



QUESTIONS & ANSWERS

Bates-Sheppard House Exterior Repairs & Restoration | De Witt County

4.11.2025

1. *Do the windows need to be operable?*

- a. Yes, the windows are required to be fully operable and operational after restoration.

2. *Can Dutchman repairs be used on wood components including siding and window sashes / frames?*

- a. Yes, Dutchman repairs can be used. Refer to the Window Restoration Procedures and specifications. If the wood member is at or over 50% rotten, that member can be replaced in full. If an isolated rail, stile, etc. can be replaced while preserving the other wood members, that method is preferred. The design intent is to maintain as much original material as possible.

3. *Are interior repairs included in this project scope of work?*

- a. Interior repairs are limited to the interior face of the windows and doors including all associated sashes, frames, applied trim, etc. Interior finish repairs are also required where the intrusive windows are being removed and filled in.
- b. All other visible interior damage will be repaired under a separate project.

4. *There are different types of windows, with different construction styles and hardware visible throughout the building. Will the different types be restored as is or will they be reconstructed to match the original design?*

- a. The house was built in phases and the windows in each addition reflect the age of construction. Each window will be restored in kind as it exists now. The intent is to repair, restore, and reuse as much original / existing material as possible.

5. *Will framing repairs be required?*

- a. Yes, as the siding is restored, it may be found that the underlying framing requires repairs. As the General Notes indicate, assume 20% repairs for base bid. Provide a unit price for any additional framing repairs that may be required.
- b. The foundation was stabilized in a previous project. Most floor frame at the foundation level was completed at that time.
- c. The north porch framing may require additional repairs.

6. *Will the screen doors be maintained?*

- a. Yes, the existing screen doors are to be restored as part of the base bid.

7. *Will the existing glass be replaced with tempered glass?*

- a. The design intent is to reuse the existing glass to the greatest extent possible. The Window Restoration Procedures call for new glazing points and putty.
- b. If glass is damaged as part of the restoration procedures, the contractor is responsible for replacing the glass. Tempered glass maybe required, however, it should match the original in color, tint, transparency, and thickness.

8. *Shutters have been removed from the east and west elevations. Will those be reconstructed?*

- a. No, new shutters will not be made for the locations where they have been removed. The extant shutter hardware can be removed and returned to the Owner. The adjacent frame, trim, etc. must be patched and repaired.
- b. The extant shutters at the south elevation will be restored.

9. *Who is responsible for moving furniture and museum artifacts?*

- a. The County will be responsible for moving and relocating any museum furniture, equipment, artifacts, and displays.

10. *Will the museum be closed during construction?*

- a. The museum will be closed to the public during construction. The Museum Board members may be working in the building from time to time and will coordinate with the contractor.

11. *Can anti-mold and mildew paint be used at the exterior?*

- a. Yes, that is an acceptable substitution.

12. *Is the chimney included in the scope of work?*

- a. Contractor is inspect the condition of the chimney and coordinate findings with Architect and Owner for any repairs that may be required.
- b. The roof was recently replaced in a separate project. The existing roof, gutters, downspouts, flashing, etc. is to remain and must be protected during construction.

13. *Where window ropes have been painted, can they be replaced?*

- a. Yes, they can be replaced in kind.

14. *Is work required to the exterior soffits and porch ceilings?*

- a. Yes, the design intent includes repairs and repainting to all exterior wood siding and finish components including the soffits, porch ceilings, etc.
- b. The gutter fascia boards were recently replaced and repainted as part of the roof project and are excluded from the scope of work.