

A D D E N D U M

December 19, 2018

To: General Contractor Bidders

Re: **Work Hub at 77 Maple Street**

Springfield, MA

EDA Project # 01-79-14784

Addendum 3;

Please note that Bid Period is to be extended by one week. Bids are to be emailed to the architect, steve@jdarchitects.com no later than 3:00 pm on Thursday, Jan 3, 2019.

Item 1: Sheet A-6 Drawing 1 North Elevation, add the following scope of work notes: Replace missing and or damaged cornice at roof edge of existing back EI, use back primed cedar sized and shaped to match existing cornice , paint one coat primer two finish coats. Furnish and install copper step flashing at joint between gable roof and brick wall where Conference Rm A roof intersects upper brick wall. The windows designated as T type in the foundation wall: furnish and install new windows in extg brick opening, remove extg wood blocking and install new fixed insulating glass windows, same manufacturer and style as other replacement windows (Marvin Integrity). Approximate size for both windows: 2'-9" wide x 1'-5' high. Remove extg areaways and replace with new concrete/cast stone areaway sized to allow full air and light access to new windows. On Drawing South Elevation add the following scope notes: at section of elevation that corresponds to Phone Booth 108, furnish and install new back primed cedar wood cornice trim and 1 x 8 base trim at bottom of structure where it intersects the brick foundation. All new wood trim to be field painted two finish coats. Masonry repair required on brick foundation of phone booth 108, figure two eight hour days for one mason + one tender to complete the foundation repair in this area. Existing concrete areaways on south elevation shall be kept. The windows designated as T type in the foundation wall: furnish and install new windows in extg brick opening, remove extg wood blocking and install new fixed insulating glass windows, same manufacturer and style as other replacement windows (Marvin Integrity). Approximate size for two windows on left: 2-9" wide x 1'-5" high, confirm field dimensions prior to window order. Approx size of third window : 3'3" x 2'2".

Item 2: Sheet A-7 Drawing 2 East elevation: Replace missing and or damaged cornice at roof edge of main block, use back primed cedar sized and shaped to match existing cornice. See notes in Item 1 for scope of work required on Phone Booth 108 area. Drawing 3 West Elevation: add the following note at transition between new porch membrane roof and extg brick wall: furnish and install 16 oz copper step flashing.

Item 3: Sheet GU: the count for bike storage lockers shown to be installed on west side of building is two bike lockers.

Item 4: Kitchen Cabinets: Merillat Masterpiece Cabinets, Canon Square Style,

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finish: Laminate, countertops: laminate countertops, acceptable manufacturers of equal products are : Quaker Maid & Woodstock Kitchens

Item 5: Locker information and sizes are listed in outline specs under Division 11. No Brands of locker are to be specified.

Item 6: Sheet A-2: the bulk head to the basement is Revised to: furnish and install new Polyethylene construction pre finished bulkhead with built in keyed lock access: approximate size of bulk head: 4'6" wide x 6'-0" long. Remove extg brick foundation and extg wood bulkhead, furnish and install new 8" wide concrete foundation wall on 20" wide 8" deep concrete footings, Furnish and install one # 4 steel rebar at top, bottom and middle of foundation wall, and two #4 bars in the footing. (size of new bulkhead similar dimensions as extg bulk head,) Furnish and install new wood access stairs inside new bulk head, stair material: pressure treated 2 x 8's.

Item 7: The floor of the addition is not to be insulated. Heated air from the basement will enter crawl space via the two access openings noted on sheet A-1. Saw cut existing brick foundation to create access openings. Furnish and install steel lintels over new openings, 3 lintels: 4 x 4 x ¼, 32" long.

Foundation walls of addition are insulated as shown on Sheet A-8 Drawing 1.

Item 8: Division 7 Thermal & Moisture protection: change basement wall insulation to: 2 " extruded polystyrene. Delete blown in cellulose insulation in basement walls. In base bid basement work after all deduct alternates are taken out of project: the basement walls will still be insulated as stated and covered with 5/8" gyp bd.

Item 9: At new porch shown on Sheet A-2 and exterior elevations, set existing brownstone slabs on new concrete foundation: 6 " wide concrete foundation walls set on 18" wide x 6" deep concrete footings, set footings 4' below grade. Furnish and install one # 4 steel rebar at top, bottom and middle of foundation wall, and two #4 bars in the footing.

Item 10: At new porch shown on Sheet A-2 and exterior elevations, frame porch with pressure treated beams consisting of 2, 2x10"s. Space beams 11'8" apart. Set beams on treated 2 x 6 sole plate at top of concrete foundation wall, secure other end of beam to extg brick foundation with ¼ " steel plate beam pocket attached to brick foundation with 2 , ½ " diam x 6" long epoxy anchor bolts. Slope beams ¼" per foot to drain water off of porch. Frame between beams with 2 x 8's attached to beam with galvanized steel joist hangers. Use 5/4 x 6 t&g wood floor boards: fir or Honduran mahogany. Trim edge of floor boards with 5/4 x4. Floor boards are to be painted one coat primer, two finish coats,.

Item 11: Add auto closers to doors 012 & 304. No further enclosure of mechanical rooms is required by the Building Code.

Item 12: Clarification on drywall: for all vertical walls use 5/8" thick drywall, for all ceilings, use ½" thick dry wall.

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Item 13: Clarification on new steps from Maple St porch to sidewalk: Steps are to be constructed from colored concrete (color to match brownstone,) and supported on 6" wide colored concrete cheek walls, exterior face of cheek wall is to be faced with brownstone, similar to rest of porch. Treads to be 11" wide, maximum stair riser to be 7" max, slope riser 1" off of vertical. Furnish and install galvanized steel pipe rail: top rail to be 1 1/2" diam and set 34 inches above stair nosing. 4" below hand rail is to be a steel plate 1/4" x 4" which shall have 3/4" square spindles spaced at 4" oc. Weld spindles top and bottom to steel plates, epoxy anchor bolt bottom steel bar to concrete cheek wall minimum of 4 bolts (1/2" x 6") per railing. Galvanized finish for railing is not to be painted.

Item 14: There are no handrails to be installed at existing circular exterior stairs.

Item 15: All interior openings that do not have doors are to be cased openings: case with paint grade hardwood, 1 x 6.

Item 16: Electrical Contractors: Please include attached drawing FA-1 which shows the layout for fire alarm systems for the building in your bid documents.

Item 17: On all floors, furnish and install wood strapping under existing floor joists, to attach new gyp board ceilings to. Where strapping already exists, it can be left in place and used. In a few locations there are LVL braces that were added to the bottom of the floor joists, in those locations furnish & install new strapping to level ceiling with bottom of LVL.

Item 18: At existing exterior door to conference Room A and reinstalled existing door that leads to Maple St porch, furnish and install new heavy duty grade 2 bead bolt lock with lever handle, lock keying to be coordinated with new entry door lock for door 115. At Maple St door: furnish and install 4 brass ball bearing hinges per door leaf and weather stripping for entire door opening.

Item 19: Skylight clarification: Please update the window schedule on Sheet A-10, window type P was mistakenly called out as Marvin Integrity, the proper designation for window type P is a new wood frame aluminum clad fixed skylight, sized to fit into existing opening. Also window Type V is mistakenly labeled as Harvey Storm Window, the proper designation for window type V is a new wood frame aluminum clad fixed skylight, sized to fit into existing opening.

Item 20: Clarification on treatment of existing windows to remain: The Replacement Window details shown on Sheet A8.1 are to be modified for existing windows to remain: the detail remains the same except that the new peel & stick membrane flashing will stop at the interior side of the existing window. Please note that there are several windows with historic panels located below (called out on sheets A-2 & A-3), the design intent is to leave these wood panels exposed, so that the new insulation and wall board will stop

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and return to the window panel, trim out transition from new wall board to extg wood panel with new 1 x wood trim painted.

Item 21: At timber rims where floor joists intersect the timber, furnish and install 4" of spray foam insulation.

Item 22: Heavy duty grade 2 levers are acceptable for all exterior doors, standard grade levers are acceptable for all interior doors.

Item 23: Heat pump units and sound attenuators are to be installed in locations shown on the HVAC Plans under the new gyp bd ceiling or in new gyp bd wall with no cabinet or treatment. Once the units are installed and examined by the architect a suitable screen will be developed if deemed necessary and implemented by a Change Order.

Item 24: Sheet A8, add 2 #4 steel bars to the footings shown in this drawing.

Item 25: Yard Drain 1, shown on sheet GU is to be located 3 feet away from the new addition.

Item 26: Existing brownstone slabs and spare bricks located behind the building, any left over brownstone or brick is to be moved to the west side of the Carriage House #234, near the fence at north end of carriage House.

Item 27: Question submitted by Goodless Elect: I have some questions about the tele/data. Does the data cable need to be in conduit back to the data room or can it be free aired?

Same question for the intercom system and access control system.

Answer by John Shepherd PE: Any exposed cabling within the finished areas be in either Wiremold or minimum of 1" conduit.

Item 28: see attached updated list of General Contractors & Sub Contractors who have visited the site.

Item 29: See attached list of clarifications issued by Kohler & Lewis relating to HVAC and plumbing.

Item 30: Eliminate all references to Electronic locks(except for main entry door 115 which shall have electronic strike and a key operated lockset) for all doors furnish and install electric door strikes as described in the Electrical Drawings and Specifications.

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End of Addendum 3

Acknowledge Receipt of Addendum 3 on your bid form.

Stephen Jablonski AIA