

February 25, 2004
Page 1 of 3

CWS

A r c h i t e c t s

434 Cumberland Avenue
Portland ME 04101-2325

Phone: 207.774.4441
Fax: 207.774.4016

Addendum 03

Date: February 25, 2004

To: All Select Bidding General Contractors and Registered Plan Holders

From: Ben Walter, CWS Architects

Regarding: **Logan Place SRO Apartment – Bidding Documents**

Subject: **Addendum 03**

The following addendum items apply to the project known as the **Logan Place** located in Portland, Maine.

General Notes:

1. Work on this project **IS NOT** exempt from sales tax.

Modify the Contract Documents including 1) the Project Manual and Specifications dated February 6, 2004 and 2) the Drawings dated February 6, 2004 (with various drawings dated January 14, 2004 and February 6, 2004), Addendum 01 dated February 6, 2004 and Addendum 02 dated February 12, 2004 as follows:

Bidding and Contract Documents and Basic Requirements:

1. Rename Addendum 02 dated February 12, 2004 "Addendum 02, Re-issued". Otherwise, Addendum 02 remains the same as previously issued. (see attached replacement that reflects this change).
2. Delete Article 11.D from the Supplemental General Conditions. See Instructions to Bidders Item 10.E for further clarification of General Contractor's responsibility in providing Builder's Risk Insurance.
3. Clarification: The owner will pay for the City of Portland's Site Improvement Bond, BOCA Special Inspections (if required), and the City of Portland Site Inspections fees. The General Contractor will apply and pay for the City of Portland Building Permit. In order to expedite construction start, the owner may request and authorize the General Contractor to apply and pay for the City of Portland Building Permit prior to execution of the construction contract which will be requisitioned and paid, along with bond payments, at the time of the construction loan closing.

Civil and Site Items:

4. See attached sketch title "On-Site Work Limits, Logan Place Phase I" by Mitchell & Associates dated 25JAN04 for a delineation of such.

Structural Items:

5. Drawing S1.2: Delete structural first floor framing in Mechanical Room [114] as indicated in Building Section D/A5.2.
6. Provide a steel angle L6x3 1/2x3/8 (LLV) on four sides of the masonry chimney to support the 4" brick veneer shown in detail 2/A6.1. Bolt the angle to the 8" grouted CMU with (4) 3/4" diameter threaded rods equally spaced using the Rawl Power-Fast anchoring system (embed bolts 6" min). The angles shall be level and continuous on all four sides off the chimney. Locate the top of the outstanding leg of the angle on the East and West sides at the same elevation as the North side. Brick shall run below the roof sheathing and flashed as shown in detail 3/A6.1.

Architectural Items:

7. Specification Section 07620: Delete all reference to gutters, downspouts, splash pads and accessories. There will be no downspouts and gutters on this project.
8. Room Finish Schedule: Change VCT in all unit Bathrooms to Sheet Vinyl. Provide 1/2" marble threshold at each of Door 03 between unit bathroom and kitchen. Build-up or float sub-floor so that finished sheet vinyl is flush with top of shower and door threshold and pitched from walls down to a low spot in the center of the bathroom. Seal specified vinyl cove base to sheet vinyl flooring around perimeter of room.
9. Drawing A5.1 – Building Section A, and drawing A5.2 – Building Section D: Modify 2x8 @ 16" O.C. in Corridor to 2x8 @ 24" O.C.
10. Drawing A7.2: Modify Detail 3/A7.2 to be the same as Section 16 on drawing S3.2.
11. Drawing A4.1: Coat Area in unit is shown on Interior Elevation B.
12. Drawing A4.1 – Elevation H: Delete 42" and 24" Grab Bar in typical unit Bathrooms except Handicapped Unit. G.C. to provide solid wood blocking in wall in all typical unit bathroom for future grab bars (by owner).
13. Provide solid wood blocking in wall in all locations where fixtures, cabinets or handrails attach to walls. Provide solid wood blocking in unit common walls so as to isolate adjacent electrical outlet boxes as may be required by City of Portland building inspector.
14. See attached SKA-1 for Towel Bars and Robe Hook location in all unit Bathrooms.
15. Provide Roll-Up shades and Curtain Rods to all SRO unit windows except Unit # 128 and #129. Provide mini binds and Curtain Rods at windows in Unit # 128 and #129. Provide mini binds only at all other windows except where located in Stair #1 [109] and Stair #2 [102].
16. Add Fire Extinguisher and cabinet to Community Room [107] in location as directed by architect.
17. Change 3/4" Advantech subfloor where referenced on all drawings to 3/4" T&G plywood subfloor as specified in Section 06100 – Rough Carpentry of the Project Manual.
18. See attached SKA-2 for type of siding around the Outdoor Balcony.
19. The structure labeled "Existing Office" on Phase II portion of the North-West side of Frederic Street has been removed by the owner and will be filled and compacted prior to construction. General Contractor's may to use this portion of the Phase II lot as a construction staging or office site.
20. Maintain a secure construction site as specified in Section 01001 –Basic Requirements, Item 1.45 Barriers and Fencing. Maintain existing fence or provide

February 25, 2004
Page 3 of 3

new fencing as required around portions of the site that will be used for material storage or where the new building will be placed to discourage vandalism.

Mechanical:

N/A

Electrical Items:

21. Clarification: Type A fixture with a diagonal line indicates night light (un-switched) per lighting fixtures portion of legend.

22. See attached SKE-1 for fixture type AA description and pole base detail.

End of Addendum 03

Attachments: Addendum 02, Re-Issued
Sketches SKA-1 SKA-2, SKE-1
On-Site Work Limits, Logan Place Phase I” by Mitchell & Associates
dated 25JAN04

February 12, 2004
Page 1 of 1

CWS

A r c h i t e c t s

434 Cumberland Avenue
Portland ME 04101-2325

Phone: 207.774.4441
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Addendum 02, Re-issued

Date: February 12, 2004

To: All Select Bidding General Contractors and Registered Plan Holders
From: Ben Walter, CWS Architects
Regarding: **Logan Place SRO Apartment – Bidding Documents**
Subject: **Addendum 02**

The following addendum items apply to the project known as the **Logan Place** located in Portland, Maine.

General Notes:

1. Work on this project **IS NOT** exempt from sales tax.

Modify the Contract Documents including 1) the Project Manual and Specifications dated February 6, 2004 and 2) the Drawings dated February 6, 2004 (with various drawings dated January 14, 2004 and February 6, 2004) and Addendum 01 dated February 6, 2004 as follows:

Bidding and Contract Documents and Basic Requirements:

1. Delete Item #1 under General Notes of Addendum 01. Work on this project **IS NOT** exempt from sales tax (see Item #1, above, under General Notes.)
2. Several early copies of the Project Manual were erroneously printed with outdated Covers and Invitations to Bid. If you have a Project Manual with a Cover and Invitation to Bid dated January 14, 2004, REPLACE them BOTH with the attached Cover and Invitation to Bid dated February 6, 2004. We apologize for this inconvenience.

Civil and Site Items:

N/A

Structural Items:

N/A

Architectural Items:

N/A

Mechanical:

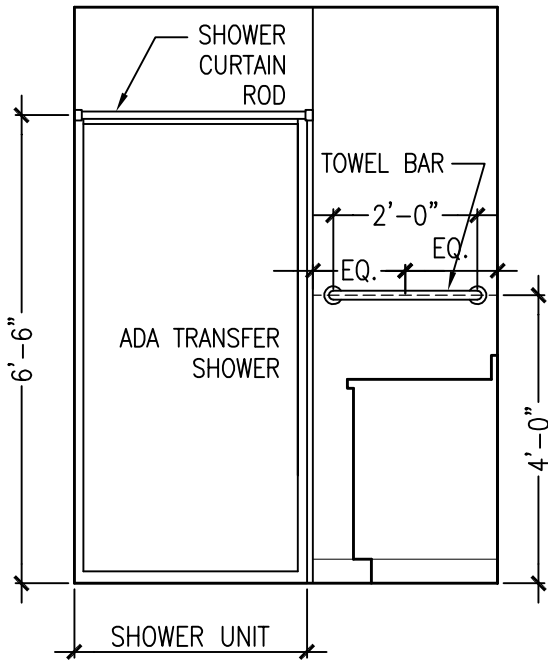
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Electrical Items:

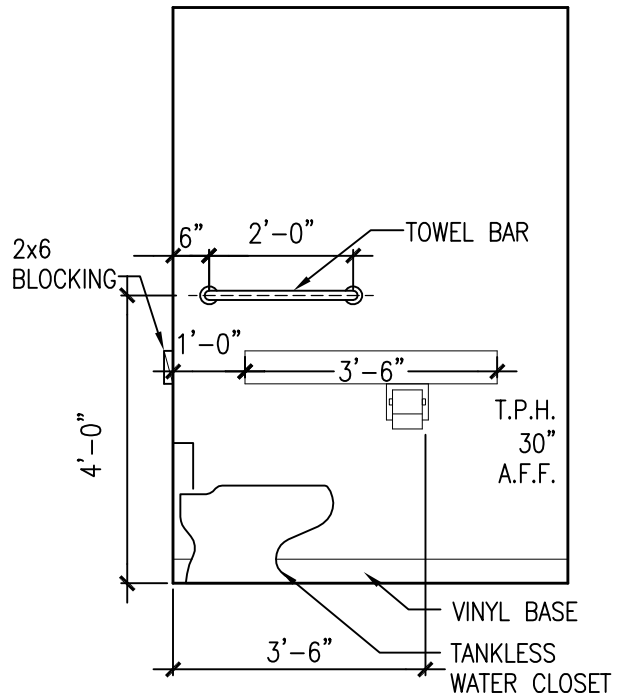
N/A

End of Addendum 02

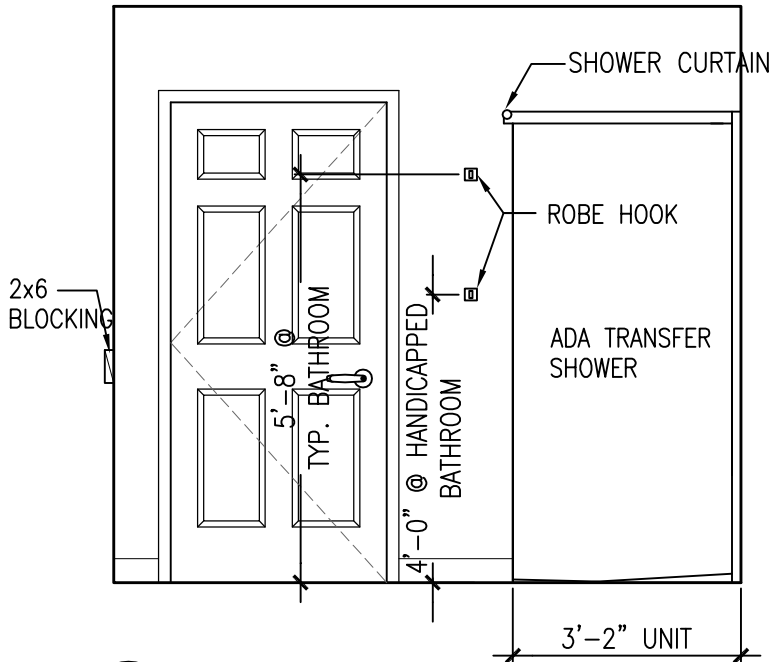
Attachments: Project Manual Cover dated February 6, 2004
Project Manual Invitation to Bidders dated February 6, 2004



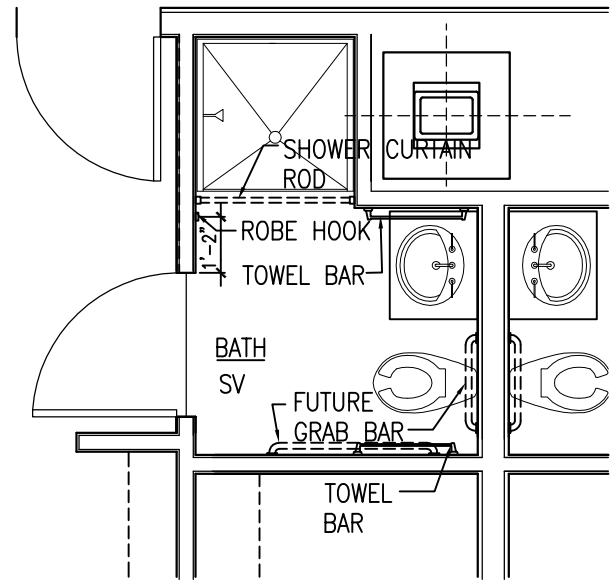
1 TYP. BATHROOM - TOWEL BAR LOCATION
 SKA-1 SCALE: 3/8" = 1'-0"



2 TYP. BATHROOM - TOWEL BAR LOCATION
 SKA-1 SCALE: 3/8" = 1'-0"



3 TYP. BATHROOM - TOWEL BAR LOCATION
 SKA-1 SCALE: 3/8" = 1'-0"



4 TYP. BATHROOM - TOWEL BAR AND ROBE HOOK LOCATION
 SKA-1 SCALE: 1/4" = 1'-0"



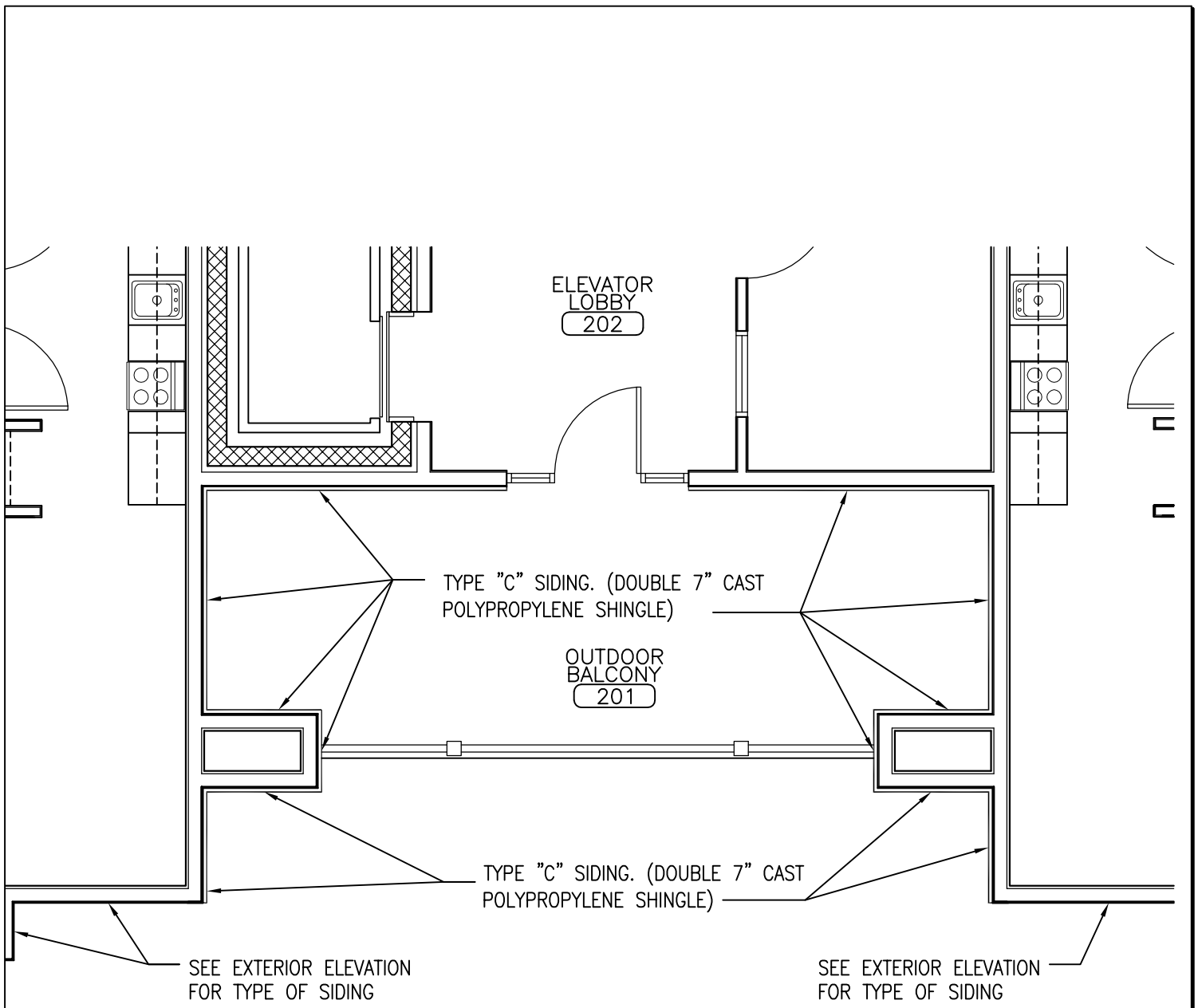
434 Cumberland Avenue
 Portland, ME 04101
 Phone: (207) 774-4411
 Fax: (207) 774-4016

Drawing Title:
 TOWEL BAR AND ROBE HOOK
 LOCATION IN ALL BATHROOM

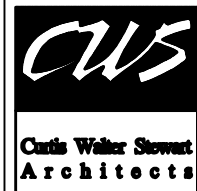
Scale: AS NOTED
 Date: FEBRUARY / 25 / 2004
 Revised:

Drawing Number:

SKA-1



1 FLOOR PLAN - SIDING TYPE AT OUTDOOR BALCONY
 SKA-2 SCALE: 3/16" = 1'-0"



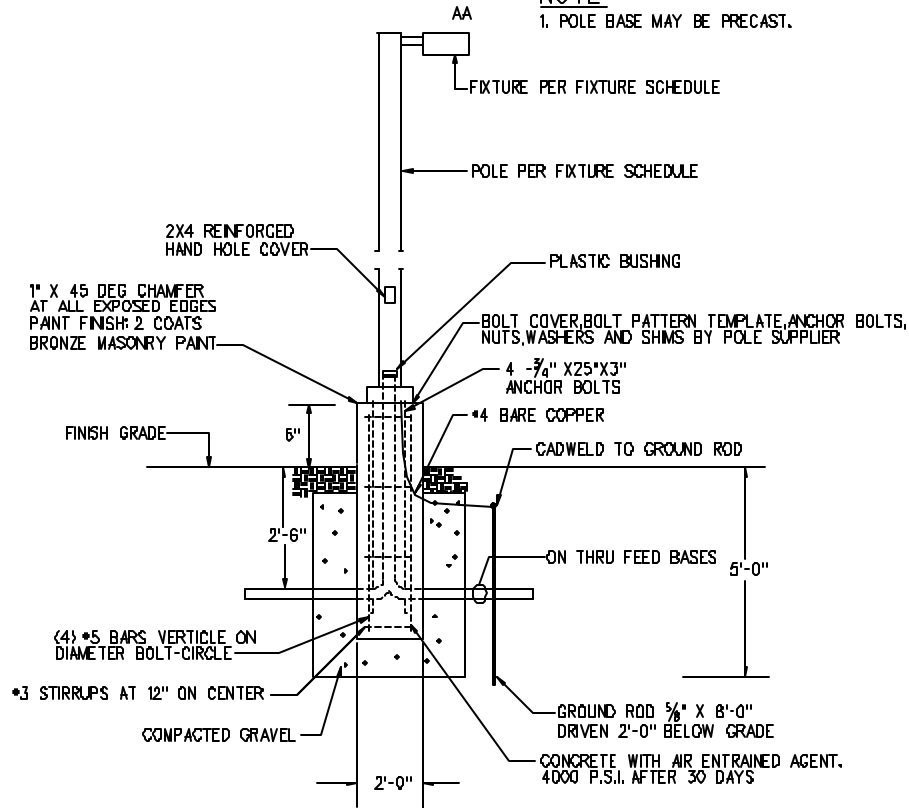
434 Cumberland Avenue
 Portland, ME 04101
 Phone: (207) 774-4441
 Fax: (207) 774-4016

Drawing Title:
 FLOOR PLAN
 SIDING TYPE AT OUTDOOR BALCONY

Scale: 3/16" = 1'-0"
 Date: FEBRUARY / 25 / 2004
 Revised:

Drawing Number:
 SKA-2

NOTE:
 1. POLE BASE MAY BE PRECAST.

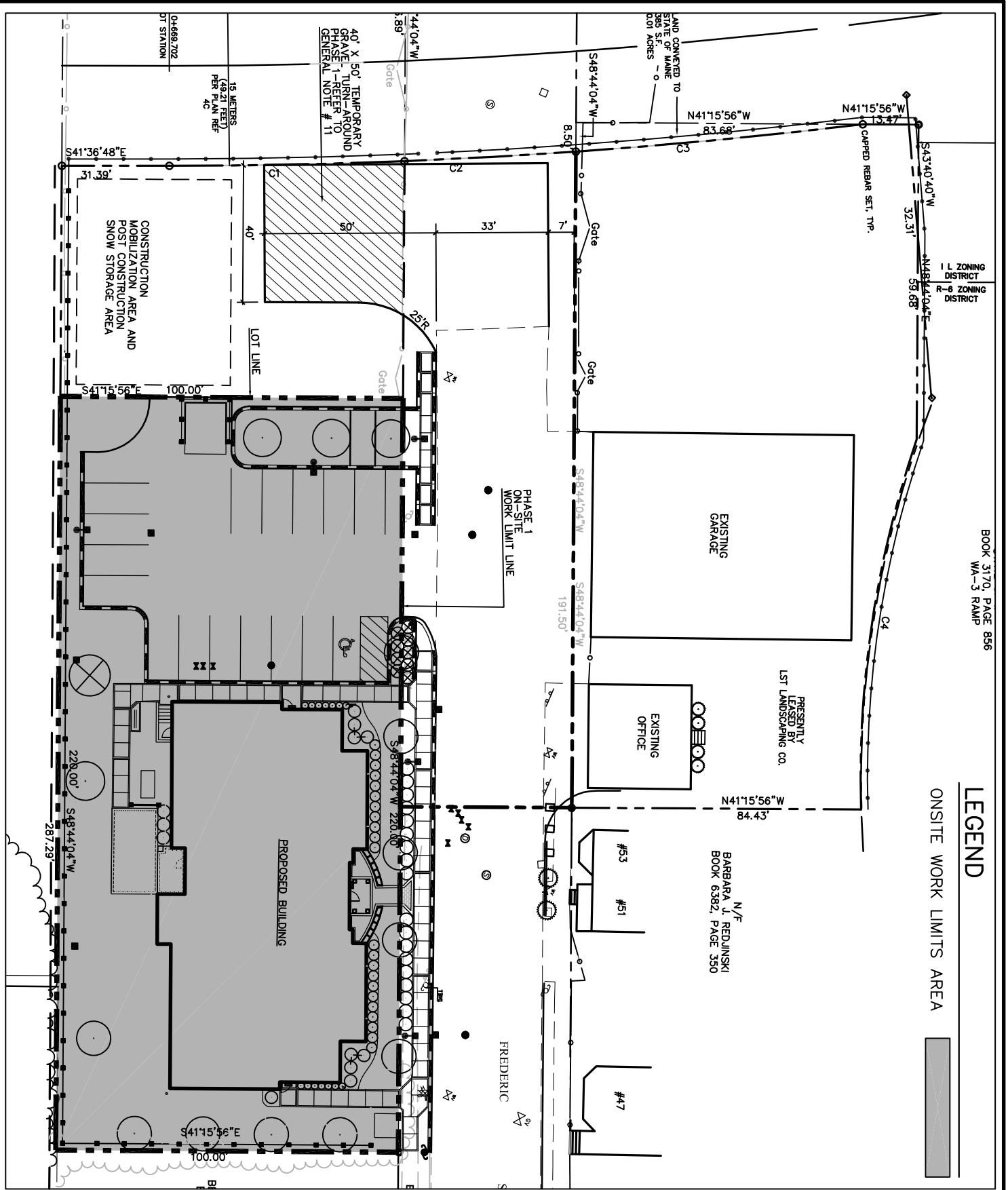
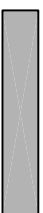


POLE BASE DETAIL
 SCALE: NONE

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMPS QUANTITY & TYPE	REMARKS
AA	SPAULDING *CEI-PM-250MH-IV-208-DBZ	(1) 250W MH	SPAULDING POLE *14-SQS-407-DBZ

LEGEND
ON-SITE WORK LIMITS AREA



Mitchell & Associates
Landscape Architects
70 Center Street
Portland, Maine 04101
(207) 774-4427

Title: **ON-SITE WORK LIMITS
LOGAN PLACE-PHASE 1**

Date: 25FEB04

Project: LOGAN PLACE

Scale: N.T.S.