

Addendum 01

Date: December 12, 2017

To: Bidding General Contractors and Subcontractors
From: Ben Walter, CWS Architects
Regarding: **St. Francis Apartments Phase 2** – Waterville, Maine
Subject: **Addendum 01**

Modify the previously issued documents dated December 4, 2017 and any previously issued addenda, if applicable, as follows:

1. Clarification: Drawings Exploration Location Plan, E2.01 through E2.03, drawings E3.01 through E3.05 and E4.01 through E4.03 were inadvertently not included in the SFA2 Drawings Contract Docs PFD published on the Dropbox link and have since been added to this file. These drawings were however provided in the 'SFA2 Individual Drawings for Convenience' folder and were bound into the printed sets of drawings. Please note that these drawings ARE part of the Contract Documents.

Book 1 -Bidding and Contract Documents Manual:

2. Clarification: As listed on 00 20 00 – PROPOSAL FORM FOR GENERAL CONTRACTOR, the Owner is paying for all utility connection fees associated with utility work and draw against Allowance 3.a until the allowance is spent and thereafter will pay for utility fees through the project contingency. All other work required to connect utilities to the project is paid for by the Contractor. Refer to 01 20 00 PRICE AND PAYMENT PROCEDURES item 1.3.F.3 for additional information.

Book 2 -Specifications Manual:

3. Delete the words “[Includes Alternate No. 6: Base and Alternate Bids]” from section 22 00 00 Plumbing in section 00 01 10 Table of Contents. Mark the bid form for Alternate No. 6 as N/A.
4. Clarification: The plumbing fixtures are scheduled in Section 2.6 of specification Section 22 00 00 Plumbing.
5. In specification Section 08 70 00 Door Hardware Schedule, change the Model No. of the Apartment entrance lock to FE410 Athens. Provide SCHLAGE CTE Engage Single Door Controller for control of the unit entry doors in Phase II. Relocate entrance lock from existing Door 146B in Phase II for reinstallation in Door 145 in Phase II

Drawings:

Architectural

6. Modify Drawing A1.04 as follows:
 - (1) Delete one girder truss and add note to coordinate girder truss web design with mechanical duct size as indicated on sketch SKA-01, attached.

- (2) Add note to clarify callout 'C3' for spray foam insulation at the attic mechanical platform. The area of the platform is approx. 15'X16' as indicated on attached sketch SKA-01.
7. Modify Drawing A5.02 as follows:
 - (1) Delete one girder truss and add note to coordinate girder truss web design with mechanical duct size as indicated on attached sketch SKA-01
 - (2) Add note to clarify callout 'C3' for spray foam insulation at the attic mechanical platform. The area of the platform is approx. 15'X16' as indicated on attached sketch SKA-02.
8. Change the description on Detail E2 on Drawing A7.02 from "DETAIL AT STAIR 1 CEILING EXT. WALL/SHAFTWALL" to read "DETAIL AT STAIR 2 CEILING EXT. WALL/SHAFTWALL".
9. Clarification: Specification section 08 52 13 Stationary Clad wood Windows, window type 'D' is shown on Drawing A1.02, Second Floor Plan. This window is located in Stair 3. This window is also shown on Drawing A8.01, Detail A3 window elevations type 'D'. This window is also on the window schedule specification section 08 90 00. The specified window will protect the reinstallation of an historic window (provided by Owner) from the exterior. Please visit the site to see two (2) installations of similar windows in Phase I.
10. Delete all notes referencing 'Alternate No. ' on specification section 07 21 27 Dry Dense pack Cellulose Insulation. This cellulose insulation is to be provided at the exterior wall assemblies.
11. For all Accessible Unit Coat Closets locate at the unit entries, provide the same shelf and rod as shown on drawing A1.U4 detail A3.
12. Clarification: There is no wire shelving in the bathroom coat closets (cabinets).

Mechanical:

Plumbing:
N/A

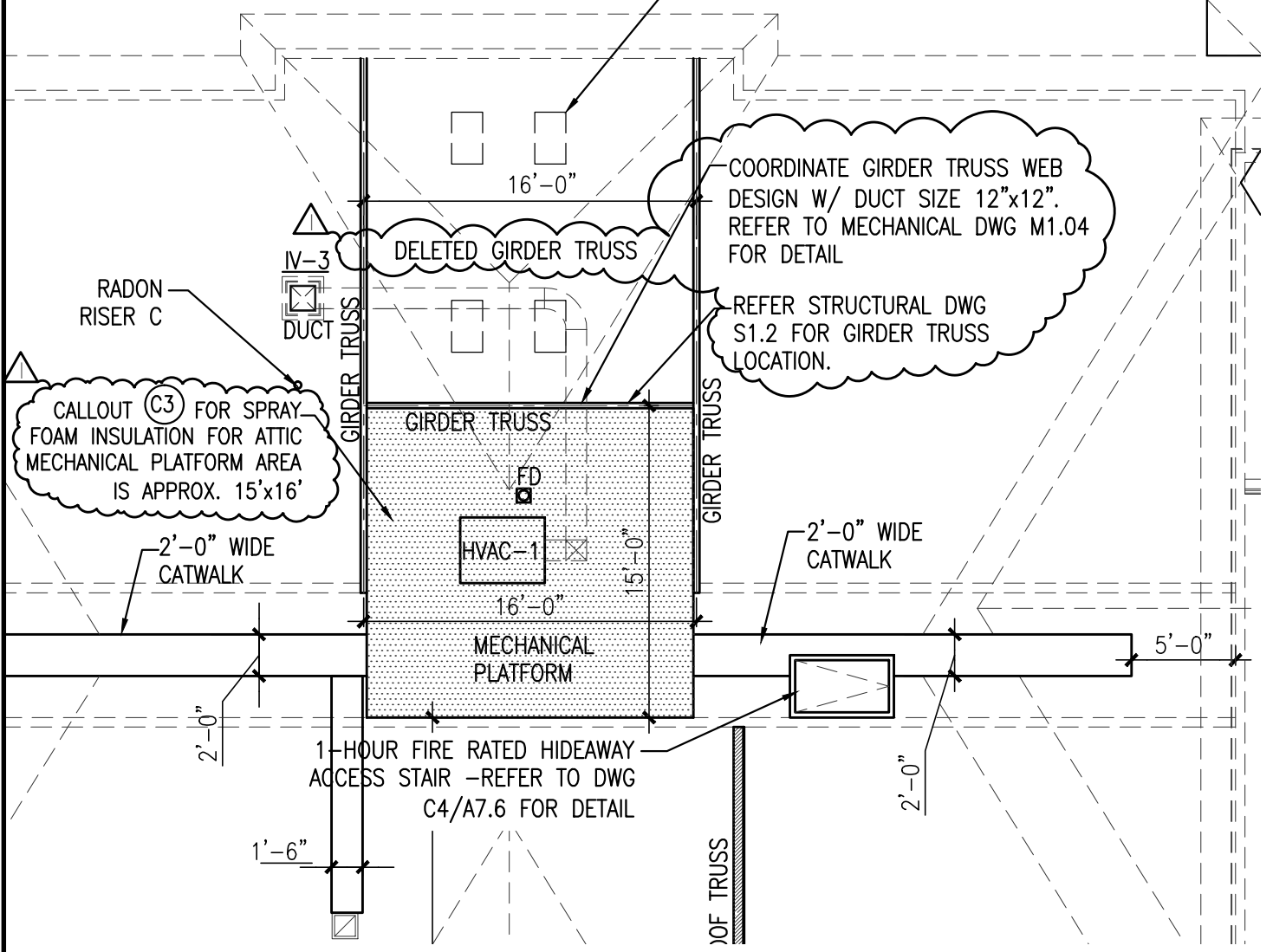
Electrical:
N/A

End of Addendum 01

Attachments: (See attached specifications, sketches, drawings and attachments listed above, if applicable)

PROVIDE (4) FOUR 18"x30" INSPECTION AND VENTILATION CUT-OUTS THROUGH ROOF SHEATHING AT ALL LAY-ON DORMERS. (2) TWO HIGH AND (2) TWO LOW

LIMIT OF NEW PHASE	LIN
TWO BUILDING	BC



CWS ARCHITECTS
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PROJECT TITLE
ST. FRANCIS SENIOR APARTMENTS PHASE 2

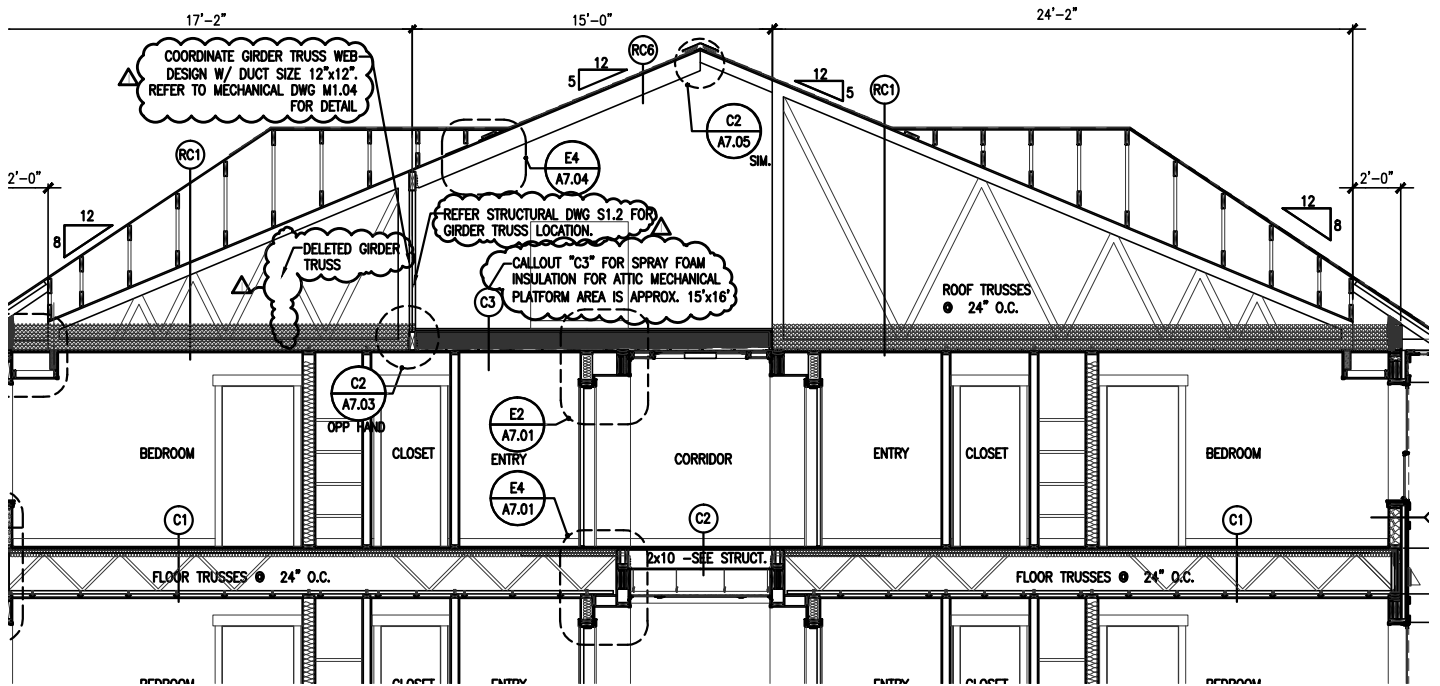
52 ELM STREET
 WATERVILLE, MAINE

DRAWING TITLE
PORTION OF THE ATTIC PLAN - GIRDER TRUSSES

PROJ. No.: 14036

DRAWING
SKA-01

SCALE: 1/8"=1'-0"
 DATE: 12-12-2017



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PROJECT TITLE

DRAWING TITLE

DRAWING

ST. FRANCIS
SENIOR APARTMENTS
PHASE 2

ATTIC SECTION GIRDER TRUSSES

SKA-02

264 US Route One Box 6, Suite 100-2A
Scarborough ME 04074

52 ELM STREET
WATERVILLE, MAINE

PROJ. No.: 14036

SCALE: 1/8"=1'-0"

DATE: 12-12-2017