



To: General Contractors  
From: Greg Shinberg, Project Manager  
Re: 645 Congress Addendum # 3  
Date: June 19, 2009

NOTE:

The bid date shall be extended to Thursday, June 25<sup>th</sup> at 3 PM at the offices of Shinberg Consulting.

See attached memo AS-3 From CWS Architects

The following are clarifications:

1. All places that new flooring is called out, old goods shall be removed by the GC;
2. The Marmoleum flooring to be used shall be 2.5 mm;
3. The stair treads shall be Johnsonite or equal with ADA treads. Note that the risers shall be the same product. 4" vinyl cove base at all landings;
4. The tile at the lobby entry shall be Tau Ceramica Corten A which should match the same type of exterior tile shown by CWS at the first level;
5. The walk off mats shall be J&J Invision Runway Modular or equal;
6. All padding under new carpet shall be 8 pound rebonded;
7. Any baseboard to be added for new rooms such as bathrooms shall be 1x4 #2 pine primed and painted 2 coats (note can be finger jointed);
8. Wherever there is a transition from linoleum or tile to carpet, use a standard vinyl edge strip;
9. All Corridors at levels 2 to 6 to receive a Shaw Philadelphia Media Blitz 26 oz / sy nylon direct glue down (or equal);
10. The unit carpet is J & J Link Style (2665) YAM 100% nylon 26 oz / sy 12' wide Class 1 or equal;
11. The new metal exterior wall studs shall be installed as per plan with a gap to the existing plaster or drywall which shall remain in place;

12. As noted in Unit Prices number 4 – the soffit to be 7" x 7";
13. The freezer and cooler in the existing kitchen to remain intact; All kitchen equipment (including hoods etc) to remain intact
14. Floor preparation at all new flooring to be carried as follows: Provide Ardex Feather Patch (or equal) allow for 100 Man Hours and 500 pounds of floor patch;
15. Any concealed plumbing pipe that does not meet code is the responsibility of the Owner. New plumbing waste and feed lines per spec;
16. All paint as noted in schedule – 2 coats on all ceilings, 2 coats on all walls, 2 coats at all trim with proper sanding and preparation before and between coats;
17. Kitchen Cabinets – Acceptable equal is Armstrong White Thermofoil Summit Hill Door style Vanilla Cream color or Aristokraft Standard Overlay Augusta Antique Color Select Construction Standard Matte Finish post form.

Provide the following Add Alternate Prices:

**Number 3:** Installation of a minimum of 300 c/ yds of Shaw Philadelphia Gainsborough Carpet 12' or 15' wide over 8 # rebonded pad; \_\_\_\_\_ \$ per s/yd installed (or equal)

**Number 4:** Installation of a minimum of 200 sft of Dal Keystone Mosaic 2" x 2" Color Group 1 or 2 with Portland Cement Sanded Grout installed over 3/8" ULC plywood \_\_\_\_\_ \$ per s/ft installed (or equal)

**Number 5:** Installation of a dropped ceiling (Chicago) for an area that is a minimum of 120 s/ft \_\_\_\_\_ \$ per s/ft Installed

**Number 6:** Installation of 12" 12 " VCT Mannington Designer Essentials \_\_\_\_\_ \$ per s/ft installed with 2 coats wax and sealer

## A-S Addendum 03

Date: June 19, 2009

To: **Bidding General Contractors** and Registered Plan Holders  
From: Ben Walter, CWS Architects  
Project: **Renovations to 645 Congress Street** – Portland, Maine  
Subject: **A-S Addendum 03**

**This addendum applies ONLY to the project's Architectural and Structural (A-S) design scopes only to be bundled and published along with other addenda items by Shinberg Consulting. Refer to additional addenda information by other design trades published by Shinberg Consulting.**

**Modify the previously issued documents dated May 27, 2009 and any previously issued addenda, if applicable, as follows:**

**Bid and Contract Documents: N/A**

### **Structural Items:**

1. The Contractor may provide as an OPTION to details specified, the following at the locations where the existing basement extends below the sidewalk on Congress Street:

The owner is allowing the contractor the option of infilling the basement cavity located below the existing sidewalk with structural fill (between the existing stone foundation wall and new CMU walls between Grids A/5 and A/10).

Therefore, at the contractor's discretion, provide either a) the scope of improvements for this work indicated on the plans; or b) make the following adjustments to the contract documents. If this option is selected by the Contractor, updated architectural and structural drawings will be prepared after the bid opening and the contractor will provide a lump sum price based on the updated revised project documents when they are completed.

1. **H1/S2.1** – Revise Detail H1 as follows:
  - a) Add (2) 8" CMU reinforced foundation walls with footings per section H9/S3.2, (approximately 3 feet long each) between the existing stone foundation wall and each end of the CMU lintel located between A/5.1 and A5.2 specified on SK-S10 (the new CMU walls are on each side of the existing fire-main piping as it penetrates the existing stone foundation wall). Top of new CMU foundation walls shall match top of adjacent CMU walls.
  - b) Add note which specifies coating CMU wall surfaces that are in contact with structural fill using the foundation damp-proofing specified elsewhere in the contract documents.
  - c) Add note which specifies 4" diameter schedule 35 perforated foundation underdrain from grid A/5 to grid A/10. Underdrains shall be encased in crushed stone (4 inch thick all sides of drain) and stone shall be encased in Mirafi 140N geotextile fabric. Connect underdrain outlet to cast in place 1'x1'x1' (clear dimensions) reinforced concrete sump pit with 3/8" steel floor plate lid.

- d) Add note which specifies infilling basement between existing stone wall and proposed masonry wall with structural fill, compacted in 8 inch lifts with a vibratory compactor. Extent of infill shall be approximately from grid A/5 to grid A/10. Top of compacted fill shall extend to new sidewalk slab on grade above.
  - e) Add note which specifies 1/8" thick mastic coating applied to existing cast-iron columns and existing column steel base plates at areas which will be in contact with structural fill or concrete.
2. **C8/S3.3** – Revise Detail C8 as follows:
- a) Delete metal deck and embedded reinforcement bars.
  - b) Add compacted structural fill underneath concrete slab on grade (sidewalk).
  - c) Add reference to foundation dampproofing

## Architectural Items:

2. CLARIFICATION: Detail 6 on Drawing A7.01 indicates "Continuous" Spray-in-Foam Insulation (see spec) applied to the exterior brick masonry walls. In addition to the wall and floor cavity shown in the detail, provide the Spray-in-Foam Insulation, R-19 as specified, continuous at all exterior masonry wall locations from the 2<sup>nd</sup> floor system to the underside of the roof deck, extending 24" around the perimeter of the roof deck. Additionally, provide Spray-in-Foam Insulation, R-19 as specified, continuous at all first floor existing and proposed exterior wall locations in place of the insulation systems graphically indicated on the details on drawings A7.01, A7.02, A7.03 and on Wall Types 6, 8, 8A, 10 and 11 on Drawing A0.01 so as to provide a continuous Spray-in-Foam insulation envelope at all exterior wall locations.
3. Change the thickness of the Aluminum Sheets in specification Section 07 61 00 – Sheet Metal Roofing and Siding, item 2.2.A from "0.050 inch thick" to "0.040 inch thick".
4. The Bike Canopy Roof Framing Plan details on Drawing S5.2 indicate "ROOF DECK (See Architectural Drawings). For the roof decking material, provide a complete (all required fasteners and accessories) corrugated roof deck system with a clear-coat Galvalume finish in a gauge capable of spanning 36" self-supported. Provide exposed fasteners and material isolation washers with a holding capacity capable of meeting the IBC code stipulated wind loads. Provide submittals for review indicated materials and pull out strength of fasteners.
5. Provide Lockset 2 as listed on the Hardware Schedule issued in Addendum 01, 08 June 2009 at ALL existing residential apartment unit entrance doors located on floors 2 through 6.

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End of A-S Addendum 03

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