

# **ADDENDUM #1**

**March 29, 2005**

**Iris Park Apartments L.P.**

**Portland, Maine**

DATE: March 29, 2005

FROM: Semple & Drane Architects  
496 Congress Street  
Portland, ME 04101

TO: All Prospective Bidders

RE: Addendum No. 1 to the Bidding Documents for:

**Iris Park Apartments L.P.**

**Portland, Maine**

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated March 21, 2005.

Acknowledge receipt of this Addendum in the space provided in the Bid Form that has been provided by Benchmark, Construction Manager.

Michael Chestnutt  
**Semple & Drane Architects**

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## **GENERAL**

The Owner shall provide testing services for concrete and compaction tests. The Contractor shall provide all other testing required in the documents even if designated to be provided by the Owner in specific sections.

## **SITE AND LANDSCAPING**

### **PERTAINING TO THE PROJECT MANUAL:**

**ADD** specification section 02760- Stamped Concrete Paving in its entirety.

Section 02870 Site Improvements

**ADD** the following:

“2.1 Materials

- f. Seating Bench (main entry) – Bench shall be “City Limits Series” Model CL407P – 15 degree (3 seat) Concave w/back, in-ground mount, color Black, two sets required as shown on SK 3. Bench as manufactured by Wabash Valley Manufacturing, Inc. PO Box 5, 505 East Main Street, Silver Lake, IN 46982, as distributed by M.E. O’Brien & Sons, Inc. Medfield, MA 02052 (800) 835- 0056
- g. Mounting Plate Cover- Model MC103N (set of three) two sets required color Black.
- h. Bench Arm(s) – Arm package Model AP104N Arm Package with back (set of four) two sets required, color Black.

3.5 Benches

- a. Install benches in quantities as shown on drawings and in accordance with Manufactures requirements.”

### **PERTAINING TO THE DRAWINGS:**

#### **On Drawing C1**

**ADD** note “The site Contractor is responsible for providing 2- 24”x 48” lightweight concrete condenser pads. Locate condenser pads to the east of the front entry porch and behind the retaining wall and railing.”

## **SKETCHES SKL**

**SKL-1-** Raised Wheelchair Accessible Planter

**SKL-2-** Raised Planter

## **STRUCTURAL:**

### **PERTAINING TO THE PROJECT MANUAL:**

None

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## PERTAINING TO THE DRAWINGS:

None

## SKETCHES SKS

**SKS-03-** Lintel schedule

**SKS-05** – Partial Framing Plans

## ARCHITECTURAL

## PERTAINING TO THE PROJECT MANUAL:

Section 01230- Alternates

Page 1, Part 3, Item; **ADD** the following:

“B. Alternate 2: 1. Painting contractor shall provide all interior paints with no VOC’s. Painting contractor shall revise each paint listed for interior use and provide a no VOC equivalent.”

C. Alternate 3: 1. Provide stamped concrete in rear drop-off zone as per L-1 and 2/ L-3.

D. Alternate 4: Provide an Allowance of \$12,000 for 4 metal roof canopies as shown on the exterior elevations over each exit door and on partial wall section 2/A205.

E. Alternate 5: Replace insulated high performance tinted glass (see addendum #1) at the storefront with the following:

1. Insulating glass as per specification 08800, 2.3.
2. Provide Night Vision Series, Scotchtint, sun control window tint by 3m or equal. Dealer/ Applicator: Maine Sun Solutions, Joe Curran, 781-9917.

Section 03450 – Architectural Precast Concrete

### **Clarifications:**

1. All Architectural Precast Concrete lintels shall be supported by steel angle Lintels. See Lintel Schedule on SKS-03.
2. See Addendum No. 1, Drawing A201, B2 South Elevation for change in bearing dimension.

Section 04810 – Unit Masonry Assemblies

Page 1, Part 1, Item 1.2,B; **ADD** the following:

“5. Division 13 Section “Metal Building Systems”. Metal Building System Manufacturer shall coordinate horizontal girt locations with masonry veneer ties.

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Page 5, Part 2, item 2.2, C; **DELETE** 4,a. **ADD** item as follows: “a. Standard Modular: Intent is to have brick supplied locally.”

Page 5, Part 2, item 2.5, B; **Change** portion of sentence that reads “216 inches o.c.” to read as follows “16 inches o.c.”.

Page 11, Part 3, item 3.8, A, 4; **Change** portion of sentence that reads “18 inches o.c. vertically” to read as follows: “16 inches o.c. vertically”.

## Section 07161 – Modified Cement Waterproofing

Page 1, Part 1, Item 1.2.A.1.a.; **CHANGE** to read as follows: “a. For application to interior face of foundations where exposed to view including but not necessarily limited to the elevator pit. Pit floor shall be included in scope of coating application.”

## Section 07210 – Building Insulation

Page 3, Part 2, Item 2.2. **ADD** the following item: “H. Slab edge insulation: Foil-faced polyisocyanurate (urethane) foam insulation equal to Johns Manville “AP” sheathing board. Type: Comply with ASTM C 1289, Type I, Class 1. Size: Provide ¾” thick boards, cut to width as necessary. Performance: Compressive strength shall not be less than 20 psi. R-value of 6.5 per inch thickness (5 for thickness specified). Fire hazard: maximum flame spread of 75 and smoke developed index of 200 or less. Vapor Barrier Sheeting:

Page 3, Part 2, Item 2.4, A: **CHANGE** portion of sentence that reads “6 mils thick” to read as follows: “15 mils thick”.

## Section 08411 – Aluminum Entrances and Storefronts

Page 4, Part 2, Item 2.3.; **ADD** the following:

“F. Framing System Profiles shall be as follows:

1. At Exterior Systems, provide manufacturer’s standard thermally broken extrusions with 2 inch x 4-1/2 inch profile.

## Section 08411 – Aluminum Entrances and Storefronts

Page 4, Part 2, Item 2.2.; **ADD** the following:

“G. Continuous deflection Joint system at D type windows

1. Provide .125” th. Aluminum break metal deflection track at head of D type windows. Provide entire width of rough opening. Color and finish shall match window. Do not anchor window heads or vertical components between units to deflection track. Provide deflection of L/360.

## Section 08800- Glazing

Page 4, Part 2, Item 2.3, A, 3; **Delete** the following: “Air or Argon.”

**ADD** the following: “Low E and Argon.”

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Page 4, Part 2, **ADD** Item, “2.3.1 HIGH PERFORMANCE TINTED FLOAT GLASS

A. Provide glazing at storefront system as follows: 1” Insulated heat strengthened or tempered, SuperGrey glass outer lite and Energy Advantage Low E glass inner lite by Pilkington Building Products (419-247-3731) or equal.

Page 5, Part 2.; **ADD** the following item:

“2.9 Insulated Filler Panel for Exterior Openings:

H. Provide and install in Aluminum Storefront openings indicated as Spandrel Panels, panels with the following characteristics, as manufactured by High Standard, Mapes, Inc., or equal:

1. Thickness: 1 inch.
2. Face Material: Baked-on high performance organic coating equal to Kynar, applied to smooth aluminum skin.
3. Stabilizer Backing Sheet: Glass fiber reinforced plastic, 0.063 inches thick.
4. Core: Polyisocyanurate (urethane) foam, not less than ¾” thick.
5. R-Value: Not less than 6, total.
6. Back Facing (interior): Baked-on high performance organic coating equal to Kynar, applied to smooth aluminum, heavy gauge skin.
7. Panel shall be formed of layers listed above structurally laminated together into a rigid, structural, sandwich-panel.
8. Finish Colors: To be selected by Designer from manufacturer’s full range. Allow for two colors to be selected. Face sheet and back sheet will be the same color on each panel.”

## Section 09310 – Tile

Page 2, Part 2, Item 2.2.A.1.; **CHANGE** to read as follows: “Abrasive grain, slip resistant tile.”

## Section 09512 – Acoustical Panel Ceilings

Page 2, Part 2.; **DELETE** 2.2 & 2.3 in their entirety.

**ADD** the following: “2.2. Metal Suspension Systems, General:

Manufacturers: Metal Suspension System: Hot-dip galvanized, fire rated heavy duty system; USG Interiors, Inc.’s “Donn DXL” or approved equal by Chicago Metallic or CBI USA, Inc.

Warrantee: Manufacturer’s standard 10 year.

Color: White.

Hold-Down Clips: For interior ceilings composed of lay-in panels weighing less than 1 lb. per sq. ft., or as required to achieve fire rated assembly, provide hold-down clips as recommended by manufacturer.”

Page 4, Part 3, 3.5, A, ACT-1, **DELETE** the following: “9 & 11”.

Page 5, Part 3, 3.5, A, ACT-2, **DELETE** the following: “9 & 11”.

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Page 6, Part 3, 3.5, C, ACT-3, **DELETE** the following: "8 & 10".

Section 09680 – Carpet

**DELETE** specification section 09680- Carpet in its entirety

**ADD** specification section 09680- Carpet in its entirety

## PERTAINING TO THE DRAWINGS:

Drawing D100

### Clarification:

1. See Lintel Schedule on SKS-03 for steel angle lintel requirements (3 per opening) for existing brick wall support after demolition.
2. Demolish existing exterior walls for new openings as required by installation of new doors, counter shutter, columns and base plate requirements. Provide enough clearance to install new finishes that provide a smooth transition from room to room. The intent at the large opening on the north side, which is not reflected in the Architectural plans, is to provide one width the entire height of the building to facilitate new construction.

Drawing A103 Enlarged Plans

4/A103: **CLARIFICATION:** Note that refers to infill opening w/ type 4 partition shall refer to openings at existing window to be removed and existing door to be removed at exterior wall on lower stair landing.

Drawing A201, A1 Aluminum Storefront Elevation

Height of Architectural Precast Concrete element is as follows:

- a. Header above Storefront windows: **DELETE** 1'-6". **ADD:** 7 brick courses.

Drawing A201, B2 South Elevation,

**DELETE** portion of note on precast concrete heads as follows: "4"". **ADD** portion of note on precast concrete heads as follows "8"".

Drawing A204, wall sections 4 & 5:

Height of Architectural Precast Concrete elements are as follows:

- a. Sills: **DELETE:** 5 3/8". **ADD:** 2 brick courses
- b. Headers above double hung and fixed windows: **DELETE** 8". **ADD:** 3 brick courses.
- c. 11" Upper Band above second floor windows: **DELETE** 11". **ADD:** 4 brick courses.
- d. 8" Top Band above upper band: **DELETE** 8". **ADD:** 3 brick courses.

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Wall Section 4/A204:

**CLARIFICATION:** 2'-8" dimension and 4 courses at ground floor level shall be modified as follows: "8" from ground floor slab to brick shelf and 2'-0"/ 3 courses from brick shelf to window sill."

Drawing A600, Finish Schedule

Dining Room: **CHANGE** floor as follows: "VCT/ Rubber tile". See specification section 09650 Resilient Flooring for Rubber floor tile spec.

Kitchenette: **ADD** floor as follows: "VCT".

General Finish Note 7. Exceptions: **ADD** the following item. "Mechanical Room ceiling shall have metal furring and 5/8" Fire Code GWB attached directly to the underside of the steel joist."

Drawing A601, Door Schedule and Details

A3, F: **DELETE** the following dimension: "5'-0"+/- V.I.F."

**ADD** the following dimension: "5'-8"+/- V.I.F."

D2 detail: **ADD** the following: "Note: Provide painted finish at dining room side of doors and stained finish at Social/ Rec. and Office/ Reception side of doors."

Drawing A603 Interior Elevations

1/A603, Mailbox Elevation.

**DELETE** the following: " Birch plywood shelf for packages".

**ADD** the following: "Provide mailboxes that are 3 high and 11 long with top mailbox centered at 54" above finish floor. Total mailboxes equal 33. Provide metal stud and GWB soffit above the mailboxes from the Elevator to the Pay Phone. GWB shall project out 5/8" from face of mailboxes. Provide wood base with openings full depth of mailboxes as follows: 3/4" hrdwd. plywood with hardwood edge directly below mailboxes and 3/4" hrdwd. plywood with hardwood edge verticals at ends and every other mailbox approximately (typ. of 5). Provide 3/4" hrdwd. plywood with hardwood edge horizontals between verticals at a height to provide a 6" clear compartment just below the mailboxes. Provide heavy duty clear finish.

**SKETCHES ASK**

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**ASK-4 – Typical Chair and Handrail Locations**

**ASK-5 – Chair Rail and Hand Rail Details**

## **MECHANICAL**

### **PERTAINING TO THE PROJECT MANUAL**

**ADD** section 13915- Fire Suppression Piping in its entirety.

A. Division 15

1. Section 15083 – MECHANICAL INSULATION

**ADD** Paragraph 2.17, D., E., F., G. as follows:

- A. Service: Horizontal Rainwater conductors.
  - 1. Operating Temperature: 32 to 100 deg F.
  - 2. Insulation Material: Mineral fiber.
  - 3. Insulation Thickness: All pipe sizes: 1".
  - 4. Field-Applied Jacket: None.
  - 5. Vapor Retarder Required: Yes.
  - 6. Finish: None.
  
- B. Service: Roof drain bodies.
  - 1. Operating Temperature: 32 to 100 deg F.
  - 2. Insulation Material: Flexible elastomeric.
  - 3. Insulation Thickness: ½".
  - 4. Field-Applied Jacket: None.
  - 5. Vapor Retarder Required: Yes.
  - 6. Finish: None.
  
- C. Service: Refrigerant suction piping.
  - 1. Operating Temperature: 35 to 50 deg F.
  - 2. Insulation Material: Flexible elastomeric.
  - 3. Insulation Thickness: ½".
  - 4. Field-Applied Jacket: None.
  - 5. Vapor Retarder Required: No.
  - 6. Finish: None.
  
- D. Service: Cooling coil drain pan piping. Omit insulation on PVC piping.
  
- E.
  - 1. Operating Temperature: 35 to 50 deg F.



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2. Insulation Material: Mineral fiber.
3. Insulation Thickness: ¾".
4. Field-Applied Jacket: None.
5. Vapor Retarder Required: Yes.
6. Finish: None.

**CHANGE** Paragraph 2.18, D., 1. as follows:

- F. Indoor Duct And Plenum Application Schedule
  1. Service: All supply ductwork
    - a. Material: Mineral-fiber blanket.
    - b. Thickness: 1 inch.
    - c. Number of Layers: One.
    - d. Field-Applied Jacket: None.
    - e. Vapor Retarder Required: Yes.

**DELETE** Paragraph 2.4, B. and 2.18, D., 2.

## **PERTAINING TO THE DRAWINGS**

### **A. DRAWING MH-100**

1. Detail E7 – Mechanical room part plan
  - a. Intake louver/exhaust fan relocation & HWS & R size change.
2. Refer to attached sketch SKM-1 for revisions.

### **A. DRAWING MH-101**

1. A1 – Mechanical plan ~ first floor.
  - a. Change wall mounted grilles to surface mounted diffusers
2. Refer to attached sketch SKM-2 for revisions.

### **B. DRAWING MP-100**

1. A1 – Mechanical piping plan ~ ground floor.
  - a. HWS & HWR riser relocation.
2. Refer to attached sketch SKMP-1 for revisions.

### **C. DRAWING MP-101**

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1. A1 – Mechanical piping plan ~ first floor.
  - a. HWS & HWR riser relocation.
2. Refer to attached sketch SKMP-2 for revisions.

## **D. DRAWING MP-102**

1. A1 – Mechanical piping plan ~ second floor.
  - a. HWS & HWR riser relocation.

Refer to attached sketch SKMP-3 for revisions.

## **SKETCHES SKP, SKM & SKMP**

**SKP-3** – Main Sprinkler Piping Location Plan

**SKM-1** – Intake Louver/ Exhaust Fan Relocation, HWSR Size Change

**SKM-2** – Change Wall Mounted Grilles to Surface Mounted Diffusers

**SKMP-1** – HWS & HWR Riser Relocation Lower Level

**SKMP-2** – HWS & HWR Riser Relocation 1<sup>ST</sup> Floor

**SKMP-3** – HWS & HWR Riser Relocation 2<sup>nd</sup> Floor

## **ELECTRICAL**

### **PERTAINING TO THE PROJECT MANUAL:**

Section 1600

1. Section 16140 – Wiring Devices
  - a. ADD Paragraph 1.1, B. as follows:
    - B.Samples: Provide one of each luminaire for types F1, F2, F4, F5, F6, and F7, with lamps, for Owner approval. Install and wire each fixture within the existing Ryan Building as directed by the Owner.

### **PERTAINING TO THE DRAWINGS:**

- A. DRAWING EL-100
  - 1.Detail E6 - Luminaire Schedule
    - a. Type E1 – Exit Sign: DELETE indicated catalog series. ADD in its place: LPX-70-RWH.
      1. Refer to attached sketch SKE-01 for revisions.
- E. DRAWING EL-101

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1. Refer to attached sketch SKE-02 for revisions.

## **SKETCHES SKE**

**SKE-01** – Lighting and Power Changes to A1/EL-100

**SKE-02** – Lighting Changes to A1/EL-101