

Lewis Emery Apartments – Westbrook, ME

8 August 2020

**Addendum Number Three**

To

Drawings and Specifications Dated July 10, 2020 – 100% MSHA Set

**Lewis Emery Apartments**

**Westbrook, ME**

By

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*This addendum modifies, amends and supplements designated parts of the Contract Documents, Project Manual and Drawings for “Oriole Way, Ellsworth” and is hereby made an integral part thereof by reference and shall be as binding as though inserted in its entirety in the locations specified herein. It shall be the responsibility of the General Contractor to notify all Subcontractors and suppliers he/she proposes to use for the various parts of the work of any changes or modifications contained in this addendum.*

**MODIFICATION / AMENDMENT / CLARIFICATION TO THE TECHNICAL SPECIFICATIONS**

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**MODIFICATION / AMENDMENT / CLARIFICATION TO THE DRAWINGS**

1. **Modification: Revisions to Sheet A8.02 Window Details, Detail 1, Window Elevations.** Change all instances of the word Single hung to read Double hung. The windows are to be double hung to match the window elevations on Sheet A2.01

**RESPONSES TO BIDDERS' QUESTIONS**

**See Bidders Questions attached below**

- End of Section -  
Attachments Below

## BIDDERS QUESTIONS AND THE RESPONSES

- On the lighting prints there is a Note 1, which reads; “ Contractor shall provide pre-wired ceiling fan junction box. Ceiling fans in living room in base bid. Add/alt 2 for ceiling fans to bedrooms. Coordinate final location with architect prior to rough-in”,

Not sure exactly what this means.

**The electrical subcontractor is to price for supplying and installing the following (as part of the electrical base bid):**

- 1. fan junction boxes and fans in the living rooms.**
- 2. fan junction boxes only in the bedrooms.**

**The electrical subcontractor is to provide a separate price for supplying and installing fans in the junction boxes in the bedrooms (these junctions boxes will be installed already as part of the base bid). The owner will review the price for supplying and installing bedroom fans and either proceed with these or not proceed with these .**

- There is no specs on the security system. We were asked about the cameras, are they to be Analog cameras, or digital type. Are they part of scope of work, or owner supplied, and installed?

**Owner supplied and installed. The electrical subcontractor is to install conduits and wiring from the camera locations shown on the drawings to the electrical room.**

- Did not see an answer in the addendum’s in regards to whether windows are SH or DH **The windows are double hung**
- I have been reviewing the latest 100% Plans and Specs for Emery Apartments in Westbrook. There is still a huge discrepancy in the plans and the specs in regards to the type of sprinkler system that will be required for this project. The specs say NFPA #13 and the Code Plan says NFPA #13-R. I am trying to figure out what is the proper system to quote. There is also a new twist in Addendum #1 stating that sprinkler protection is not required in the ceiling cavities and the roof space. Typically the Westbrook Sprinkler Ordinance requires sprinklers in these areas (and in closets, bathrooms, etc.) for any type of sprinkler system. If the system is NFPA #13-R, the Westbrook Fire Chief has the ability to waive the requirement for these additional sprinklers; but if the sprinkler system goes as NFPA #13, these sprinklers will be required by NFPA #13 Code. As you can see, the answer to what type of sprinkler system will drastically affect the sprinkler quote amount. I want to be able to quote apples to apples with the other sprinkler contractors, so this needs to be addressed and clearly defined by the architect/engineer. Please advise.

**It is sprinkled NFPA 13R.**

**Per NFPA & IBC, 13R does not require concealed ceiling/roof spaces to be sprinkled.**

- you've noted that the bid proposal should be emailed but you've also asked for a bid bond. How/where should we deliver bid bonds  
**A pdf copy emailed along with the bid is acceptable**
- Section 06 20 00 / 2.2 Calls for 1 x 3 door casing and baseboard. Window details show brosko 8710 molding as apron/ is this used for the door casing as well? **No, the 8710 is for windows only**
- Finish schedule on A8.04 calls for all baseboard to be vinyl. Please clarify where wood base would be if any  
**There will not be wood base**
- Are all counters to be laminated with a postform edge?  
**Yes**
- What color has been chosen for the laminate  
**Not selected yet**
- Advanta cabinets – what finish do these have? Alpine white?  
**Not selected yet**