Pearl Place
Buildings 1 & 2

Developer
Avesta Plearl Street One L.P.

ADDENDUM II
Attachment

September 25, 2006

Addendum for Specifications #2

SECTION 01100 ALTERNATES

ALTERNATE 5: Delete windows W68, W70, W110, W112, W122, W124, W196, W194, W247, W249, W258, W260, W300, W302, W311, W313. Infill wall as shown on ASK8a. Change windows W111, W123, W248, W259, W301, W312 to wood clad per schedule shown on ASK 7.

SECTION 04810 UNIT MASONRY ASSEMBLIES

2.4 ADJUSTABLE MASONRY-VENEERS ANCHORS

B. 1. Available Products:
   a. delete
   b. change to: Hohman and Barnard; DW-10-X with 3/16 inch Vee Tie.
   c. delete

SECTION 06100 ROUGH CARPENTRY

1.04 SUBMITTALS

Paragraph G, add: "Fee for review of panel shop drawings to be at an hourly rate basis, with an estimated fee not to exceed $8,500.00 for a single review cycle. Subsequent reviews will require additional fee, changed hourly at $90.00/hour. Architect and Engineer review does not relieve the Contractor of any contractual responsibilities. Contractor remains responsible for confirming all dimensions, ensuring the means, methods, techniques, sequences, and procedures of construction are maintained, and that this work is coordinated with that of all other trades."

SECTION 08711 DOOR HARDWARE

2.5 BORED LOCKS AND LATCHES (UNIT INTERIOR DOORS)
change subparagraph B. 1 to read as follows:

1. Provide one of the following manufacturers and designs or approved substitute:
   a. Sargent 6 line with OSL design.
   b. Schlage S series with Neptune design.

SECTION 09900 PAINTING

3.6 EXTERIOR PAINT SCHEDULE

Delete paragraph C complete and replace with the following:

C. Ferrous Metals: Provide the following finish systems over the exterior ferrous metals. Primer is not required on the shop-primed items.

1. Semigloss, Acrylic-Enamel Finish: 2 finish coats over a rust-inhibitive primer.
   a. Primer: Rust-inhibitive metal primer applied at spreading rate recommended by the manufacturer.
   1) Cal: Larcoloid Latex Metal Primer 51108.
   2) ICI: 4020-XXXX, Devflex DTM Flat Interior/Exterior Waterborne Primer & Finish.
   3) Moore: DTM Acrylic Semi-Gloss M29.
   4) PPG: 6-208 Speedhide Interior/Exterior Rust Inhibitive Steel Primer.
   5) S-W: DTM Acrylic Primer/Finish B66W1 Series.
   b. First and Second Coats: Semigloss, exterior, acrylic-latex enamel applied at spreading rate recommended by the manufacturer.
   1) Cal: 100 % Acrylic Latex Satin Gloss 2010 402XX.
   2) ICI: 4206-XXXX, Devflex Interior/Exterior Acrylic Semi-Gloss Enamel.
   3) Moore: DTM Acrylic Semi-Gloss M29.
   4) PPG: Speedhide Exterior Semi-Gloss Latex, 6-900 Series.
   5) S-W: DTM Acrylic Coating Gloss (Waterborne) B66W200 Series.

2. Shop Priming Galvanized Steel: Where galvanized steel is indicated to be primed for field painting, provide factory-applied polyamide epoxy primer over specially prepared galvanized steel, 2.0 mils day film thickness minimum, Primergalv by Duncan Galvanizing. Apply primer within 12 hours after galvanizing at the galvanizer's plant in a controlled environment meeting applicable environmental regulations, and as recommended by coating manufacturer. Engage the services of a galvanizer who has demonstrated a minimum of five (5) years experience in the successful performance of the processed outlined in this specification in the facility where the work is to be done and who will apply the galvanizing and coating with the same facility as outlined herein.

SECTION 10550 POSTAL SPECIALTIES

1.1 SUMMARY
A.1 delete Vertical; add Horizontal

2.1 MANUFACTURER'S
A.1 delete horizontal and vertical mailboxes.
Add USPS STD-4C compliant horizontal mailboxes

2.3 change to read: HORIZONTAL MAILBOXES

A. General: Provide indoor horizontal style STD-4C complying with USPS Standard 4C specifications.
B. General: Provide horizontal style STD-4C in size required for each building. Location to be confirmed with Architect at time of installation. Provide shop drawings to show configuration for approval before order.

2.4 Delete this paragraph in its entirety. The parcels lockers to be integrated within the 4C mailboxes. Provide at least one parcel locker per building or as required by USPS regulations.

SECTION 10800 TOILET AND BATH ACCESSORIES

PART 3 - EXECUTION

3.4 TOILET AND BATH ACCESSORIES SCHEDULE FOR LIVING UNITS:

C. 2. Product: Delete 5700 Series. Add 5800 Series

E. Delete shower curtain rod complete. Sect 15400 provides it.

SECTION 12356 KITCHEN CASEWORK

2.6 COUNTERTOPS

change paragraph B as follows:
B. Plastic Laminate: Provide by Wilsonart Standard Laminate.
Patterns and Finishes: Selected from manufacturer's full range of available selections.

SECTION 12494 ROLLER SHADES

PART 2 – PRODUCTS

2.1 A: Available Products: add at the end:
2. Colony – Colonial Glass

SECTION 16470 PANELBOARDS

REVISE paragraph 3.1.B as follows:
"B Height: 48" to top circuit breaker (max)."

SECTION 16530 SITE LIGHTING

ADD paragraph 2.1.B as follows:

"B Substitute luminaires by alternate manufacturers will be considered for the following fixture types. Substitute luminaires must be equivalent to those as specified.

1. Permitted substitute luminaire types: L3a, L3b, L3c, L4, L5."

ADD paragraph 2.4.D as follows:

"D Substitute lighting poles by alternate manufacturers will be considered for the following fixture types. Substitute lighting poles must be equivalent to those as specified.

2. Permitted substitute lighting poles types: L3a, L3b, L3c."

SECTION 16721 FIRE ALARM AND SMOKE DETECTION SYSTEM

REVISE paragraph 2.6.A as follows (Note: This paragraph was deleted in Addendum #1 and is herewith included as revised:

"A All smoke detectors shown on contract drawings in all living units shall be as specified below as Handicap Accessible Living Unit Combination Smoke Detector / Horn / Strobe. Install combination detectors on walls."

SECTION 16910 GENERATOR TRANSFER SWITCH

REVISE paragraph 1.1.A as follows:

"A Provide an automatic transfer switches along with its associated control accessories as specified herein.

REVISE paragraph 2.1 title as follows:

"2.1 AUTOMATIC TRANSFER SWITCH"

SECTION 16915 EMERGENCY/STANDBY GENERATOR SET

REVISE paragraph 1.3 title as follows:

"1.3 SUBMITTALS"

DELETE paragraph 1.3.A.

SECTION 09 51 13

ACOUSTICAL PANEL CEILINGS

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes ceilings consisting of acoustical panels and exposed suspension systems.

1.2 SUBMITTALS

A. Product Data: For each type of product specified.

B. Samples for Verification: Full-size units of each type of ceiling assembly indicated; in sets for each color, texture, and pattern specified, showing the full range of variations expected in these characteristics.
1. 6-inch- (150-mm-) square samples of each acoustical panel type, pattern, and color.
2. Set of 12-inch- (300-mm-) long samples of exposed suspension system members, including moldings, for each color and system type required.

C. Product Test Reports: Indicate compliance of acoustical panel ceilings and components with requirements based on comprehensive testing of current products.

1.3 EXTRA MATERIALS

A. Furnish extra materials described below that match products installed, are packaged with protective covering for storage, and are identified with labels describing contents.
1. Acoustical Ceiling Units: Full-size units equal to 2.0 percent of amount installed.
2. Suspension System Components: Quantity of each exposed component equal to 2.0 percent of amount installed.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, those indicated for each designation in the following paragraphs of Part 2.

2.2 ACOUSTICAL PANELS, GENERAL

A. Acoustical Panel Standard: Provide manufacturer's standard panels of configuration indicated that comply with ASTM E 1264 classifications as designated by types, patterns, acoustical ratings, and light reflectances, unless otherwise indicated.
   1. Mounting Method for Measuring Noise Reduction Coefficient: Type E-400; plenum mounting in which face of test specimen is 15-3/4 inches (400 mm) away from test surface per ASTM E 795.

B. Acoustical Panel Colors and Patterns: Match appearance characteristics indicated for each product type.
   1. Where appearance characteristics of acoustical panels are indicated by referencing ASTM E 1264 pattern designations and not manufacturers' proprietary product designations, provide products selected by Architect from each manufacturer's full range of products that comply with requirements indicated for type, pattern, color, light reflectance, acoustical performance, edge detail, and size.

C. Nodular, Cast or Molded, Mineral-Base Acoustical Panels for Acoustical Panel Ceiling: Where this designation is indicated, provide acoustical panels complying with the following:
   1. Products: Provide one of the following:
      a. Armstrong Tegular Cirrus No. 534.
      b. Celotex CM-454
      c. USG Eclipse ClimaPlus No. 76775
   2. Classification: Panels fitting ASTM E 1264 for type and form as follows:
      a. Type III, mineral base with painted finish; Form 1, nodular.
   3. Pattern: Panels fitting ASTM E 1264 pattern designation (description) E (lightly textured), I (embossed).
   4. Color: White.
   5. Light Reflectance Coefficient: Not less than LR 0.80.
   6. Noise Reduction Coefficient: NRC 0.60.
   7. Ceiling Attenuation Class: Not less than CAC 35.
   8. Edge Detail: Angled tegular.
   9. Thickness: 3/4 inch (19 mm).
   10. Size: 24 by 24 inches (610 by 610 mm).

2.3 METAL SUSPENSION SYSTEMS, GENERAL

A. Metal Suspension System Standard: Provide manufacturer's standard direct-hung metal suspension systems of types, UL certified load compliance, and finishes indicated that comply with applicable ASTM C 635 requirements.

B. Suspension System for Acoustical Panel Ceilings: Where this designation is indicated, provide acoustical panel ceiling suspension system complying with the following:
   1. Products: Provide one of the following:
      a. Prelude 15/16" Exposed Tee System; Armstrong World Industries, Inc.
      b. S11 System; Celotex Corporation.
      c. 1200 System; Chicago Metallic Corporation.
      d. DX 24 System; USG Interiors, Inc.
   2. Wide-Face, Capped, Double-Web, Steel Suspension System: Main and cross runners roll formed from cold-rolled steel sheet, prepainted, electrolytically zinc coated, or hot-dip galvanized according to ASTM A 653/A 653M, G01 (Z001) coating designation, with

prefinished 15/16-inch- (24-mm-) wide metal caps on flanges; other characteristics as follows:
a. Structural Classification: Intermediate-duty system.
b. End Condition of Cross Runners: Override (stepped) or butt-edge type, as standard with manufacturer.
c. Face Design: Flush face.
d. Cap Material: Steel sheet.
e. Cap Finish: Painted white.

C. Finishes and Colors, General: Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes. Provide manufacturer's standard factory-applied finish for type of system indicated.
1. High-Humidity Finish: Comply with ASTM C 635 requirements for "Coating Classification for Severe Environment Performance" where high-humidity finishes are indicated.

D. Attachment Devices: Size for five times design load indicated in ASTM C 635, Table 1, Direct Hung, unless otherwise indicated.
1. Postinstalled Powder-Actuated Fasteners in Concrete: Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with clips or other accessory devices for attaching hangers of type indicated, and with capability to sustain, without failure, a load equal to 10 times that imposed by ceiling construction, as determined by testing per ASTM E 1190, conducted by a qualified testing and inspecting agency.

E. Wire Hangers, Braces, and Ties: Provide wires complying with the following requirements:
1. Zinc-Coated Carbon-Steel Wire: ASTM A 641/A 641M, Class 1 zinc coating, soft temper.
2. Size: Select wire diameter so its stress at three times hanger design load (ASTM C 635, Table 1, Direct Hung) will be less than yield stress of wire, but provide not less than 0.106-inch- (2.69-mm-) diameter wire.

F. Hanger Rods: Mild steel, zinc coated or protected with rust-inhibitive paint.

G. Flat Hangers: Mild steel, zinc coated or protected with rust-inhibitive paint.

H. Angle Hangers: Angles with legs not less than 7/8 inch (22 mm) wide; formed with 0.04-inch- (1-mm-) thick, galvanized steel sheet complying with ASTM A 653/A 653M, G90 (Z275) coating designation; with bolted connections and 5/16-inch- (8-mm-) diameter bolts.

I. Sheet-Metal Edge Moldings and Trim: Type and profile indicated or, if not indicated, manufacturer's standard moldings for edges and penetrations that fit acoustical panel edge details and suspension systems indicated; formed from sheet metal of same material and finish as that used for exposed flanges of suspension system runners.
1. For lay-in panels with reveal edge details, provide stepped edge molding that forms reveal of same depth and width as that formed between edge of panel and flange at exposed suspension member.
2. For circular penetrations of ceiling, provide edge moldings fabricated to diameter required to fit penetration exactly.

3. For narrow-face suspension systems, provide suspension system and manufacturer's standard edge moldings that match width and configuration of exposed runners.

J. Custom Perimeter Trim:
1. Product/Manufacturer: Axiom-Classic Custom Perimeter Trim; Armstrong World Industries, Inc., or approved substitute.
2. Components: Edge trim system for suspended ceiling system, extruded aluminum alloy 6063 trim channel, 10' straight or curved profiles to minimum 24" inside and outside radii for acoustical and for drywall applications; plus factory-finished corners with 12" legs. Attachment to grid system is provided by the specially designed Axiom tee-bar connection clips (AXTBC) or hanging clips (AXHGC), which lock into specially designed bosses on the Axiom trim channel and are screw-attached to the web of the intersecting Armstrong suspension system members. Sections of trim are joined together using the Axiom splice plate (AXSPLICE). Gypsum board interface, below the Axiom trim channel, is accomplished with the Axiom Bottom Drywall Trim.
a. Axiom Trim Channel: 8 inch wide face with 3/4" horizontal legs, straight or curved sections with special bosses formed for attachment to the Axiomtee-bar connection clip or hanging clip; commercial quality, extruded aluminum, factory-finished in factory-applied baked polyester paint to match Armstrong color.
b. Axiom Splice Plate (AXSPLICE): Galvanized steel finish; formed to fit into special bosses and locked in place with factory-installed screws.
c. Axiom Tee-Bar Connection Clip (AXTBC): Galvanized steel (unfinished) (finish to match trim channel) formed to fit into special bosses and locked in place by factory-installed screws and attached to Armstrong (Prelude®) suspension system members.
d. Axiom Hanging Clip (AXHGC): Commercial quality aluminum (unfinished) (finish to match trim channel) formed to lock into special bosses and attach to Armstrong (Prelude®) suspension system members.

K. Hold-Down Clips: Where indicated, provide manufacturer's standard hold-down clips spaced 24 inches (610 mm) o.c. on all cross tees.
1. Available Product: UHDC by Armstrong or L15 by USG.

PART 3 - EXECUTION

3.1 INSTALLATION

A. General: Install acoustical panel ceilings to comply with publications referenced below per manufacturer's written instructions and CISCA's "Ceiling Systems Handbook."
1. Standard for Ceiling Suspension Systems Requiring Seismic Restraint: Comply with ASTM E 580.

B. Suspend ceiling hangers from building's structural members and as follows:
1. Install hangers plumb and free from contact with insulation or other objects within ceiling plenum that are not part of supporting structure or of ceiling suspension system.
2. Splay hangers only where required to miss obstructions; offset resulting horizontal forces by bracing, countersplaying, or other equally effective means.

3. Splay hangers only where required and, if permitted with fire-resistance-rated ceilings, to miss obstructions; offset resulting horizontal forces by bracing, countersplaying, or other equally effective means.
4. Where width of ducts and other construction within ceiling plenum produces hanger spacings that interfere with location of hangers at spacings required to support standard suspension system members, install supplemental suspension members and hangers in form of trapezes or equivalent devices. Size supplemental suspension members and hangers to support ceiling loads within performance limits established by referenced standards and publications.
5. Secure wire hangers to ceiling suspension members and to supports above with a minimum of three tight turns. Connect hangers directly either to structures or to inserts, eye screws, or other devices that are secure; that are appropriate for substrate; and that will not deteriorate or otherwise fail due to age, corrosion, or elevated temperatures.
6. Secure flat, angle, channel, and rod hangers to structure, including intermediate framing members, by attaching to inserts, eye screws, or other devices that are secure and appropriate for both structure to which hangers are attached and type of hanger involved. Install hangers in a manner that will not cause them to deteriorate or fail due to age, corrosion, or elevated temperatures.
7. Do not support ceilings directly from permanent metal forms or floor deck. Fasten hangers to cast-in-place hanger inserts, powder-actuated fasteners, or drilled-in anchors that extend through forms into concrete.
8. Do not attach hangers to steel deck tabs.
9. Do not attach hangers to steel roof deck. Attach hangers to structural members.
10. Space hangers not more than 48 inches (1200 mm) o.c. along each member supported directly from hangers, unless otherwise indicated; and provide hangers not more than 8 inches (200 mm) from ends of each member.

C. Secure bracing wires to ceiling suspension members and to supports with a minimum of four tight turns. Suspend bracing from building's structural members as required for hangers, without attaching to permanent metal forms, steel deck, or steel deck tabs. Fasten bracing wires into concrete with cast-in-place or postinstalled anchors.

D. Install edge moldings and trim of type indicated at perimeter of acoustical ceiling area and where necessary to conceal edges of acoustical panels.
1. Screw attach moldings to substrate at intervals not more than 16 inches (400 mm) o.c. and not more than 3 inches (75 mm) from ends, leveling with ceiling suspension system to a tolerance of 1/8 inch in 12 feet (3 mm in 3.6 m). Miter corners accurately and connect securely.
2. Do not use exposed fasteners, including pop rivets, on moldings and trim.

E. Install suspension system runners so they are square and securely interlocked with one another. Remove and replace dented, bent, or kinked members.

F. Install acoustical panels with undamaged edges and fitted accurately into suspension system runners and edge moldings. Scribe and cut panels at borders and penetrations to provide a neat, precise fit.
1. Arrange directionally patterned acoustical panels as follows:
   a. As indicated on reflected ceiling plans.
2. For square-edged panels, install panels with edges fully hidden from view by flanges of suspension system runners and moldings.

3. For reveal-edged panels on suspension system runners, install panels with bottom of reveal in firm contact with top surface of runner flanges.
4. Paint cut panel edges remaining exposed after installation; match color of exposed panel surfaces using coating recommended in writing for this purpose by acoustical panel manufacturer.
5. Install hold-down clips in areas within 10 feet of exterior doors or vestibule doors; space as recommended by panel manufacturer's written instructions, unless otherwise indicated or required.

3.2 FIELD QUALITY CONTROL

A. Above-Ceiling Observation: Before Contractor installs acoustical panel ceilings, Architect will conduct an above-ceiling observation and report deficiencies in the Work observed. Do not proceed with installation of acoustical panels until deficiencies have been corrected.
1. Before notifying Architect, complete the following in areas to receive gypsum board ceilings:
a. Installation of 80 percent of lighting fixtures, powered for operation.
b. Installation, insulation, and leak and pressure testing of water piping systems.
c. Installation of air-duct systems.
d. Installation of air devices.
e. Installation of mechanical system control-air tubing.
f. Installation of through-penetration firestop systems.

3.3 CLEANING

A. Clean exposed surfaces of acoustical panel ceilings, including trim, edge moldings, and suspension system members. Comply with manufacturer's written instructions for cleaning and touchup of minor finish damage. Remove and replace ceiling components that cannot be successfully cleaned and repaired to permanently eliminate evidence of damage.

END OF SECTION

BID FORM

GENERAL CONSTRUCTION CONTRACT

PROJECT IDENTIFICATION: PEARL PLACE BUILDINGS 1 & 2

BID TO: AVESTA PEARL STREET ONE, LP

BID FROM: _____(name)
_____(address)
_____.

1. The undersigned BIDDER agrees, if this Bid is accepted, to enter into an agreement with OWNER, in the form included in the Bidding Documents, to perform and furnish the Work as specified or indicated in the Bidding Documents for the Bid Price and within the Bid Times indicated in the Bid and in accordance with the other terms and conditions of the Contract Documents.

2. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:
   a. This Bid will remain subject to acceptance for 60 days after the day of Bid opening. Alternates will remain subject to acceptance for 180 days after the day of Bid opening.
   b. The Owner has the right to reject this Bid.
   c. BIDDER accepts the provisions of the Instructions and Supplementary Instructions to Bidders regarding disposition of Bid Security.
   d. BIDDER will sign and submit the Agreement with the Bonds and other documents required by the Bidding Requirements within 15 days after the date of OWNER'S Notice of Award.
   e. BIDDER has examined copies of the Bidding Documents.
   f. BIDDER has visited the site and become familiar with the general, local and site conditions.
   g. BIDDER is familiar with federal, state, and local laws and regulations.
   h. BIDDER has correlated the information known to BIDDER, information and observations obtained from visits to the site, reports and drawings identified in the Bidding Documents and additional examination, investigations, explorations, tests, studies and data with the Bidding Documents.
   i. This Bid is genuine and not made in the interest of or on behalf of an undisclosed person, firm or corporation and is not submitted in conformity with an agreements or rules of a group, association, organization or corporations; BIDDER has not directly or indirectly induced or solicited another Bidder to submit a false or sham Bid; BIDDER has not solicited or induced a person, firm or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself an advantage over another BIDDER or over OWNER.

3. BIDDER has received the following addenda:

Addendum 1	dated , 2005
Addendum 2	dated , 2005
Addendum 2 Attachment	dated , 2005

4. BIDDER will complete the Work in accordance with the Contract Documents for the following price:

LUMP-SUM PRICE_____($_____)

5. ALTERNATES:

Alternate No. 1: Delete metal mesh awning at fifth floor of Building 2. $ _____(deduct)

Alternate No. 2: Add AC unit in the Community Room $ _____(add)

Alternate No. 3: Linoleum flooring in lieu of VCT and sheet vinyl $_____(add)

Alternate No. 4: Fiberglass windows in lieu of vinyl clad wood windows $_____(add)

Alternate No. 5: Delete FR windows at stairs. Change front windows to wd. $ _____(deduct)

6. UNIT PRICES: If the required quantities of the items listed below are increased or decreased by Change Order, the adjustment unit prices set forth below shall apply to such increased or decreased quantities.

1. Over excavation and Removal.
   Per cubic yard. $_____

2. Granular Borrow Fill
   Per cubic yard. $_____

3. Structural Fill
   Per cubic yard. $_____

4. Ash removal and burial. Include marker horizon
   Per cubic yard $_____

5. 2" Crushed stone (MDOT 703.31)
   Per cubic yard $_____

7. BIDDER agrees that the Work will be substantially complete and ready for final payment in accordance with the Contract Documents within the following schedule:

Completion Date **November 22, 2007**

8. BIDDER agrees that Liquidated Damages shall be **$1000** per day for up to 30 days delay from the Completion Date, and **$2000** per day thereafter.

9. BIDDER agrees that early completion bonus shall be **$500** per day.

SUBMITTED on _____, 2005.

By_____(SEAL)
(Firm Name)

_____.
(Name of Person Authorized to Sign)

Business Address:_____.
_____.

Phone No.:_____.