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Addendum No. 1

To the
Drawings & Project Manual
For

**Pine Tree Shopping Center
Retail Redevelopment**

**1030 Brighton Avenue
Portland, Maine**

2/24/05

This addendum is to be added to and become part of the Contract Documents and modifies the original Project Manual and drawings dated **2/16/05**. General bidders are to acknowledge receipt of this addendum by faxing written confirmation to 207-761-2010 attention John Charette.

It is the responsibility of all general contractors to inform sub-bidders of any addendum provisions affecting their work.

Please make the following changes to the Project Manual:

- Item 1. Section 00020: Revise the first two lines of Paragraph 2.3 to read “ Owner will receive faxed proposals until 2:00 PM on Monday March 7th, 2005 (With originals to be sent by overnight delivery to arrive on Tuesday March 8th, 2005).”
- Item 2. Section 00010 – Special Conditions: DELETE paragraph 1.5.3 “Lowe’s Staging areas”. This scope of work shall be provided under separate contract by others.
- Item 3. Section 00010 – Special Conditions: REVISE Paragraph 1.19.4 to read: “ Construction schedule shall reflect a March 15 2005 start date and an early start date of June 15th, 2005 and late start date of July 15th 2005 for tenant fit out activities. Substantial Completion of building shell work under the base contract may be shown to continue for 30 days thereafter. Schedules submitted under this section are subject to negotiation as noted in paragraph 1.19.1.
- Item 4. DELETE Section 01125 – “Summary of Multiple Contracts” entirely.



- Item 5. INSERT Section 03300 – Cast-In-Place Concrete into the specification after section 01782.
- Item 6. INSERT Section 05300 – Metal Decking into the specification after section 05200.
- Item 7. INSERT Section 05400 – Exterior Cold Formed Metal Framing into the specification after section 05300.
- Item 8. INSERT Section 05410 – Pre-Engineered, Pre-Fabricated Light Gauge Steel Roof Trusses into the specification after section 05400.
- Item 9. All bidders shall include 3 days time of Ramhoe or similar equipment capable of chipping and removing portions of ledge remaining in the area of Retail Three after blasting of ledge area is complete. The intent is to provide a means for removal of excess ledge uncovered when excavation begins.
- Item 10. The owner will pay all costs associated with the building permit. All other permits and fees (mechanical / plumbing etc.) shall be paid by the Contractor.
- Item 11. CMP access fees have been paid by the owner under a previous agreement and are not part of this contract.
- Item 12. Electrical conduit shown noted UGE/T/C on drawing C-01 “Utility Plan” shall be provided to within 10’ (ten feet) of the utility rooms shown on the plans by the electrical site contractor. Note that wires are pulled from pole as indicated on the electrical drawings.

END OF PROJECT MANUAL ITEMS

Please make the following changes to the Drawings:

- Item 1. Drawing C-01: Concrete sidewalks are provided under the base bid work. Work shall include all reinforcing, rough and finish grading, sub-base and concrete from a point 10’-0” (ten feet) from the face of building. Also shown as the edge of bit. Pvmnt. Shown on “Concrete Sidewalk: detail drawing C-01.
- Item 2. Drawing A1.1: CLARIFICATION Utility room 107 wall partitions shall be provided with batt insulation and GWB finishes w/ level 4 finish, both sides in base bid.
- Item 3. Drawing A1.2: ADD room designation “Utility 207” in room served by door number 107.



- Item 4. Drawing A1.2: CLARIFICATION Utility room 207 wall partitions shall be provided with batt insulation and GWB finishes w/ level 4 finish, both sides in base bid.
- Item 5. Drawings A2.1 and A2.2: ADD the following Note: "Refer to drawing M-2 for gravity vent locations, 3 locations each building. Refer to 1/M-1 for vent flashing detail."
- Item 6. Drawing A3.1: Provide masonry control joints at the following locations as dictated by coursing: Elevation 4/A3.1 @ line "D" and Line "F.1" Elevations 2 and 3/A3.1 below corner of window type "F".
- Item 7. Drawing A3.2: Provide masonry control joints at the following locations as dictated by coursing: Elevation 4/A3.2 below corner of type "C" windows sides opposite pilasters. Elevation 3/A3.2 below corner of window type "F".
- Item 8. Drawing A4.3: REVISE note that begins with " 5/8" plywood...." To read "Continuous 5/8" x 4' -0" high firetreated plywood band entire perimeter of building, except at pilasters, mounting height to be coordinated with awning and sign band location." This note shall be typical referring to each building.
- Item 9. ADD Drawing A8.1 Bus Stop Plan, Elevations and Details to the drawing set after sheet A7.1.
- Item 10. Drawing S1.2: ADD the following note that references areas similar to those shown on drawing S1.1 " Note: Separate slab pour required at bathroom areas, G.C> to coordinate size and locations with architectural and mechanical drawings. See typical slab on grade construction joint detail, DWG S2.1" Bondouts are typically 7' x 14' or 7' x 7' (seven feet by fourteen feet or seven feet by seven feet).
- Item 11. Drawing S1.1: Delete exterior concrete frost pads located along line 1. (Six locations)
- Item 12. Drawing S1.2: Delete exterior concrete frost pads located along line 1. (Six locations)
- Item 13. Drawing M-1: The following detail is applicable for typical fit-out Alternate: Detail No. 3 "Smoke Detector Mounting Plate Detail"
- Item 14. Drawing P-1:
 - i. Water Meter – DELETE the note on building 2 and 3 plans that indicates "Tenant water meter" Replace both notes with the following: Tenant water meters and remote readers are provided and installed by contractor, units to be compatible with Portland Water District equipment and readers
 - ii. Gas Distribution - DELETE Drawing Note #2, REPLACE with the following note: "All gas piping to roof top units will be provided at the time of fit out and is not



- included in the Base Bid. Fit out work will include will include meter installation and distribution to each unit as shown.”
- iii. Sprinkler Service - CLARIFICATON NARRATIVE: Bidding contractors shall provide in their Base Bid a sprinkler riser in the utility room as shown and one upright head in utility room. The base bid shall also include a main feed line with 6 shut-off valves for future tenant spaces (6 per building). Bids related to drawing EMP-1 shall include a cost to provide and install a flow switch and distribution for each space according to NFPA 13 shall be included at the time of fit out.
 - iv. Utilities – REVISE notes that reference catch basins from “See utility Plan SP-7” TO “Refer to drawing C-01”
- Item 15. Drawing E-1: Make the following revisions to the lighting fixture and lamping schedule:
- i. Change L-3 from 2 X 2 to 2 X 4 equal to Lightolier PLA2 G 18 LP33212003, three lamp PARALYTE 2448 series.
 - ii. Change L-4 from LUMARK MHWL to LUMARK IMPACT series cylinder model MHIC 10 100 watt MH hi power factor.
- Item 16. Drawing E-1: _ DELETE detail 1/E1 “Electrical Site Plan” and all associated work including note 4, 5 and 6 in “Underground Electrical key Notes/Legend”
- Item 17. Drawing E-2: Fire Alarm – Delete all fire alarm work in future tenant spaces. Work will occur under tenant fit-ups, not under Base Bid. NOTE: All work in Utility Room, including main fire alarm panel, annunciator, communicators, etc. is required of core system and shall be provided under Base Bid.
- Item 18. Drawing E-2: Delete three L-1 fixtures, two on Building No.3 and 1 on Building No. 2.
- Item 19. Drawing EMP-1:
- 1) Plumbing General Notes- General Notes are for Base Bid and Alternate work.
 - 2) Details – The following details refer to work to be completed under Base Bid: “A”, “B”, and “D”.
 - 3) Plumbing Fixture Schedule – Fixture P-3 shall be provided and installed in Base Bid.
 - 4) Typical Space – Electrical
 - a) Lighting main store provide 14 type L-3 instead of 21 fixtures.
 - b) Lighting Back Room provide three L-5, delete L-3 fixtures.
 - c) Lighting Toilet Room provide one L-5, delete L-3 fixtures

END OF ADDENDUM #1