

## Addendum 02

Date: September 26, 2011

To: Wright Ryan Construction (Construction Manager)  
From: Ben Walter, CWS Architects  
Regarding: Elm Terrace – Portland, Maine  
Subject: Addendum 02

**Modify the previously issued documents dated September 8, 2011 and any previously issued addenda, if applicable, as follows:**

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

1. In 00 31 00 Available Project Information, item 1.3.I, change all references to IBC 2066 to read “IBC 2009” in the listed code studies.
2. Add 00 31 00 Available Project Information, item 1.3.O ADDENDUM No. 1 to the Project Manual for Environmental Remediation Elm Terrace Portland, Maine, dated September 26, 2011. This addendum modifies the Project Manual listed in 00 31 00 Available Project Information, item 1.3.K.

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

3. Add item 2.2.C.3 to specification Section 09 21 00 Plaster Gypsum Board Assemblies as follows:  
“Moisture and Mold Resistant Gypsum Sheathing Board: 5/8” thick, treated paper face meeting ASTM D 3273, behind and adjacent to tub and shower surrounds, Type X where integral in a fire rated assembly, G-P ToughRock Mold-Guard Gypsum Board, or equal.”
4. Change the name of specification Section 07 53 05 to read “Elastomeric Membrane Roofing – Mechanically Fastened”.
5. In specification Section 07 53 05 Elastomeric Membrane Roofing – Mechanically Fastened, change 2.2.D.1 to read “Insulation Thickness: Provide a minimum of R-24 of insulation at roof drains tapered over 24 inches to an insulation system based on insulation thickness indicated on the remainder of the entire roof surface with a minimum of R-49. Provide tapered insulation system as indicated on the drawings. In areas of tapered insulation, the minimum insulation thickness shall be R=49 as indicated above. (Note: At roof locations where the roofing insulation system above the roof sheathing does not achieve R-49 (such as roof drains) the delinquent R value will be achieved by applying 07 21 19 Foamed-in-Place Insulation to the underside of the roof deck.)”
6. In specification Section 11 30 00 Residential Equipment, change 2.5 MICROWAVE to read “2.5 MICROWAVE (NIC, by Owner).

### **Drawings:**

**Title Page**  
N/A

## Civil and Site:

7. Replace Sheet No.: 3 with Sheet No.: 3, revised September 25, 2011. This change coordinates with revisions made in item 21 of Addendum 01 to Drawing M3.0.

## Structural:

N/A

## Architectural:

8. GENERAL NOTE: On all architectural drawings (Roof Plans, specifically), change all notes reading "Minimum 7" Isocyanurate" to read "Minimum R-49 Polyisocyanurate". This applies at all Elastomeric Membrane Roofing locations.
9. On Drawing 3.06, exterior insulation that appears to be "board insulation" is in fact Exterior Envelope Foamed-in-Place Insulation as specified in Section 07 21- 19 Foamed-In-Place Insulation.
10. On Floor/Ceiling Assembly C2 on Drawing A0.03, fill exterior wall cavity up to the top of the floor sheathing line with Blown Insulation per specification Section 07 21 26 Blown Insulation. Above the floor sheathing line continue filling the exterior wall cavity with the specified fiberglass insulation.
11. On Drawing 7.01 and 7.02, change all references to "1/2" Den sglass Sheathing" to read "1/2" Plywood Sheathing".
12. On Details 1, 2 and 3 on Drawing A7.07, provide Foamed in Place insulation in the cavities of all parapet and knee framed walls supporting railing fence supports.

## Mechanical:

N/A

## Electrical:

13. Modify 2.9.B in specification Section 26 00 00 – Electrical to read "Junction Boxes in all interior walls separating any Unit from another Unit or other adjoining interior space shall be provided with air vapor barrier boxes as manufactured by LESSCO, or equal. If putty type fire separation material is required by code to separate Junction Boxes service opposite sides of demising walls, provide the putty fire separation material inside the LESSCO boxes. Do not provide LESSCO boxes at exterior wall locations. Conductors passing through pull boxes shall be identified to indicate their origin and termination."

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End of Addendum 02

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



**ADDENDUM No. 1**

TO

**PROJECT MANUAL  
FOR  
ENVIRONMENTAL REMEDIATION  
ELM TERRACE  
PORTLAND, MAINE**

Dated: September 26, 2011

Issued by:

Summit Environmental Consultants, Inc.  
640 Main Street  
Lewiston, Maine 04240

Addendum 1 modifies the original *Project Manual for Environmental Remediation Elm Terrace, Portland, Maine* dated September, 2011 (and posted for distribution on the Summit Environmental Consultants, Inc. website ([www.Summitenv.com](http://www.Summitenv.com)) on September 9, 2011) as follows. This Addendum consists of three (3) pages.

1. SUGGESTED FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR CONSTRUCTION CONTRACT (EJCDC C-520);

CONTRACT TERMS – Page 1 of 8, Paragraph 4.02 A – Days to Achieve Substantial Completion:

DELETE Paragraph 4.02 A in its entirety and REPLACE with:

*The work will be substantially completed within 79 days after the date when the Contract Times commence to run provided in Paragraph 2.03 of the General Conditions, and completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions within 79 days after the date when the Contract Times commence to run.*

2. WAGE DETERMINATION – Page WD-1;

DELETE Page WD-1 in its entirety.

Davis-Bacon and/or State of Maine Wage Rates will not apply to this project.

3. SECTION 01010 – SUMMARY OF WORK Paragraph 1.03 Scope and Sequence of Work;

INSERT Paragraph 1.03 D Item 9:

*Cleaning of incidental mold growth present on surfaces throughout the building shall be included in the ERC scope of Work. The extent of mold observed within the building is limited and associated with current building conditions (e.g., lack of heat/ventilation). Building surfaces with visible mold shall be evaluated by the OWNER and ERC prior to commencement of cleaning, and should be cleaned in accordance with the recommendations presented in Appendix D.*

4. SECTION 02079 – LEAD-BASED PAINT ABATEMENT Paragraph 2.01 Scope of Work;

DELETE Paragraph 2.10 B 2 in its entirety and REPLACE with:

*Prior to work assigned, specific areas requiring paint removal or selected demolition will be delineated by the Owner. For perimeter exterior walls requiring selective cutting/demolition, the LEAD ABATEMENT CONTRACTOR will be responsible for removal of identified LBP from the corresponding interior surface as delineated by the Owner. The LEAD ABATEMENT CONTRACTOR will not be responsible for associated selective cutting/demolition of these areas.*

5. SECTION 02079 – LEAD-BASED PAINT ABATEMENT Paragraph 2.01 Scope of Work;

INSERT Paragraph 2.10 B 3 as follows:

*Remediation of LBP identified on exterior metal cornice trim (located on the roof parapet along the roof perimeter) is not included in the Environmental Remediation Scope of Work and will be addressed by others.*

6. Appendix D – **SURFACE CLEANING RECOMMENDATION FOR MOLD;**

INSERT attached Appendix D – SURFACE CLEANING RECOMMENDATIONS FOR MOLD.

## **APPENDIX D**

### **SURFACE CLEANING RECOMMENDATION FOR MOLD**

Building surfaces with visible mold remaining following completion of the environmental remediation and demolition scope of work should be cleaned in accordance with the following recommendations:

1. Isolate the affected area(s) using polyethylene (poly) sheeting critical barriers;
2. Remove all affected non-porous materials (i.e.; sheetrock, ceiling tile, carpet, etc.) and place within poly bags or wrap in poly sheeting. These materials will be removed from the work area after wrapping or containerizing and may be disposed of as demolition debris;
3. Clean non-porous surfaces, and those materials which cannot be removed (e.g.; non-painted brick walls, wood) using a vacuum equipped with a High Efficiency Particulate Air (HEPA) filter to remove loose debris;
4. Clean surfaces using wet methods. A detergent or bleach solution (10% concentration of bleach to water) is recommended to wash the surfaces using rags or other cleaning media.
5. Once visibly clean, the surfaces should be rinsed with fresh cleaning solution followed by at least one rinse with clean water;
6. Vacuum cleaned surfaces using a “wet” vacuum to remove any excess water;
7. Upon completion of the cleaning process, the surfaces should be visually assessed for the presence of residual mold. Re-clean surfaces if residual mold is observed;
8. Allow surfaces to completely air dry. Dehumidifiers, fans or other ventilation equipment may be used to expedite this process;
9. Encapsulate, as practicable, cleaned porous surfaces remaining within the area.

During the cleaning process, personnel performing this work should wear Personal Protective Equipment (PPE) including but not limited to: respiratory protection, eye protection, appropriate gloves, and coveralls.

It is recommended that affected areas be assessed prior to commencement of cleaning activities so that appropriate control, cleaning and PPE procedures are used.

**END OF ADDENDUM**