location.

3.2 REMOVING CHALKING APPEARANCE ON ANODIZED ALUMINUM

A. Perform cleaning as required in "Historic Treatment of Aluminum Windows, General" Article.

B. Perform additional cleaning at places where chalking remains. Perform this work as determined by preconstruction testing and demonstrated in mockup.

3.3 ALUMINUM WINDOW STRAIGHTENING

A. Remove glass, detachable weather stripping, and interfering hardware from sash. Remove dirt and paint buildup from between sash and frame.

B. Using shims and gentle pressure, align and straighten sash and frame to close completely and uniformly against each other, allowing for uniform thickness of detachable weather stripping, if any, around entire perimeter of sash.

C. Straighten and adjust hinges, latches, and other hardware so that sash and frame in closed and latched position will remain completely and uniformly against each other allowing for uniform thickness of detachable weather stripping, if any, around entire perimeter of sash.

D. Reinstall detachable weather stripping, and verify complete and continuous seal around entire perimeter of sash in closed and latched position.

3.4 ALUMINUM WINDOW PATCH-TYPE REPAIR

A. Description: Patch aluminum members that exhibit depressions, nonstructural holes, pitting, and deep corrosion.

B. Remove corrosion down to sound material.

C. Apply aluminum-patching compound to fill depressions, nicks, cuts, and other voids created by corroded, removed, or missing aluminum.

1. Apply patching compound in layers, as recommended in writing by manufacturer, until the void is completely filled.
2. Finish patch surface smooth and flush with adjacent aluminum, without voids in patch material, and matching contour of aluminum member.

D. Verify that patch repairs do not interfere with snug fit of sash and frame against each other along entire perimeter of sash in closed and latched position. If not, modify the patch repair or restraighten window as required.

3.5 ALUMINUM WINDOW MEMBER-REPLACEMENT REPAIR

A. Description: Replace parts of or entire aluminum window members at locations where damage is too extensive to patch.

1. Straighten window as specified in "Aluminum Window Straightening" Article.
2. Remove deep corrosion and broken members down to sound, corrosion-free material.
3. Cut out structurally weakened sections.
4. Custom fabricate new aluminum of same size, thickness, and shape as removed and cut-out material to replace missing aluminum; either replace entire aluminum member or splice new aluminum part into existing member.
5. Weld, braze, or mechanically fasten replacement material in place, and grind the repair smooth and flush with adjoining metal or filled metal as applicable. Use welding, brazing, or mechanical attachment that matches method of connecting original members.
6. If replacement metal sections of original cross section cannot be found from salvage sources, use custom extrusions or aluminum members welded together into a built-up section.

B. Repair remaining depressions, holes, or similar voids with patch-type repairs.

C. Glazing: Provide replacement glazing stops coordinated with glazing system indicated.

D. Reinstall units removed for repair into original openings.

E. Verify that member-replacement repairs do not interfere with snug fit of sash and frame against each other along entire perimeter of sash in closed and latched position. If not, modify the member-replacement repair or restraighten window as required.

3.6 GLAZING

A. Comply with combined written instructions of manufacturers of glass, glazing system, and glazing materials unless more stringent requirements are indicated.

B. Remove glass and glazing from openings and prepare surfaces for reglazing.

C. Prime aluminum, including glazing rabbets, with finish-paint primer before installing glass.

D. Size glass as required by Project conditions to provide necessary bite on glass and minimum edge and face clearances with reasonable tolerances.

E. Apply primers to joint surfaces where required for adhesion of glazing system, as determined by preconstruction testing.

F. Install setting bead, side beads, and back bead against stop in glazing rabbets before setting glass.

G. Install glass with proper orientation so that coatings, if any, face exterior or interior as required.

H. Disposal of Removed Glass: Remove from Owner's property and legally dispose of it unless otherwise indicated.

3.7 ALUMINUM WINDOW UNIT REPLACEMENT

A. Description: Replace existing window frame and sash units with replicated aluminum units to match existing at locations where damage is too extensive to repair.

B. Install units level, plumb, square, true to line, without distortion or impeding movement, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction.

C. Metal Protection: Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic action at points of contact with other materials.

D. Anchor Concealment: Fill screw head depressions flush and smooth with paintable putty after window installation, spot prime, and paint.

E. Disposal of Removed Units: Remove from Owner's property and legally dispose of them unless otherwise indicated.

END OF SECTION

SECTION 08800

GLAZING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Glass for other sections referencing this Section.

B. Related Sections:

1. Division 1: Administrative, procedural, and temporary work requirements.
2. Section 01230 – Alternates.
3. Section 08591 – Metal Window Restoration.

1.2 REFERENCES

A. ASTM International (ASTM):

1. C 864 - Dense Elastomeric Compression Seal Gaskets, Setting Blocks, and Spacers.
2. C 920 - Elastomeric Joint Sealants.
3. C 1036 - Flat Glass.
4. C 1048 - Heat-Treated Flat Glass-Kind HS, Kind FT, Coated and Uncoated Glass.
5. E 774 - Sealed Insulating Glass Units.

B. Glass Association of North America (GANA):

1. Sealant Manual.
2. Glazing Manual.

1.3 DEFINITIONS

A. Manufacturer: A firm that produces primary glass or fabricated glass as defined in referenced glazing publications.

B. Interspace: Space between lites of an insulating-glass unit that contains dehydrated air or a specified gas.

C. Deterioration of Coated Glass: Defects developed from normal use that are attributed to the manufacturing process and not to causes other than glass breakage and practices for maintaining and cleaning coated glass contrary to manufacturer's written instructions. Defects include peeling, cracking, and other indications of deterioration in metallic coatings.

D. Deterioration of Laminated Glass: Defects developed from normal use that are attributed to the manufacturing process and not to causes other than glass breakage and practices for maintaining and cleaning laminated glass contrary to manufacturer's written instructions. Defects include edge separation, delamination materially obstruction vision through glass, and blemishes exceeding those allowed by referenced laminated-glass standard.

1.4 SYSTEM DESCRIPTION

A. Size glass to withstand positive and negative wind pressure acting normal to plane in accordance with Building Code as measured in accordance with ASTM E 330.

B. Limit glass deflection to 1/200 or flexure limit of glass with full recovery of glazing materials, whichever is less.

1.5 SUBMITTALS

A. Product data: For each glass product and glazing material indicated.

1. Manufacturer's product literature and applicable technical bulletins.

B. Samples:

1. 12 inch square sample of each type of glass.
2. Sealant and glazing compound samples showing available colors.

1.6 QUALITY ASSURANCE

A. Manufacturer Qualifications: Single firm with minimum 5 years successful experience in the fabrication of glass.

1. Glass of type required for this project must be a certified product listed with the Insulating Glass Certification Council by firm, where applicable.

B. Installer Qualifications: An experienced installer who has completed glazing similar in material, design, and extent to that indicated for this Project; whose work has resulted in glass installations with a record of successful in-service performance.

C. Glass standards:

1. ASTM specification C1036 for glass.

D. Regulatory Requirements: Provide tempered safety glass where required by regulatory agencies or Code.

E. Perform Work in accordance with GANA Glazing Manual and GANA Sealant Manual for glazing installation methods.

1.7 PROJECT CONDITIONS

A. Perform glazing when ambient temperature is above 40 degrees F.

B. Perform glazing on dry surfaces.

1.8 DELIVERY, STORAGE, AND HANDLING

A. Protect glazing materials according to manufacturer's written instructions and as needed to prevent damage to glass and glazing materials from condensation, temperature changes, direct exposure to sun, or other causes.

1.9 WARRANTY

A. Manufacturer's Special Warranty on Laminated Glass: Written warranty, made out to Owner and signed by laminated-glass manufacturer agreeing to furnish replacements for laminated-glass units that deteriorate as defined in "Definitions" under item 1.3.

1. Warranty period: Five years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Low-E Laminated Glass: ASTM C1172. Use materials that have a proven record of no tendency to bubble, discolor, or lose physical and mechanical properties after fabrication and installation.

1. Provide ¼" thick Low-E laminated glass, Cardinal 272, at exterior metal window sashes throughout except where noted. Or approved equal such as RG 1900E as distributed by Hollander Glass or ClimaGuard 70/36 as manufactured by Guardian Glass (VLT and VLR must be approved by the Texas Historical Commission (THC).
   a. Inner lite: 1/8" thick clear glass, ASTM C 1036.
   b. Plastic interlayer: .03" clear interlayer
   c. Outer lite: 1/8" thick, clear glass, ASTM C 1036, with Low-E coating on #2 side
   d. Visible light transmittance: 72%
   e. Visible light reflectance: 11%

B. Low-E Laminated Glass with Patterned Glass: ASTM C1172. Use materials that have a proven record of no tendency to bubble, discolor, or lose physical and mechanical properties after fabrication and installation.

1. Provide ¼" thick Low-E laminated glass, Cardinal 272, at exterior metal window sashes at restrooms and mechanical rooms, where noted in the window schedule.
   a. Inner lite: 1/8" thick clear patterned glass, ASTM C 1036, Type II, 1/8" Cross Reeded Pattern, #GL 680, as distributed by ArchitecturalGlass.com, provide where indicated in the Window Schedule. Texture shall be on room facing side.
   b. Plastic interlayer: .03" clear interlayer
   c. Outer lite: 1/8" thick, clear glass, ASTM C 1036, with Low-E coating on #2 side.
   d. Visible light transmittance: 72%
   e. Visible light reflectance: 11%

2.2 ACCESSORIES

A. Setting Blocks: ASTM C 864, neoprene or EPDM, or ASTM C 1115, silicone; 80 to 90 Shore A durometer hardness, length of 0.1 inch for each square foot of glazing or minimum 4 inch x width of glazing rabbet space minus 1/16 inch x height to suit glazing method and pane weight and area.

B. Spacer Shims: ASTM C 864, neoprene or EPDM, or ASTM C 1115, silicone; 50 to 60 Shore A durometer hardness, minimum 3 inches long x one half the height of the glazing stop x thickness to suit application.

C. Glazing Sealant: ASTM C 920, Type S, Grade NS, Class 25, Uses MT, N, G, and A; single component silicone, low modulus type, non sag, color to be selected from manufacturer's full color range.

D. Backer Rod and Primer: As recommended by glazing sealant manufacturer.

E. Glazing Clips: Manufacturer's standard.

2.3 FABRICATION

A. Tempered Glass:

1. Comply with ASTM C 1048 for type listed.
2. Process in horizontal position so that inherent roller distortion will run parallel to building floor lines after installation.

B. Fabrication Tolerances: ASTM C 1036 and C 1048.

C. Glass Identification:

1. Apply manufacturer's label indicating type and thickness to each light of glass. Show position of exterior face when installed, where applicable.
2. Etch manufacturer's label on each light of tempered glass.

PART 3 - EXECUTION

3.1 PREPARATION

A. Clean glazing rabbets; remove loose and foreign matter.

B. Remove protective coatings on metal surfaces.

C. Clean glass just prior to installation.

D. Seal porous rabbet surfaces with primer or sealer.

3.2 INSTALLATION - GENERAL

A. Install glass in accordance with glass manufacturer's instructions.

B. Maintain manufacturer's recommended edge and face clearances between glass and frame members.

3.3 INSTALLATION - SEALANT GLAZING METHOD

A. Apply sealant to full depth of permanent stops.

B. Press glass into sealant with slight lateral movement to ensure adhesion.

C. Apply sealant to full depth of removable stops. Secure stops in position, forcing contact with sealant bead and completely filling joint.

3.4 INSTALLATION - COMPOUND GLAZING METHOD (Not for insulated and laminated glass)

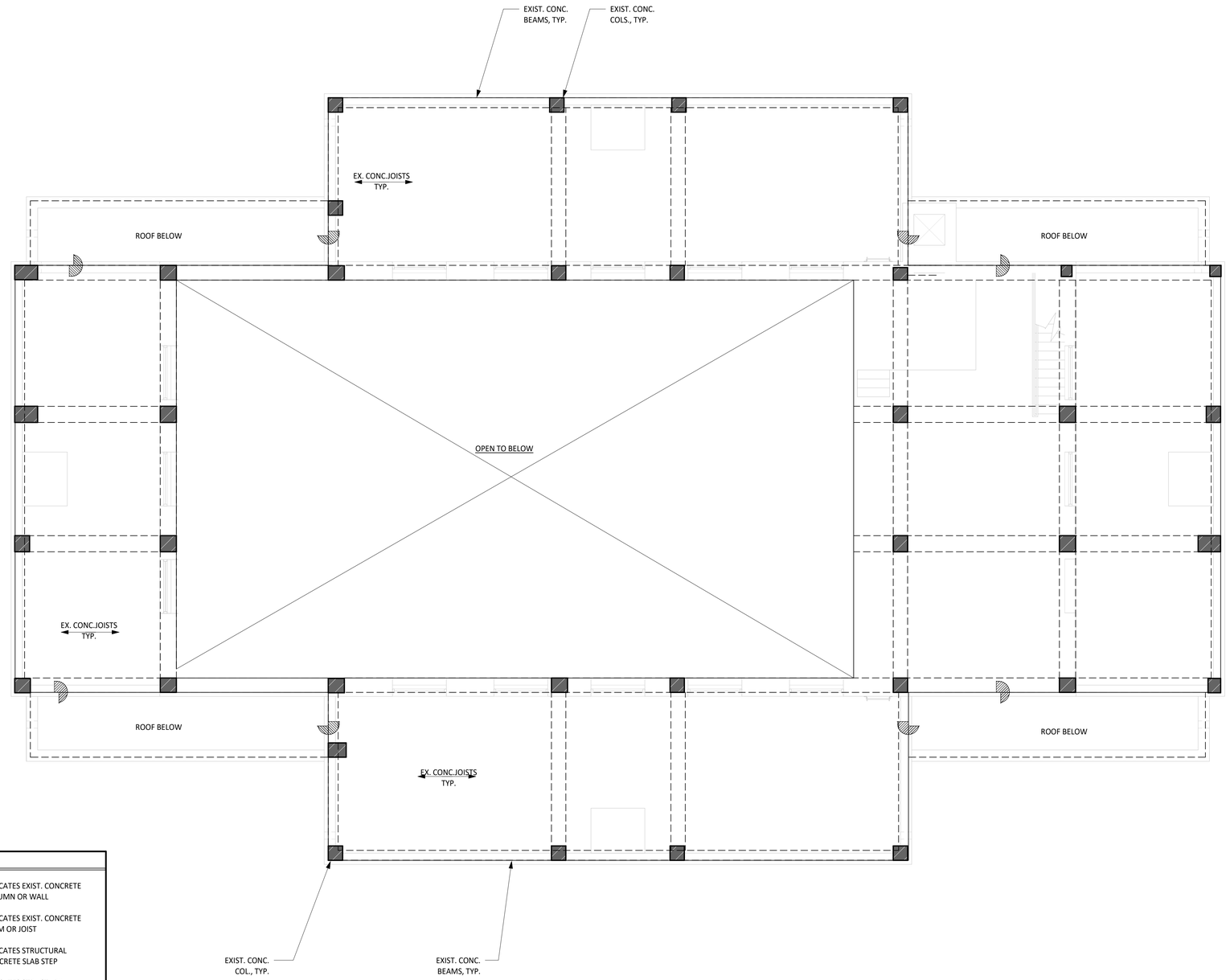
A. Locate and secure glass using glazing clips.

B. Fill voids between glass and stops with glazing compound; tool to straight line. Slope to exterior for watershed.

3.5 PROTECTION

A. After installation, mark glass with an 'X' using removable plastic tape.

END OF SECTION



FRAMING PLAN NOTES:

1. TOP OF STRUCTURAL CONCRETE ELEVATION IS DENOTED AS FOLLOWS UNLESS OTHERWISE NOTED:

   T.O.S.C. EL.=XXX'-XX" (AREA ELEVATION)

   T.O.S.C. EL.=XXX'-XX" (SPOT ELEVATION)

2. FOR FINISH FLOOR ELEVATIONS (F.F. EL.), REFER TO ARCHITECTURAL DRAWINGS. ELEVATIONS NOTED ON PLAN ARE FOR REFERENCE ONLY. REFER TO AND VERIFY ALL DIMENSIONS AND ELEVATIONS w/ ARCHITECTURAL DRAWINGS.
3. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF FLOOR RECESSES, DROPS AND SLOPES NOT DIMENSIONED ON PLAN.
4. EXISTING CONDITIONS SHOWN ARE APPROXIMATIONS AND SHOULD BE VERIFIED IN THE FIELD.
5. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF FLOOR PENETRATIONS.
6. FLOOR PENETRATIONS SHOWN SHOULD BE ADJUSTED TO AVOID EXISTING CONCRETE JOISTS OR CONCRETE BEAMS.
7. STEEL BEAMS ARE NOTED ON PLAN AS FOLLOWS:

   BEAM MARK

   W14x22

PLAN LEGEND:

- INDICATES EXIST. CONCRETE COLUMN OR WALL
- INDICATES EXIST. CONCRETE BEAM OR JOIST
- INDICATES STRUCTURAL CONCRETE SLAB STEP
- INDICATES STRUCTURAL CONCRETE SLOPE CHANGE
- INDICATES STRUCTURAL CONCRETE SLOPE EXTENTS

NORTH

1 FOURTH FLOOR PLAN

SCALE: 3/16" = 1'-0"

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DELTEK JOB#: 3039.0010126.002

WASHINGTON COUNTY COURTHOUSE: INTERIOR & EXTERIOR RESTORATION

100 E Main St.
Brenham, Texas
77833

REVISION HISTORY

SEAL

PROGRESS PRINT

RELEASED UNDER THE AUTHORITY OF: KARINA TRIBBLE, P.E. TEXAS REGISTRATION No. 109642

(NOT INTENDED FOR BIDDING, PERMIT, OR CONSTRUCTION PURPOSES)

Architexas No. 2443

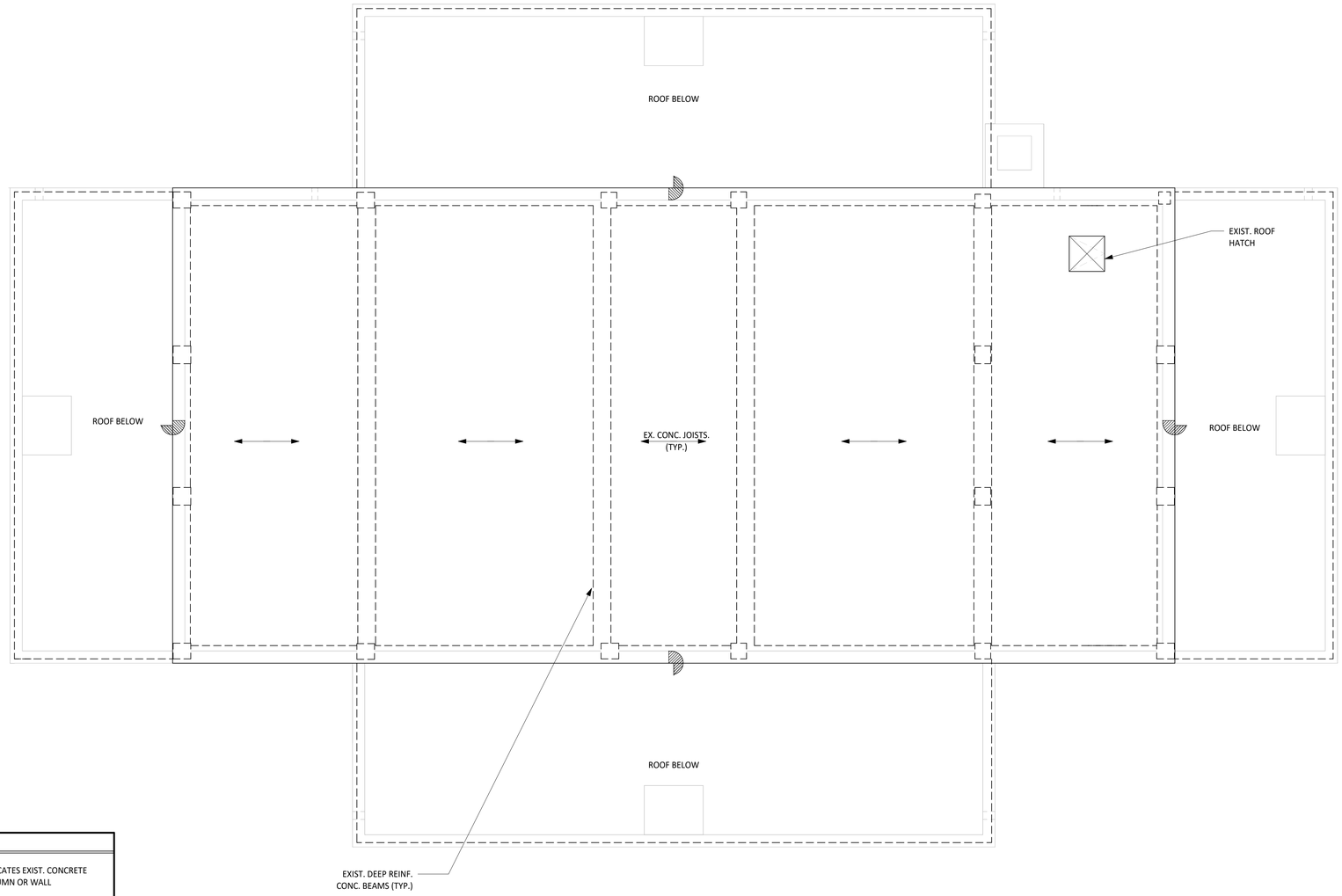
Date

Sheet Name

STRUCT. FRAMING PLAN - FOURTH FLOOR

Sheet Number

S-2.04



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- INDICATES STRUCTURAL CONCRETE SLOPE EXTENTS

NORTH

1 ROOF PLAN

SCALE: 3/16" = 1'-0"

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Architexas No. 2443

Date

Sheet Name

STRUCT. FRAMING PLAN - ROOF

Sheet Number

S-2.05

Washinton County Courthouse - Phase II Exterior Restoration
Pre-Proposal Meeting
July 17, 2025 at 2:00 PM at the Project Site.

Name of Contact	Company Name	GC or Subcontractor	Phone	Email
Abe Polatsek	Dunhill	GC	713-493-0172	abe@dunhillconstruction.com
Shiva Malik	Dunhill	GC	713-823-9216	smalik@dunhillconstruction.com
JC Stoddard (Curt)	JC Stoddard Construction	GC	2102417262	jcs@jcstoddard.com
Lee EVANS. Premier Commercial Group	PCG	GC	254-485-6793	levans@premierg.com
Monty Wheeler	JRJ INC	GC	817-602-4821	mwheeler@jrjinc.com
Tucker Hicks	Frontier Waterproofing	Sub	940-390-5545	tucker@frontierwaterproofing.com
Jimmy Shrum	Frontier Waterproofing	Sub	940-765-2406	jimmy@frontierwaterproofing.com

Washinton County Courthouse - Phase II Exterior Restoration
Pre-Proposal Meeting
July 17, 2025 at 2:00 PM at the Project Site.

Name of Contact	Company Name	GC or Subcontractor	Phone	Email
Shane Ros	United Restoration & Preservation	undecided	346-217-3665	SHANER@URPINC.COM
Daniel Moritz	FH Paschen	GC	281.584.2477	dmoritz@FHPaschen
Adam Fore	FH Paschen	GC	325.500.8900	afore@fhpaschen.com
John Garcia	RSI - Restoration Services Inc.	Subcontractor	281-779-5331	john@rsitx.com
Travis Sellers	Phoenix 1	GC	214-902-0111	tsellers@phoenix1.org

Pre-Proposal Meeting Agenda
Washington County Courthouse – Phase II Exterior Restoration
Thursday, July 17 – 2:00 P.M.
Washington County Courthouse, 100 East Main Street, Brenham, Texas 77833

I. **2:00 PM Introduction**

- Sign in sheet
- Introductions
  Owner Rep.: Judge John Durrenberger
  Texas Historical Commission Reviewer: Tania Salgado
  Architect: Architexas, Susan Frocheur
  Structural Engineer: TYLin
  MEP: Brown Consulting Engineers

II. **Historical Importance:** Washington County Courthouse is a Registered Texas Historic Landmark (RTHL) and is listed in the National Register of Historic Places. The project is partially funded through an emergency grant provided by the THC through the Texas Historic Courthouse Preservation Program.

III. **Description of Bid Proposal**

A. Proposals to be submitted on Document 00020- Proposal Form included in the Project Manual and Qualification Form.
B. Bid Proposals are required to be completed with original signatures of corporate offices along with notary public.
C. Refer to Document 00016 – Request for Competitive Sealed Proposal (Instructions to Offerors).

IV. **Proposal Procedures**

A. Address: Washington County Clerk's Office to the attention of Judge John Durrenberger, 100 East Main Street, Suite 102, Brenham, Texas 77833
B. Time: 10:00 A.M. local time, August 7, 2025
C. No faxed proposals will be accepted.
D. Proposals will be publicly opened immediately after proposal deadline time at the Owner's address listed above.
E. No modifications to the proposal forms will be accepted.

V. **Insurance Requirements**

A. Insurance requirements as stipulated within Project Manual, Section 00800 – Supplementary Conditions, Article 11 – Insurance and Bonds.
B. Bonding: Refer to Document 00030 Proposal Bond, Document 00611 Performance Bond, and Document 00612 Payment Bond
100% Performance and Payment Bonds required
5% Proposal Guaranty required

VI. **Scope of Work:** Work includes: Selective exterior demolition to remove non-original or damaged elements, and assemblies; Limited site and interior construction as required where affected by exterior restoration work including but not limited to concrete mow strip, re-grading, turf restoration, yard irrigation, interior plaster repairs, etc…; Exterior restoration including stone masonry cleaning, repointing, stone removal & reinstallation/replacement for repair/replacement of steel lintels & shelf angles, stone restoration including retooling, patching, crack and stone Dutchman repairs, restoring aluminum door and window assemblies, restoring ornamental aluminum elements, restoring clock assemblies, and lightning protection system.

VII. **Allowances (Section 01210)**

Allowance No. 1 – Cash allowance of $50,000 for additional masonry repairs beyond that indicated in the base contract. Cost of repairs shall be based on unit prices.
Allowance No. 2 – Cash allowance of $25,000 for additional lintel and relieving angle replacement beyond that indicated in the base contract. Cost of repairs shall be based on unit prices.
Allowance No. 3 –Cash allowance of $20,000 for additional concrete repairs beyond that indicated in the base contract.
Allowance No. 4 – Cash allowance of $15,000 for additional exterior window repairs beyond that indicated in the base contract.
Allowance No. 5 – Cash allowance of $25,000 for additional interior wall and ceiling plaster finish repairs beyond that indicated in the base contract. Cost of repairs shall be based on unit prices.
Allowance No. 6 – Cash allowance of $20,000 for additional interior wall and ceiling painting beyond that indicated in the base contract. Cost of repairs shall be based on unit prices.

VIII. **Unit Prices (Section 01226)**

Unit prices shall be used to determine cost of additional work under allowances.

IX. **Alternates (Section 01230)**

Alternate No. 1: Replace Exterior Windows
- 1A: Replace Exterior Windows with manufactured window assemblies
- 1B: Interior plaster head and jamb repairs for installation of manufactured window assemblies

Alternate No. 2: Glass Railing System
Alternate No. 3: Metal Blinds at Exterior Windows

X. **Bid Documents are available for viewing, purchase, and download at the following address:**

Miller IDS Planroom

Download documents at:
https://www.millerplanroom.com/projects/public

Request and pick up printed documents at:
1007 East 7th
Austin, Texas 78702
(512) 381-5292
Email: planroom@millerids.com

Documents also available for download at:
https://www.co.washington.tx.us/page/washington.BidsandProposals

XI. **Questions or concerns** regarding this Request for Proposal must be directed to: Susan Frocheur, RA NCARB, Architexas, by phone at (512) 444-4220, or by email at: sfrocheur@architexas.com . Provide written questions no later than Friday August 1, 2025. Questions will be answered via addenda.

XII. 2:30 PM Tour of Project Site

XIII. 3:00 PM Closing Comments and Question / Answer