

## Addendum 02

Date: November 16, 2010

To: Wright Ryan Construction (Construction Manager)  
From: Ben Walter, CWS Architects  
Regarding: **Oak Street Apartments** – Portland, Maine  
Subject: **Addendum 02**

**Modify the previously issued documents dated October 25, 2010 and any previously issued addenda, if applicable, as follows:**

### **Book 1 -Bidding and Contract Documents Manual:**

1. In Document 00 10 00, change the words “renovations and addition to the existing historic building” to read “construction of a new building”.
2. Change the last two sentences in item 10.E of Document 00 11 00 to read “The construction contract will include a retainage equal to 10% of the construction contract amount and may be reduced at the Owner’s discretion subject to approval by the financial authority, when the total value of work completed has reached 50% of the contract amount including Change Orders. Retainage amount shall not be reduced to any amount less than 5% of the total contract value. Reduction in retainage shall be approved by the Owner, Architect and Maine Housing.”
3. Add item 16.8 to ARTICLE 16 – OTHER CONDITIONS OF THE CONTRACT as follows “Comply with the requirements published in Section 00 31 00 Available Project Information, subsection 1.2 MaineHousing Documents, items 1.2.A through 1.2.O as a priority in the event of conflict over other requirements of the Supplemental General Conditions contained herein.”
4. Add item (7) to Article 9 – Payment and Completion item B as follows: “(7) At the completion of construction, and as part of the closeout documentation, the Construction Manager shall provide a certification to the Maine State Housing Authority stating the amounts included in the total Construction Cost for Overhead and Profit.”

### **Book 2 -Specifications Manual:**

5. In Section 01 10 00 SUMMARY, change item 1.2.A to read “Work of the Project includes construction of a new building on Oak Street in Portland, Maine.”
6. Delete item 1.2.C in Section 01 10 00 SUMMARY.
7. Change the last two words in item 1.6.A in Section 01 30 00 – Administrative Requirements to read “2 week intervals (weekly meetings are preferred).”
8. In specifications Section 08 41 13 Aluminum Framed Storefront Window System, item 2.2.E.1 and specification Section 05 54 13 2.4.C, add to the description of the glass type the words “Winter U-Factor = .24; Solar Heat Gain Coefficient = .27”. The glazing product hasn’t changed.
9. Due the discontinuation of specified product in the New England region, the Cementitious Reveal Panels specified in 07 45 70, PART 2 shall be replaced with the HardiePanel Vertical Siding system as follows:

- 2.2 SIDING A. Cementitious Siding Panels – Change “7/16” to read “5/16”; Add: “Smooth” finish.
- 2.4 ACCESSORIES, ITEM A – and “or Equal” after the words Fry Reglet. Add sized to accept 5/16” cementitious panels after the words “.050 inch in the second sentence.
- 2.5 FASTENERS, item A – Add 3. Siding installer to design and provide fastener schedule to meet wind loading requirements and submit to Architect for review.
- 10. Change the word “average” to “consistent” in item 3.3.B.5 of Section 07 53 03 – Elastomeric Membrane Roofing.
- 11. In Section 10 28 00 Toilet, Bath and Laundry Accessories, change “36”X36” Stainless Steel Frameless mirror” to read “Stainless Steel Framed Mirror”, with MFR to read “Bobrick” and MODEL NO. to read “B-165 3636 and change the “1” to a “0” in the QTY per Public Toilet Room. Add a new item: Stainless Steel Mirror, Bobrick Model B-166 2436 with a quantity of (1) per Public Toilet Room.
- 12. Change the reference to “foundations wall” in 3.6 SCHEDULE of Section 07 14 00 Fluid-Applied Waterproofing to read “Elevator Pit Walls”. See Architectural Drawing clarification below.
- 13. At item 2.4.B of Section 11 30 00 Residential Equipment, change the words “Provide at all unit types.” to read “Provide at Units 505-211, 305-313 and 405-413.”
- 14. Add item 2.4.B to Section 11 30 00 Residential Equipment as follows:
  - B. Exhaust Hood A: Broan Model QWE30WW, Energy Star 30” width ducted range hood with large, full filter design, centrifugal blower, lights, White color. Provide at: Units 201-204, 301-304 and 401-404.
- 15. SECTION 26 00 00 ELECTRICAL - All lighting fixtures and lamps shall be “Energy Star” labeled or be listed by Efficiency Maine in accordance with MH GBS.
- 16. SECTION 26 00 00 ELECTRICAL – Smoke detectors shall have both audio/visual alarms per MHD&C Manual.
- 17. SECTION 23 30 00 DUCTWORK AND ACCESSORIES - Round ductwork shall be factory fabricated spiral lockseam construction by McGill Airflow or equal.
- 18. SECTION 23 30 00 DUCTWORK AND ACCESSORIES - Exposed ductwork in Gallery Space shall be pre-manufactured double wall construction (1” fiberglass) similar to McGill Airflow or equal.
- 19. SECTION 23 30 00 DUCTWORK AND ACCESSORIES - Delete flex duct from specifications, not allowed per MHD&C Manual.
- 20. SECTION 23 30 00 DUCTWORK AND ACCESSORIES - Change duct joint sealer to Hardcast Duct Seal 321 water based indoor/outdoor ONLY per MHD&C Manual.
- 21. SECTION 23 09 00 AUTOMATIC TEMPERATURE CONTROLS - All thermostats shall be mounted within ANSI/ADA reach requirements, typically 48” AFF.

## Drawings:

### Title Page

N/A

### Civil and Site:

- 22. Tie elevator pit foundation drainage system into CB#1 with solid 4” PVC pipe.

### Structural:

N/A

## Architectural:

23. On Drawing A0.2, Wall Types 20 and 21, add the words “R-21 Minimum” after the words “FILL STUD CAVITIES WITH CELLULOSE INSULATION”.
24. Provide R-21 Foamed in Place Insulation per 07 21 19 continuously around the perimeter of exterior solidly blocked truss bearing locations within the truss cavity at the following detail locations: 1 and 8/A7.4, 1/A7.7.
25. On Detail 9/A7.8, completely fill the wall cavity below the unit demising wall above with Blown Insulation per 07 21 26.
26. On Detail 1/A7/11, provide radon piping in a manner to allow for vertical installation of future radon fan.
27. Clarification: Fluid-Applied Waterproofing system specified in Section 07 14 00 shall be provided only around the perimeter of the elevator pit (including the portion of the elevator pit wall shared with the stair) and tied into CB#1.
28. On Drawings A 1.8, change all detail reference of flooring transitions at roll in showers to reference Detail 5/A4.13. On Drawings A1.6, A1.7 and A1.9, provide flooring transitions to transfer showers per attached SKA-2 (attached).

## Mechanical:

29. Attached is SKM-1 which was inadvertently omitted from ADDENDUM 01 and referenced in item number 21 as follows: “Drawing M1.4 - Add solar collector piping from 4th floor ceiling cavity up to collectors on roof as shown on SKM-1.”
30. DRAWINGS AND SPECIFICATIONS – Delete references to ERV-1 alternate to add dehumidification to Unit ventilation system, not allowed per MHD&C Manual.

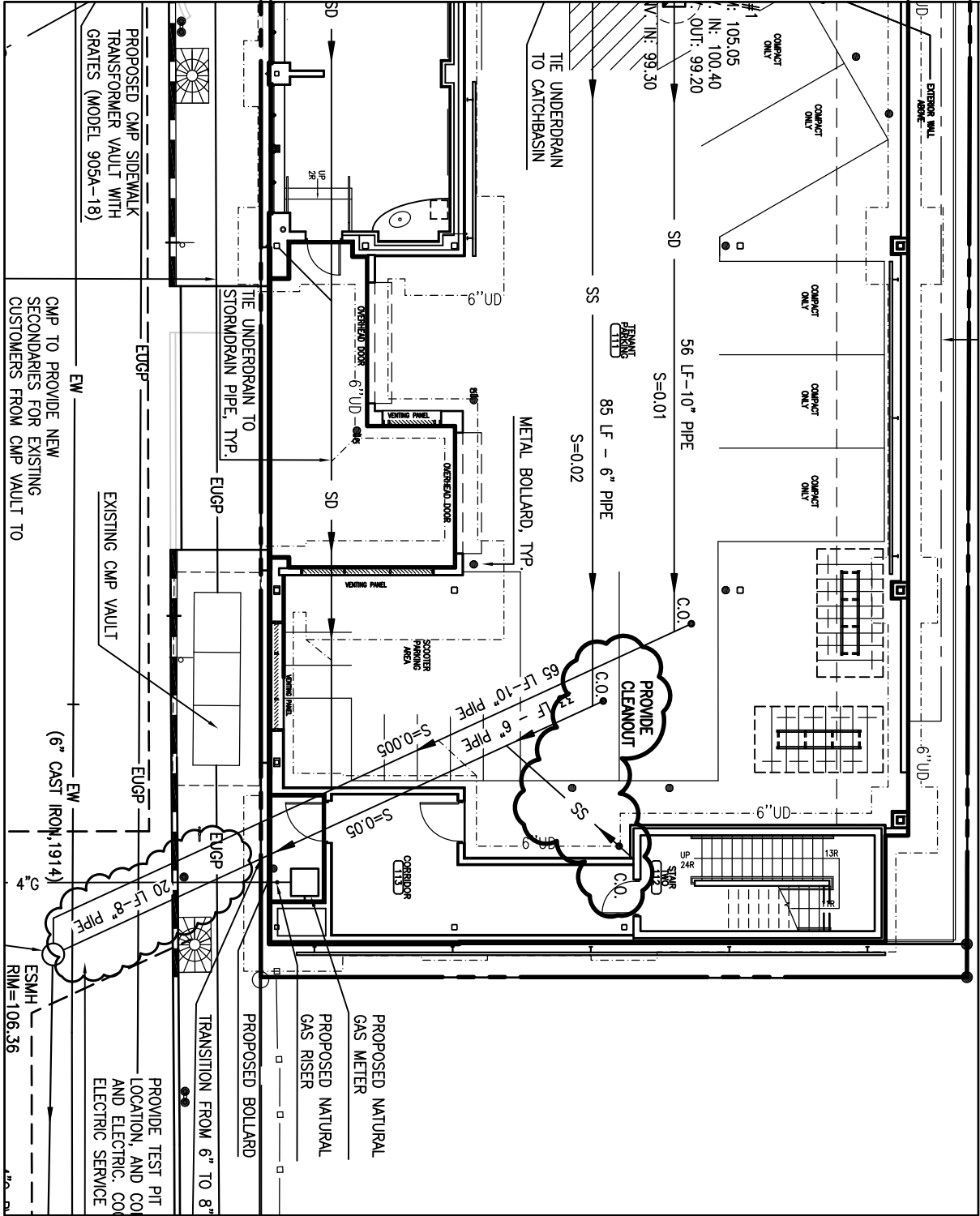
## Electrical:

31. Item number 22 in ADDENDUM 01 stated “Provide buried telephone service entrance per attached SKC-1, see civil items, above.” Attached is SKE-1 that indicates this change to the electrical documents.

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End of Addendum 01

Attachments: (See attached specifications, sketches and drawings listed above, if applicable)



Mitchell & Associates  
LANDSCAPE ARCHITECTS

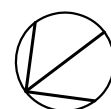
70 Center Street  
Portland, Maine 04101  
Tel: (207) 774-4427  
Fax: (207) 874-2460

Title: PIPE CLEAN OUT LOCATIONS

Date: 11/16/10

Project: OAK STREET EFFICIENCIES

Magnetic North:



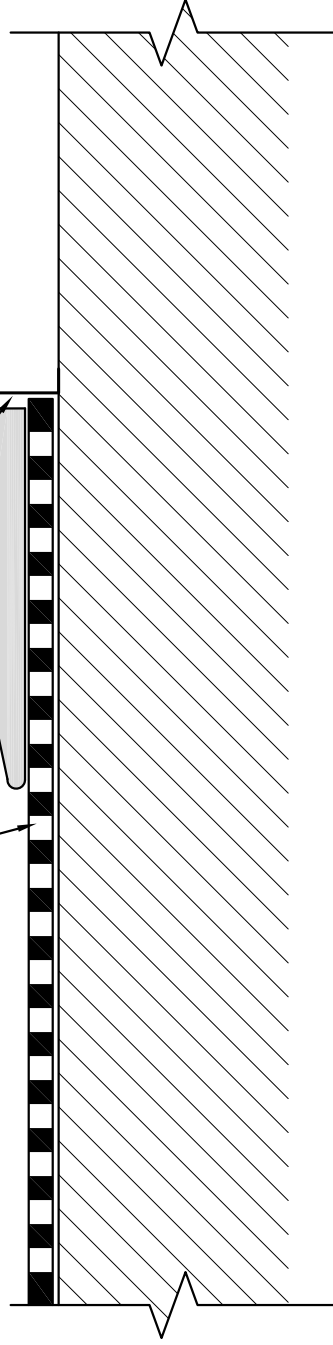
SK-2

FIBERGLASS SHOWER UNIT,  
REFER TO PLUMBING DRAWINGS

FILL CAVITY WITH SEALANT

TRANSITION STRIP, EQUAL TO  
JOHNSONITE CTA-XX-P

RESILIENT FLOOR, REFER TO FINISH  
LEGEND AND SCHEDULE



154 Cumberland Avenue  
Portland, ME 04101  
Phone: (207) 774-4441  
Fax: (207) 774-4016

Project:  
**OAK STREET LOFTS**  
72 OAK STREET  
PORTLAND, ME  
PROJECT #: 07446

Drawing Title:  
**RESILIENT TERMINATION @ TRANSFER SHOWER**

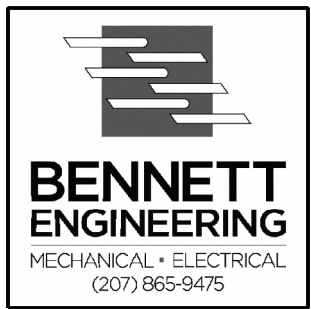
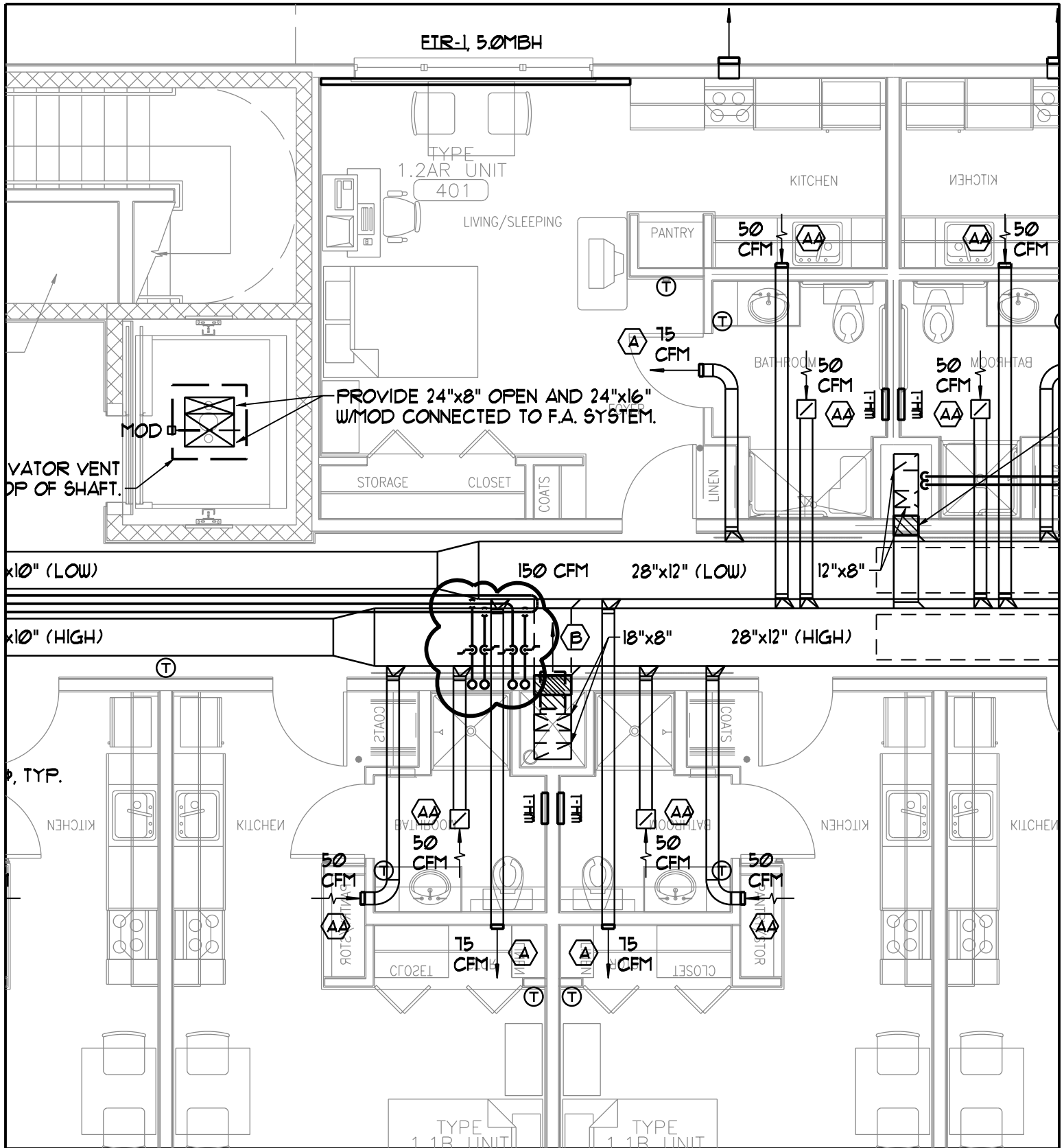
Scale:  
1" = 0" = 1'-0"  
Date:  
November 16, 2010

Drawing Number:

**SKA-2**

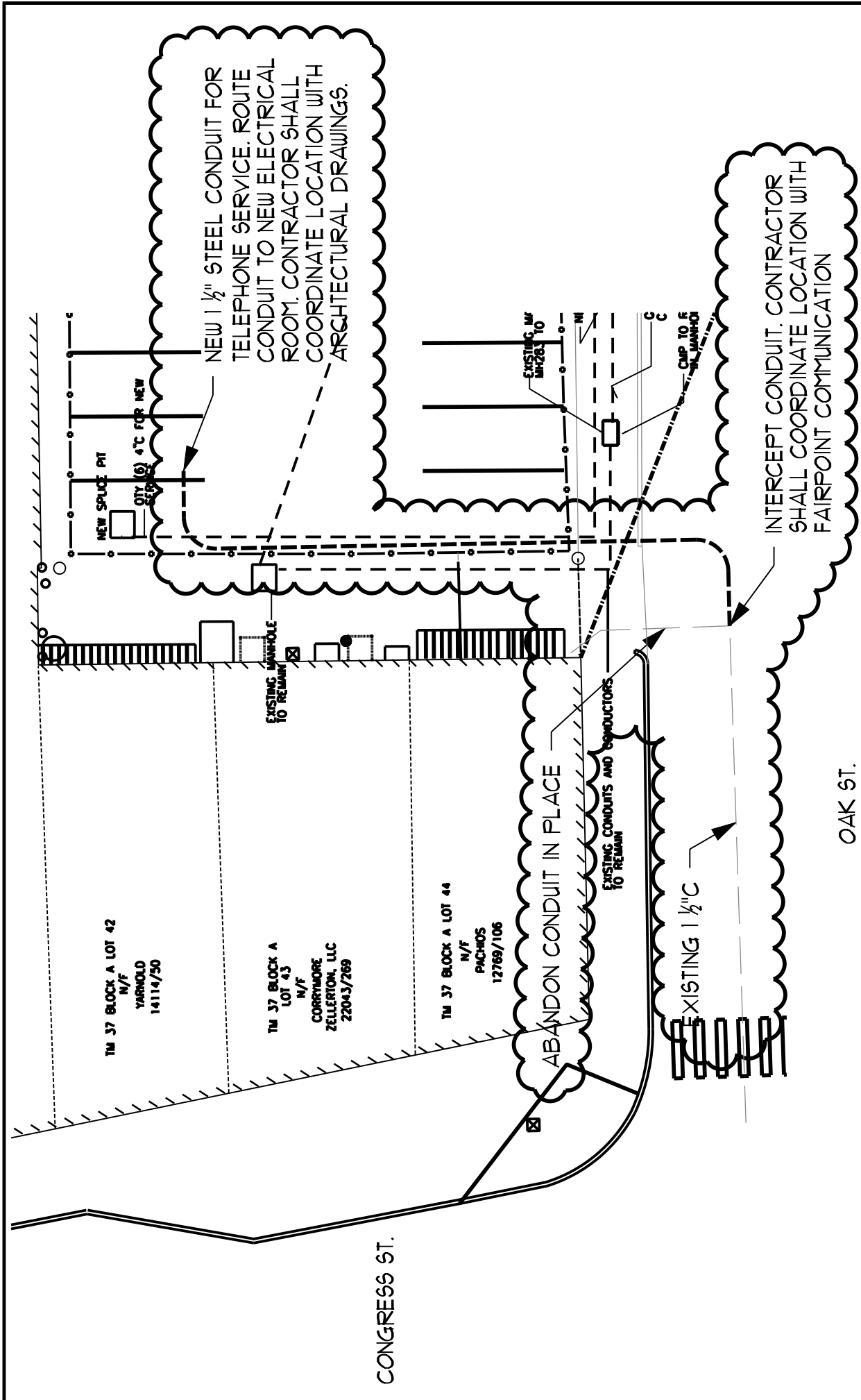


**Curtis Walker Stewart  
Architects**



<b>OAK ST LOFTS</b>	
DRAWING TITLE -	PARTIAL 4th FLOOR MECH PLAN
DESIGNED/CHECKED BY -	SMR / SPD
DATE -	11/10/10
SCALE -	3/16" = 1'-0"

SKM-1



TM 37 BLOCK A LOT 42  
N/F  
YARNOLD  
14114/50

TM 37 BLOCK A  
LOT 43  
N/F  
CORYMORE  
ZELLERION, LLC  
22043/269

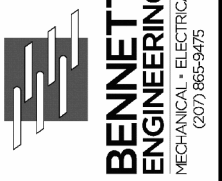
TM 37 BLOCK A LOT 44  
N/F  
PACHIOS  
12769/106

NEW 1 1/2" STEEL CONDUIT FOR TELEPHONE SERVICE. ROUTE CONDUIT TO NEW ELECTRICAL ROOM. CONTRACTOR SHALL COORDINATE LOCATION WITH ARCHITECTURAL DRAWINGS.

ABANDON CONDUIT IN PLACE  
EXISTING CONDUITS AND CONDUCTORS TO REMAIN

EXISTING 1 1/2" C

INTERCEPT CONDUIT. CONTRACTOR SHALL COORDINATE LOCATION WITH FAIRPOINT COMMUNICATION



**Oak Street Lofts**  
Portland, Maine

TITLE  
New Telephone  
Conduit Location

JOB # 3004  
DATE Nov 11, 2010  
SCALE NONE

SHEET  
SKE-1