



75 York Street
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656
www.simonsarchitects.com

WAYNFLETE LOWER SCHOOL - ADDENDUM #1

date: Monday, January 30, 2017
project: Waynflete Lower School Addition & Renovations, 2013-0050
prepared by: Austin Smith Scott Simons Architects
to: Cordelia Pitman Wright Ryan Construction
Rick Bergeron Wright Ryan Construction
Luke Dione Wright Ryan Construction
Anne Hagstrom Waynflete School
Patrick Boure Waynflete School
Phil LaClaire PML Project Management

cc: Chris Berry Scott Simons Architects
Julia Tate Scott Simons Architects
Scott Simons Scott Simons Architects
Ryan Kantares Scott Simons Architects
Ian McDonald Allied Engineering Inc.
Stephen Markiewicz Allied Engineering Inc.
Dan Burne Becker Structural Engineers
Keith Lowell Lowell Specifications
Denise Cameron Woodward & Curran
Lauren Swett Woodward & Curran
Colin Schless Thornton Tomasetti

Subject: Addendum #1 to Bid Documents of January 12, 2017

ADDENDUM #1

This addendum revises the Drawings and/or Specifications as described below and becomes a part of the Contract Documents. The contractor will be held to do all work required for the full completion of the work described, including all work incidental thereto or necessary to complete the work properly, even though not specifically mentioned. The original General Conditions shall govern all work unless specifically exempted or modified herein.

This Addendum consists of the following:

Addendum #1	7 pages
Specification Sections:	
Asbestos Building Demolition Form D	2 pages
Section 074646 – Fiber Cement Siding	5 pages
Section 144216 – Vertical Wheelchair Lifts	5 pages
Section 315000 – Excavation Support and Protection	5 pages
Revised Sheets:	18 sheets
C002, C103, AD101R, AD102R, A313R, A411R, A412R, A611R, S1.1R, S1.2R, S1.3R, S1.4R, S2.3R, S2.4R, S2.5R, S3.3R, S3.6R, FA500R	

project: Waynflete Lower School Addition & Renovations
file: 2011 0270 Addendum #1 .docx

date: 1/30/17
Page 1 of 7

Indicate receipt of this addendum on the Proposal/Bid Form where indicated.

QUESTIONS

- 1-Q1 Question 1
Q: I do not see a wall assembly 5 on Page A311 for the exterior walls at the Founders Hall as noted Page A102. Are these walls 2X4 or 2X6?
A: Please see 1-D15 below.
- 1-Q2 Question 2
Q: Since you are performing a complete demo of the interiors at Founders Hall, main level and upper level, why is there no insulation in the exterior ceilings? Will existing remain in place?
A: Existing insulation is to be removed. New cellulose insulation is to be provided at entirety of Founders Hall roof.
- 1-Q3 Question 3
Q: Wall Assembly #4 lists "Fluid Applied Barrier" twice. We do not plan to carry the barrier indicated between the metal framing and the back of the SIPs panel. Is this correct?
A: Please see 1-D13 below.
- 1-Q4 Question 4
Q: When is the completion date?
A: See General Contractor's construction schedule issued with this addendum.
- 1-Q5 Question 5
Q: Where are approvals and hours of work described?
A: See 011000 Summary, 1.9.B

SPECIFICATIONS:

- 1-S1 Table of Contents - 2
Under Table of Contents, Division 05 - METALS
Add: "55213 - Pipe & Tube Railings" to TOC
- 1-S2 Table of Contents - 2
Under Table of Contents, Division 06 - WOOD & PLASTICS
Add: "061600 - Sheathing" to TOC
- 1-S3 Table of Contents - 2
Under Table of Contents, Division 07 - THERMAL & MOISTURE
Add: "074213.13 - Formed Metal Wall Panels" to TOC
- 1-S4 Table of Contents - 4
Under Table of Contents, Division 14 - CONVEYING SYSTEMS
Add: "144216 - Vertical Wheelchair Lift" to TOC
- 1-S5 List of Drawings-1
Delete: AD102 Upper Level Demolition Plan
Add: AD103 Upper Level Demolition Plan
- 1-S6 Section 003100-1
Under Available Project Information
Add: D. Asbestos Building Demolition Form D
- 1-S6 Section 024116-3
Under 1.6.E Hazardous Materials:
Delete sentence: "It is not expected that hazardous materials will be encountered in the work."
- 1-S7 Section 024119-3
Under 1.8.E Hazardous Materials:
Delete sentence: "It is not expected that hazardous materials will be encountered in the work."

WAYNFLETE LOWER SCHOOL-ADDENDUM #1 (01.30.17)

- 1-S8 Section 033000 Under 2.03: Delete sub section K, concrete moisture vapor reduction admixture.
Under 2.05-C-2: Revise subsection c: "W/C Ratio: 0.54 maximum"
Under 2.05-C-2: Delete subsections f&g.
Under 3.11-C: Delete subsection 3.
- 1-S8 Section 062013-2 Under 2.2 Standing and Running Trim:
Delete "A. Lumber Trim for Semitransparent-Stained Finish"
Delete "1. Western red cedar, Clear Heart (Vertical Grain) Grade A"
- 1-S9 Section 062023 Under 2.2:
Delete: "Plywood Wall Paneling and Window Trim"
Add: "Plywood Window Sills and Window Trim"
- 1-S10 Section 074646 Add attached Section 074646 - Fiber Cement Siding to Project Manual.
- 1-S11 Section 076100 Sheet Metal Roofing: PART 2, add the following new Article:
- 2.7 SNOW GUARDS
- A. Snow Guards: Prefabricated, noncorrosive units designed to be installed without penetrating metal roof panels, and complete with predrilled holes, clamps, or hooks for anchoring
1. Seam-Mounted, Bar-Type Snow Guards: Two aluminum rods or bars held in place by stainless-steel clamps attached to vertical ribs of standing-seam metal roof panels.
- a. Aluminum Finish: Clear anodized.
- b. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
- 1) Alpine SnowGuards, Div. of Vermont Slate & Copper Services, Inc.; S-5 SnoFence.
- 2) LMCurbs; S-5 SnoFence.
- 3) Metal Roof Innovations, Ltd.; S-5 SnoFence.
- 4) Snow Management Systems, a division of Contek, Inc.; SMS Snow Clamp System.
- 3.5, add the following new paragraph:
- D. Bar-Type Snow Guards: Attach bar supports to vertical ribs of standing-seam metal roof panels with clamps or set screws. Do not use fasteners that will penetrate metal roof panels. Provide number of rows and spacing as indicated on the drawings.
- 1-S12 Section 085313 Under 2.1 MANUFACTURERS A.1:
Delete: U-PVC Series, Arcade by Intus Windows.
Add: U-PVC series, Eforte by Intus Windows
- 1-S13 Section 087100 Under Hardware Set HW15 Delete Door [116]
Under Hardware Set HW17 Add Door [116] each leaf to have 2 hinges, lockset (function D)
- 1-S14 Section 099113 At Exterior Painting, PART 2, add the following new article:

- 2.6 EXTERIOR RAILING PAINT & ENTRY COLUMN
- A. Primer:
 - 1. Devoe Coatings: Pre-Prime™ 167 Sealer.
 - 2. PPG: Amerlock Sealer Penetrating Epoxy Primer/Sealer.
 - 3. S-W: Macropoxy 920-100 Epoxy Primer Sealer.
 - B. Semi-Gloss Epoxy Finish:
 - 1. Devoe Coatings: Devran 224HS High Build Epoxy Coating.
 - 2. PPG: Amerlock 2 Fast Dry, High Solids Epoxy.
 - 3. S-W: IMC Macropoxy® HS High Solides Epoxy Part A White Tint Base B58W400 Semi-Gloss.

3.5, B; add the following new subparagraph:

- 2. Semi-Gloss Epoxy Finish: Exterior railing paint for exterior railings & entry column.

1-S15 Section 144216

Add attached Section 144216 – Vertical Wheelchair Lift to Project Manual.

DRAWINGS:

1-D1 Sheet G001

At Drawing List:

Delete: “Pre – Pre Development Drainage Area Plan”
“Post –Post Development Drainage Area Plan”

1-D2 Sheet G001

At Drawing List, A202 and A203:

Delete: “A202 Exterior Elevations-Existing Conditions Photos
A203 Exterior Elevations”

Add: “A202 Exterior Elevations
A203 Exterior Elevations-Existing Conditions Photos”

1-D3 Sheet G002

Under Applicable codes:

Add: “Portland City Code, Chapter 10: Fire Prevention and Protection”
Under Applicable codes, Fire / Life Safety Notes, listing “NFPA life safety as adopted by the State of Maine including by not limited to”:

Add: “2009 NFPA 001: Fire Code”

1-D4 Sheet C002

Replace sheet with sheet named C002.

1-D5 Sheet C103

Replace sheet with sheet named C103.

1-D6 Sheet L102

Drawing 4, Elevation Keys:

Delete: “TOW 135’ 10 ¾”

Add: “TOW 135’ 7”

Delete: “TOW 138’ 4 ¾”

Add: “TOW 138’ 2 ¾”

1-D7 Sheets AD101, AD102

Replace drawing sheet with revised sheets AD101R and AD102R.

1-D8 Sheet AD103

At Keynote Legend:

Add: "21: CUT DOWN TOP OF EXISTING WALL FOR RECESSED DOOR OPENING"

Delete: "LOAD BEARING FRAMING. G.C. TO SHORE AS REQUIRED AND/OR REMOVE ONLY WHEN PERMANENT STRUCTURE IS IN PLACE"

Add: "LOAD BEARING FRAMING. EXTENT OF LOAD BEARING WALLS TO BE VERIFIED IN FIELD BY G.C., TYPICAL ALL FLOORS. SHORE AS REQUIRED AND/OR REMOVE ONLY WHEN PERMANENT STRUCTURE IS IN PLACE."

1-D9 Sheets A102

At Elevator A vestibule on Sills Hall Side:

Delete: "8" CMU BLOCK WALL" at connection to Sills

Add: "CFMF WALL ASSEMBLY S4/01 SIM."

1-D10 Sheets A141, A142, A143

Under Material Legend:

Add: "GENERAL NOTES: 1. FINISHED FLOORING MATERIALS ARE TO EXTEND CONTINUOUSLY BELOW STAIRS, BLEACHER UNITS, MOVEABLE CASEWORK, CUBBIES, DESKS AND COUNTERTOPS, TYP. MATERIAL HATCHES MAY BE OMITTED FROM THESE AREAS FOR GRAPHIC CLARITY."

1-D11 Sheets A202, A203

At Existing Founders Site Lighting:

Delete: "EXISTING LIGHT TO BE REMOVED"

Add: "EXISTING LIGHT TO BE REMOVED AND RE-INSTALLED AFTER CLAPBOARD SIDING IS REFURBISHED."

1-D12 Sheet A202

At door [114D], type [RD6]:

Add: "TYPE W2 EXTERIOR LIGHTING FIXTURE ABOVE DOOR."

1-D13 Sheet A311

At Wall Assembly #4:

Delete:

"- EXTERIOR
- METAL CLADDING
- SLIP SHEET
- FLUID APPLIED BARRIER
- 6 1/2" POLYISO SIP (R-35)
- FLUID APPLIED BARRIER
- 6" METAL FRAMING
- CELLULOSE INSULATION (6" - R-21)
- 5/8" PAINTED GWB
- INTERIOR"

Add:

"- EXTERIOR
- METAL CLADDING
- SLIP SHEET
- FLUID APPLIED BARRIER
- 6 1/2" POLYISO SIP (R-35)
- 6" METAL FRAMING
- CELLULOSE INSULATION (6" - R-21)
- 5/8" PAINTED GWB
- INTERIOR"

WAYNFLETE LOWER SCHOOL-ADDENDUM #1 (01.30.17)

- 1-D14 Sheet A311 At Wall Assembly #2:
Delete: “(U-MAX – X.XXX)”
Add: “(U-MAX - 0.0161)”
- 1-D15 Sheet A311 At Wall Assemblies:
Add:
“Wall Assembly #5 (Founders Hall) (U-MAX – 0.05):
- EXISTING EXTERIOR CLADDING
- EXISTING SHEATHING ASSEMBLY
- EXISTING 2X6 WOOD FRAMING
- CELLULOSE INSULATION (5 3/4" - R-20)
- 1/2" PLYWOOD SHEATHING, FULLY TAPED AND SEALED.
SEE STRUCTURAL DWGS FOR ADDITIOANL SHEARWALL REQUIREMENTS.
- 5/8" PAINTED GWB
- INTERIOR”
- Add:**
“Wall Assembly #6 (U-MAX – 0.0833):
- EXTERIOR FACE OF CMU AT EXISTING SILLS HALL
- MINERAL WOOL INSULATION (3” – R-12)
- 1” GYPSUM LINER PANEL
- 2 ½” CH METAL STUD
- 5/8" PAINTED TYPE X GWB
- AIR SPACE
- 6” METAL FRAMING
- 5/8" PAINTED GWB
- INTERIOR”
- 1-D16 Sheet A313 Replace drawing sheet with revised sheet **A313R**.
- 1-D17 Sheet A411 Replace drawing sheet with revised sheet **A411R**.
- 1-D18 Sheet A412 Replace drawing sheet with revised sheet **A412R**.
- 1-D19 Sheet A502 At Detail 1 title:
Delete: “STAIR S41 PLAN”
Add: ““STAIR S21 PLAN”
- At Detail 2 title:
Delete: “STAIR S41 ELEVATION”
Add: “STAIR S21 ELEVATION”
- 1-D20 Sheet A507 At Detail 1 notes:
Delete: “NEW CMU WALL”
Add: “NEW CFMF WALL W/ EXPANSION JOINT”
- 1-D21 Sheet A521 At Detail 2 notes:
Delete: “MIRROR WALL WITH WIRE ROPE PLANT TRELLIS”
- 1-D22 Sheet A523 At Detail 3 K-1 Classroom West Elevation:
Clarification: Moveable casework shelving units to have framed toe kicks.
Locking castors to be provided under Alternate No. 3.
- 1-D23 Sheet A601 At Door and Frame Schedule:
At Door [116]: Change hardware set from HW14 to HW17

WAYNFLETE LOWER SCHOOL-ADDENDUM #1 (01.30.17)

1-D24	Sheet A611	Replace drawing sheet with revised sheet A611R .
1-D25	Sheet S1.1R	Replace drawing sheet with revised sheet S1.1R .
1-D26	Sheet S1.2R	Replace drawing sheet with revised sheet S1.2R .
1-D27	Sheet S1.3R	Replace drawing sheet with revised sheet S1.3R .
1-D28	Sheet S1.4R	Replace drawing sheet with revised sheet S1.4R .
1-D29	Sheet S2.3R	Replace drawing sheet with revised sheet S2.3R .
1-D30	Sheet S2.4R	Replace drawing sheet with revised sheet S2.4R .
1-D31	Sheet S2.5R	Replace drawing sheet with revised sheet S2.5R .
1-D32	Sheet S3.3R	Replace drawing sheet with revised sheet S3.3R .
1-D33	Sheet S3.6R	Replace drawing sheet with revised sheet S3.6R .
1-D34	Sheets PL104	At Sills Hall roof: Clarification: Generator is to be located on Sills Hall Roof.
1-D35	Sheets PP101	At 017A Innovation Space: Delete: "1/2" DCWR & DHW CAPPED FOR FUTURE SINK AND DISHWASHER" Add: "1/2" DCWR & DHW FOR SINK AND DISHWASHER"
1-D36	Sheets PP101	At 017A Innovation Space: Delete: "1/2" DCWR & DHW CAPPED FOR FUTURE SINK AND DISHWASHER" Add: "1/2" DCWR & DHW FOR SINK AND DISHWASHER"
1-D37	Sheets PP102	At 116 Teacher Office: Add: "PROVIDE PIPING FOR SINK AND DISHWASHER"
1-D38	Sheets PP102	At 105E K-1 Classroom: Add: "PROVIDE PIPING FOR SINK AND DISHWASHER"
1-D39	Sheets PP103	At 205E 2-3 Classroom: Add: "PROVIDE PIPING FOR SINK AND DISHWASHER"
1-D40	Sheet FA500	Replace drawing sheet with revised sheet FA500R .