

Addendum #1

To

Construction Documents

For

**The Parkside Neighborhood Center
and Affordable Housing
Mellen & Grant Streets,
Portland, Maine 04101**

February 12, 2004

TO:

Bidders of record

FROM:

TFH Architects
100 Commercial St.
Portland, Maine 04101

SUBJECT:

**The Parkside Neighborhood Center
And 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 29, 2004. 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 Specification pg TOC-3, – dated 2/10/04
- 1-2 Specification pg 05120-1, – dated 2/10/04
- 1-3 Specification section 06401 – dated 2/10/04
- 1-4 Specification section 09640 – dated 2/10/04
- 1-5 Specification section 09650 – dated 2/10/04
- 1-6 Specification section 11451 – dated 2/10/04
- 1-7 Drawing C-8, dated 2/11/04
- 1-8 Drawing CSK1, dated 2/10/04
- 1-9 Drawing CSK2, dated 2/10/04
- 1-10 Drawing CSK3, dated 2/10/04
- 1-11 Drawing CSK4, dated 2/06/04
- 1-12 Drawing CSK5, dated 2/11/04
- 1-13 Drawing CSK6, dated 2/11/04
- 1-14 Drawing SKA 1, dated 2/10/04
- 1-15 Drawing SKA 2, dated 2/10/04
- 1-16 Drawing SKA 3, dated 2/10/04
- 1-17 Drawing SKA 4, dated 2/10/04
- 1-18 Drawing SKA 5, dated 2/10/04
- 1-19 Drawing SKA 6, dated 2/10/04
- 1-20 Drawing SKA 7, dated 2/10/04
- 1-21 Drawing SKA 8, dated 2/10/04
- 1-22 Drawing SKA 9, dated 2/10/04
- 1-23 Drawing SKA 10, dated 2/10/04
- 1-24 Drawing SKA 11, dated 2/12/04
- 1-25 Drawing SKS 1, dated 2/12/04
- 1-26 Drawing SKS 2, dated 2/12/04
- 1-27 Drawing SKS 3, dated 2/12/04
- 1-28 Drawing SKS 4, dated 2/12/04
- 1-29 Drawing SKS 5, dated 2/12/04
- 1-30 Drawing SKS 6, dated 2/12/04

- 1-31 Drawing MSH P-1, dated 2/13/04
- 1-32 Drawing MSH P-2, dated 2/13/04
- 1-33 Drawing MSH P-3, dated 2/13/04
- 1-34 Drawing MSH P-4, dated 2/13/04
- 1-35 Drawing MSH P-5, dated 2/13/04
- 1-36 Drawing MSH P-6, dated 2/13/04

CHANGES TO THE SPECIFICATIONS

- 1-37 Table of Contents - DELETE page TOC- 3, dated 1/29/04 and REPLACE with page TOC- 3, dated 2/10/04.

- 1-38 Instructions to Bidders – REVISE Paragraph 3 – The bid due date is being extended until February 27, 2004 at 1:00 PM. The remainder of this paragraph remains intact.

- 1-39 Instructions to Bidders – REVISE Paragraph 17 – ADD the following sentence to end of this paragraph. ‘Bid Bonds are only required for contracts in excess of \$25,000’.

- 1-40 Instructions to Bidders - REVISE paragraph # 21 with the following, which will be included in the Construction Managers contract
 21 ‘Liquidated Damages – The Construction Manager and the Construction Manager’s surety, if any shall be liable for and shall pay the Owner the sums hereinafter stipulated as liquidated damages for each calendar week of delay after the date established for Substantial Completion in the Contract Documents until the Work is Substantially complete.’
 Nine hundred and twenty three Dollars (\$923).

- 1-41. Section 05120 Structural Steel, paragraph 1.3. DELETE Paragraph B. Specification section 05500 Metal Fabrications does not exist.

- 1-42. Section 02200 Earthwork DELETE Specifications sections 2.01 B & 2.01D, dated 1/29/04. The gradations for select fill and crushed stone are as specified in the Geotechnical Report dated 2/07/04.

- 1-43. Section 04810 UNIT MASONRY ASSEMBLIES – Revise section 2.1, paragraph B, #4 – a, to read ‘6 inches nominal; 5 5/8” actual’.

- 1-44 Section 06401 Exterior Architectural Woodwork - DELETE entire section dated 1/29/04 and REPLACE with Section 06401 Exterior Architectural Woodwork, dated 2/10/04.
 Handrail performance requirements have been integrated throughout the section.

- 1-45 Section 09650 Resilient Flooring - ADD entire section, dated 2/10/04.
 Incorporates Linoleum called for on finish schedule sheet A7.1.

- 1-46 Section 11451 Residential Appliances - DELETE entire section dated 1/29/04, and REPLACE with Section 11451, Residential Appliances, dated 2/10/04. Section clarifies the scope of work for Kitchen appliances.
- 1-47. Section 15400, REVISE Paragraph 2.06 ADD the following sentence: “Provide a trap primer for all floor drains”.
- 1-48. Section 15400, REVISE Paragraph 2.11 ADD the following sentence: “Provide domestic hot water recirculating pumps as shown on drawings. Add aquastat to control recirculating pump with temperature set to 120F (adjustable). Provide a circuit steer, check valve and ball valve at the end of domestic hot water branch piping shown on drawings and start of recirculation pipe back to the boiler room.
- 1-49. Section 15991, Paragraph 2.01 Thermostats - DELETE Specification section 2.01 Thermostats dated 1/29/04, and replace with the following dated 2/10/04:

2.01 THERMOSTATS

Provide thermostats for each heating zone and both of the Domestic Hot Water Heaters. Thermostats to be electronic temperature sensing (no mercury bulb). Room thermostats to have range of 50°F to 85°F. Thermostats to be digital non-programmable with 24 VAC power (no battery). Thermostats to have freeze protection feature that will keep room at 40°F even if thermostat switch is in “Off” position. Each sensor shall be located where shown or not shown, where it will respond to the average temperature in the room. Sensors shall be mounted 48 inches above the floor and shall not be mounted on outside walls or partitions between offices if other locations are possible. If located on outside wall, it shall have an insulated base. Provide protective enclosures for thermostats in public areas to prevent tampering. Protective enclosures must not protrude more than 4” from wall surface. Thermostat to be Invensys T201-FP series or approved equal.

CHANGES TO THE GEO-TECH REPORT

- 1-50 DELETE ‘UNDERDRAIN DETAIL’, dated 1/21/03 and REPLACE with ‘UNDERDRAIN DETAIL’ CSK-4, dated 2/06/04.

Revises entrance slab note, adds dimensions to underdrain.

CHANGES TO THE DRAWINGS

| <u>Item</u> | <u>Sheet</u> | <u>Detail</u> | <u>Description</u> |
|----------------|--------------|-----------------|--|
| General | | | |
| 1-51. | G-1 | Partition Types | REVISE 2 hr partition type ‘2E’ to 6” CMU. |

Civil

- 1-52. C-2 Site plan REVISE Site Plan dated 1/29/04 with the following. Assume the existing paved driveway area to the east of the will require 10' of repaving and subsurface preparation east of the lot line, per site details.
- 1-53. C-4 4 REVISE detail #4 dated 1/29/04 with the following. Increase size of pressure treated wood from the currently noted 4" x 4" to 6" x 6". The copper cap should increase in size accordingly.
- 1-54. C-6 2 DELETE detail #2 dated 1/29/04 and REPLACE with new detail #2/ CSK-4 dated 02/10/04. Revises entrance slab note, adds dimensions to underdrain.
- 1-55. C-8 2 DELETE Drawing C-8 dated 1/07/04 and REPLACE with new Drawing C-8 dated 02/11/04. Revises the site plan background with the most recent site plan from Pinkham & Greer Consulting Engineers.

Architectural

- 1-56. A-1.0 1 REVISE Basement Floor Plan dated 1/29/04, with SKA-11 dated 02/12/04. Revises chimney construction.
Bldg A
- 1-57. A-2.0 1 REVISE detail #1 1/29/04 with SKA-2 dated 02/10/04. Revises height of mechanical louvers and tile mosaic band.
Bldg A
- 1-58. A-2.0 2 REVISE detail #2 1/29/04 with SKA-3 dated 02/10/04. Revises height of mechanical louvers and tile mosaic band.
Bldg A
- 1-59. A-2.1 2 REVISE detail #2 1/29/04 with SKA-1 dated 02/10/04. Revises height of mechanical louvers and tile mosaic band. Add detail tag out for bracket detail on SKA-4
Bldg A
- 1-60. A-3.2, Bldg A 5 REVISE detail #5 1/29/04 with the following. Add the following notation for Building B accessible unit kitchens rooms 104 & 129. 'Kitchen sink and minimum 36" of counter immediately adjacent to be mounted @ 34" aff. The

- area below the sink is to be clear and comply with ANSI 117.1 (1986). Protect piping with removable panel matching finish of adjacent cabinets. The bottom of wall mounted cabinets are to be mounted at 48" aff. ADD new details on SKA-8 & 9 for accessible units.
- 8, 9
- 1-61. A-5.2 Bldg A 6,7,8 ADD details #6, 7, & 8 on SKA-6 & 7 dated 02/10/04. Details for bottom, top and section of porch brackets.
- 1-62. A-1.1 Bldg B 1 ADD notes on SKA-10 dated 02/10/04. Replace sheathing and air barrier with pressure treated plywood & ice and water shield to 48" above foundation. Delete chase in closet off bedroom 124.
- 1-63. A-7.1 Bldg A/B ADD Window flashing sequence on SKA 5 dated 2/10/04 to Sheet A7.1 dated 1/29/04. Indicates typical window flashing sequence for window openings.

Structural

- 1-64 S0.1 Bldg A/B INSERT Joist Hanger Schedule per SK6.
- 1-65 S1.0 Bldg A Revise footing elevations and step locations per SK1.
- 1-66 S1.0 Bldg B Add footings and foundation walls for porches per SK2.
- 1-67 S1.0 Bldg B Add chimney footing per SK3.
- 1-68 S3.0 Bldg B Add porch framing per SK4.
- 1-69 S7.0 Bldg A/B INSERT Section 9 per SK5

Mechanical

- 1-70. P1.0, Bldg A REVISE sheet P1.0 dated 1/29/04 per MSH P-1, MSH P-2 and MSH P-3 dated 2/13/04 as follows: Clarified pipe sizing and added trap primers, backflow preventer data and fire department connection.
- 1-71. P1.1, Bldg A REVISE sheet P1.1 dated 1/29/04 per MSH P-4 and MSH P-5 dated 2/13/04 as follows: Clarified pip sizing and added trap primers and non-freeze hose bib.
- 1-72. HVAC2.1, Bldg A REVISE sheet dated 1/29/04 as follows:

Domestic Hot Water Heaters are mislabeled. DWH-1 is Community Domestic Hot Water Heater and DHW-2 is Apartment Domestic Hot Water Heater.

- 1-73. P1.0, Bldg B REVERSE sheet P1.0 dated 1/29/04 per MSH P-6 dated 2/13/04 as follows:
Added fire department connection and showed exterior valve boxes for sprinkler and domestic water entrance.
- 1-74. HVAC2.1, Bldg B REVERSE sheet dated 1/29/04 as follows:
Domestic Hot Water Heater is mislabeled. Hot water heater is DWH-3 and is Apartment Domestic Hot Water Heater.
- 1-75. HVAC2.2, REVERSE sheet 'Fan Schedule', dated 1/29/04 as follows:
The EF-2 in for the Elevator Room A006 is to be controlled by Division 15.

Electrical

No items.

NEW DRAWINGS

| <u>Item</u> | <u>Sheet</u> | <u>Detail</u> | <u>Description</u> |
|-------------|--------------|---|--------------------|
| 1-76 | CSK-2 | Underdrain locations, | Building A. |
| 1-77 | CSK-3 | Underdrain locations, | Building B. |
| 1-78 | CSK-4 | Underdrain locations, | Building B. |
| 1-79 | SKS-1 | Foundation plan, | Building A |
| 1-80 | SKS-2 | Partial Foundation plan, | Building B |
| 1-81 | SKS-3 | Partial Foundation plan, | Building B |
| 1-82 | SKS-4 | Partial 2 nd floor framing plan, | Building B |
| 1-83 | SKS-5 | Partial 2 nd floor framing plan, | Building B |
| 1-84 | SKS-6 | Partial 2 nd floor framing plan, | Building B |

Questions & Clarifications

- 1-85. CLARIFICATION
All bidders are responsible for reviewing the information contained in the Specification Manual through Division 1. Failure to do so will not be grounds for changes to the Contract.

- 1-86. QUESTION
Will a licensed electrical engineer be required for construction supervision of the work described in Section 16000.

ANSWER

No.

1-87. CLARIFICATION

Refer to detail 'Typical soil supported slab section' on Sheet S0.1 for typical slab section. Coordinate all concrete form and flat work with Civil and Geo-tech documents.

1-88. QUESTION

MSHA requires all public carpets 26 oz. and unit carpet to be 20 oz. this is not in the spec.

ANSWER

Public areas residences will have sheet linoleum flooring; all units shall have minimum 20 oz yarn weight carpet.

1-89. QUESTION

Is pad used under all carpet?

ANSWER

All carpet is to be padded **except** areas on concrete slabs in the basement of Building A. These areas will be direct glue down on a properly prepared slab.

1-90. QUESTION

What is the approved list of manufacturers for the engineered wood flooring?

ANSWER

See also attached revised Specification section 09640 paragraph 3.5. The basis of design is Green Mountain Flooring (Portland, ME), 'Red Oak'. Alternates in oak, maple or ash & meeting this products specification with a vertical grain or quarter sawn slicing should be acceptable. A rotary sawn slicing will not be approved.

1-91. QUESTION

What is the spec for vinyl flooring?

ANSWER

See attached new Specification section 009650 Resilient Flooring. This specifies the linoleum (not vinyl) to be bid.

1-92. QUESTION

What kind of finish is carried on the landings of the public stairways?

ANSWER

Public landings are to be rubber similar to stairs. Landings at grade level are to be rubber unless specified as walk off mat (PNC). Stairs within units are to be carpet.

1-93. CLARIFICATION

Specification 07531 EPDM Single Ply Membrane Roofing, Paragraph 3.9 – The ‘Roofing Installers Warranty’ indicated is a sample indicting the expected criteria for the selected roofing contractor. The selected roofing contractor will be expected to provide a similar warranty upon completion of the work.

1-94. CLARIFICATON

Typical residence unit interior elevations are shown on Sheet A3.2 Bldg A. These are intended to cover the range of interior conditions for all units in Buildings A & B. Unique conditions are called out in respective plans and reflected ceiling plans or similar interior elevations as required. Sub contractors are to coordinate plans, reflected ceiling plans, schedules and typical unit elevations for the appropriate scope of work.

1-95. QUESTION

There appears to be no specification for the granite wall caps. Can I acquire those?

ANSWER

Swenson or Concord Grey Granite with a flame finish is the basis for design. Granite with similar characteristics will be acceptable. For bidding purposes assume all caps are 7 5/8” in height, see drawings for lengths, and widths.

1-96. QUESTION

Is there a spec on the concrete block sills, are these precast sills?

ANSWER

The sill blocks and belt course blocks are specified in section 04810, pg. 3, Paragraph C – Decorative Concrete Masonry Units.

1-97. QUESTION

The Specs call for the aluminum fence to have .080 wall rails and .060 wall posts Delgard (nor any other company that I am aware of) offer .080 wall rails. I believe they should be .070. The posts should be .075 thick for an Industrial grade fence.

ANSWER

Both of the fence options are to be of commercial grade. Revise specifications for the base bid ‘Delgard’, ‘Stratford’ style on Sheet A1.1, Bldg. A to the following:

Pickets – 1” x 1”x .065” walls, Rails – 1 5/8” x 1 5/8” x .070” top wall, .100 side walls, Posts 2 1/2” x 2 1/2”x .075 walls, gates 4” x 4” x .125” walls

ARCHITECT'S SUPPLEMENTARY INSTRUCTIONS

None

CERTIFICATION

By: _____ Date: _____

END of ADDENDUM #1