

Addendum #1

To

Construction Documents

For

**Peoples Regional Opportunity Program
Phase III Scattered Site Affordable Housing
Anderson & Cumberland Streets, Portland, Maine 04101
North Street, Westbrook, Maine 04101**

January 28, 2005

TO:

Bidders of record

FROM:

TFH Architects
100 Commercial St.
Portland, Maine 04101

SUBJECT:

Phase III Affordable Housing

CC:

Peoples Regional Opportunity Program
DeStefano & Associates
Maine State Housing Authority

This ADDENDUM supplements and amends the original Plans and Specifications dated January 14, 2005. This ADDENDUM is not a Change Order. It provides clarifications of or proposed changes to the Contract Documents. The Owner must approve all changes. A formal Change Order must be executed for any adjustments to the Contract Sum or the Contract Time

The purpose of this ADDENDUM is to respond to questions, provide coordination and clarification to the previous drawings and specifications.

PREVIOUS ADDENDUM

None

ATTACHMENTS TO THE ADDENDUM

- 1-1 Drawing C6 (Portland, all sites), dated 1/14/05
- 1-2 Drawing C3.0 (Westbrook, all sites) , dated 1/14/05
- 1-3 Drawing M1.1 (Portland Anderson 2), dated 1/25/05
- 1-4 Drawing M1.2 (Portland Anderson 2), dated 1/25/05
- 1-5 Drawing M1.1 (Portland Anderson 3), dated 1/25/05
- 1-6 Drawing M1.2 (Portland Anderson 3), dated 1/25/05
- 1-7 Drawing M1.1 (Portland Anderson 2), dated 1/14/05

CHANGES TO THE SPECIFICATIONS

- 1-8 Section 02200, Add table on SkC-3 to the end of Specification for clarification of excavation and sub grade preparation.

CHANGES TO THE GEO-TECH REPORTS

None

CHANGES TO THE DRAWINGS

<u>Item</u>	<u>Sheet</u>	<u>Detail</u>	<u>Description</u>
1-9	C1 Anderson		The phase line shown on Sheet C3 is for the owners use. Work is required on both sides of the link to blend in the grading and utilities.
1-10	C1 Anderson		For building #3 extend the 2 ½ “ water line to the building and use it for domestic service. Delete the split of the 4” water at the building.
1-11	C1 Anderson		For buildings 2 and 3, add tapping sleeve and gate valve for the 4” taps to the existing water main.
1-12	C1 Anderson		Replace the entire sidewalk along Anderson St with brick. Finish per City Standards.

- 1-13 C1 Cumberland Replace the entire sidewalk towards Cumberland Avenue with brick sidewalk. The entire sidewalk will be disturbed when the shoring system is installed. Finish per City Standards.
- 1-14 C1 Cumberland Delete 4 floor drains and connection to storm drain system.
- 1-15 C1.0 23 North Add 8' of 8" pipe, stub and cap for future use. See SkC-4.
- 1-16 A4.0 Anderson 3,4 Add geotech fabric per Geotech reports
- 1-17 A4.0 15, 17 North St. 3,4 Add geotech fabric per Geotech reports
- 1-18 A1.0, A1.1, A1.2, All sites Add note 11 for underlay @ linoleum floors.

NEW DRAWINGS

<u>Item</u>	<u>Sheet</u>	<u>Detail</u>	<u>Description</u>
1-19	M1.1	17 North	Heating plan
1-20	M1.2	17 North	Plumbing plan
1-21	M1.1	23 North	Heating plan
1-22	M1.2	23 North	Plumbing plan
1-23	SkC-1	-	Replace legend on sheet C1 with attached SkC-1
1-24	SkC-2	-	Add drip strip on the south side of Anderson Building 2 under the gas meter 15' +/-.

QUESTIONS & CLARIFICATIONS

- 1-13 QUESTION
Are drywall subs required to use bid form included in "instructions to bidders" or can we submit on our own format?
ANSWER
Please submit all bids on the form provided to insure fair evaluation and submission of all the required information.
- 1-14 QUESTION
Do we need to submit our price in one lump sum or by building.
ANSWER
Refer to the enclosed bid form in the specifications. Bids are to be submitted for either Portland sites only, Westbrook sites only or all sites.
- 1-15 QUESTION
09260 Page 3, 2.3C calls for U301 wall (2x5/8"FC each side of studs), wall type 1D shows only 2x5/8"FC on one side (only practical way to construct this wall). Should we ignore statement in the spec?
ANSWER
Refer to partition type 1D for proper construction. The noted specification section is incorrect.

1-16 QUESTION
I am unable to find any location for sound deadening board referred to in 09260 page 3, 2.4. Please clarify?

ANSWER

Sound deadening board is not used. Delete the above specification paragraph.

1-17 QUESTION
All ceiling references on A4.0, A4.1 show wood strapping at drywall ceilings. Floor ceiling assemblies on page G1.1 call for resilient channel at ceilings. Please clarify your intent.

***ANSWER

Resilient channels are to be used where floor ceiling assemblies are rated. It is the contractor's option to use wood strapping when unrated.

1-18 QUESTIONS
Anderson building 2 drawing E1.1 first floor two-door porch there are two wall-mounted fixture. What are they?
Anderson building 3 drawing E1.1 first floor two-door porch there are two wall-mounted fixture. What are they?
15 North Street drawing E1.1 first floor two-door porch there are two wall-mounted fixture. What are they?
15 North Street drawing E1.1 the second floor porch at the bottom of page. What is the fixture type?
Anderson building 3 drawing E1.1 the second floor porch at the bottom of page. What is the fixture type?
17 North Street drawing E1.1 at the basement doorway there is a wall-mounted fixture. What is it?
17 North Street drawing E1.1 the second floor porch at the bottom of page. What is the fixture type?
23 North Street drawing E1.1 the second floor porch at the bottom of page. What is the fixture type?

ANSWER

Fixture Type H which can be wall or ceiling mounted.

1-19 QUESTIONS
Anderson building 2 drawing E1.1 note number 8 calls out fixture type "CC". What are they?
Anderson building 3 drawing E1.1 note number 8 calls out fixture type "CC". What are they?
15 North Street drawing E1.1 note number 8 calls out fixture type "CC". What are they?
17 North Street drawing E1.1 note number 8 calls out fixture type "CC". What are they?
23 North Street drawing E1.1 note number 8 calls out fixture type "CC". What are they?

ANSWER

Add the following fixture to the fixture schedules for each building
'CC' Metalux – WS-232A-120-EB82-F3T8 – Surface Mounted

- 1-20 QUESTION
What sizes are the service conductors for each building?
ANSWER
Two 4"C 3, 350 MCM THHN copper for each building.
- 1-21 QUESTION
Central Maine Power requires the loads for each building and signed by a licensed Electrical Engineer. Who is the Electrical Engineer?
ANSWER
Bennett Engineering is the electrical engineer of record, see cover sheet for address. Please route any questions through the Architect per the Bid Instructions.
- 1-22 QUESTION
We have called Bennett Engineering and they no knowledge of these drawings
ANSWER
Please route any questions through the Architect per the Bid Instructions. .
- 1-23 QUESTION
On the first floors of the buildings sheet vinyl is called for in the entryways leading to the second floor units. Does the sheet vinyl continue on the steps or would you prefer vinyl treads and risers? If sheet vinyl continues on stairs does it also continue on the landings to the second floor units or is that to be carpet?
ANSWER
The vestibules and entryways are to be linoleum per the drawings. The first run of stairs should be vinyl/rubber treads and risers with vinyl or rubber stringer protection of the walls. The first landing up will transition to carpet.
- 1-24 CLARIFICATION
CCA treatment for pressure treated lumber on residential projects was banned on 1/1/04. There are currently a number of available substitutes for this material. Sub-contractors and suppliers should provide the appropriate level of chemical concentrations for the given exposure (i.e. ground contact, above ground, etc.). Fasteners should be stainless steel whenever in contact with pressure treated lumber. Any substitute will require submittal data with performance equal to stainless steel fasteners. Joist hangers should be Simpson Strong's 'Zmax' series. Anchor bolts should have a heavy duty galvanizing. No aluminum should be used in contact with pressure treated lumber. Copper flashing is to be used where visible, flexible membrane flashing can be used where concealed.

ARCHITECT'S SUPPLEMENTARY INSTRUCTIONS

None

CERTIFICATION

By: _____ Date: _____

END of ADDENDUM #1