



Addendum Three

for the

The Renovations & Restorations of the Westport Community Center

Issued: Monday, December 19, 2016

General Questions

1. What permits are you guys going to cover? Do you have a contact of someone I can call about getting pricing on electrical and plumbing permits?

The building permit that covers all of the trades subject to proof of insurances has already been issued. The only other requirement is a third party electrical inspection. There are a couple of inspectors qualified to do this who typically work in the Westport area:

- Commonwealth Electrical Inspection Agency Plattsburgh, NY (518) 566-7091. Art Steitz
- A D K Electrical Inspections (518) 569-4939. Shannon Manor

All the required NY State Code inspection points for the project will be verified by George Hainer (Town of Westport), and any required reviews of both the regular or structural engineering for the project by the Architect or structural engineer representative.

2. If we have suggestions for value engineering, are you interested? (Bids will be to drawings and scope).

Please submit bids as drawings, specifications, and issued addenda describe the project. A list of suggested value engineering items is always helpful. We expect to work with selected prime contractors to identify options for savings regardless.

Civil Engineering Questions

1. Concerns about where water goes when digging in basement area.

C2.0, Erosion Control Note #11 "If dewatering is required for construction, the contractor must utilize sediment filter bags (or alternate approved by the engineer) to prevent discharge of sediment-laden water off site".

As an approval alternate to a sediment filter bag, that we have seen to be successful on small sites...water collected by the dewatering process can be directed to a NYS/DEC standard sediment trap

(pipe out sediment trap, grass outlet sediment trap, or stone outlet sediment trap for example). Discharge from the sediment trap can be directed to existing catch basin. Catch basin to receive inlet protection. Contractor to provide alternate plan.

Architectural Questions

1. Line striping (shuffle board) on the main floor is to be sanded and removed?
Our specification 096400 Wood Flooring requests a light buff, just enough to give it teeth to receive new finish. The Town will attempt to remove the shuffleboard markings prior to construction (they are mostly adhesive). There is very little thickness left to the floor, so a complete refinishing is not possible.
2. What is the species to be for the T&G strip flooring at exterior of main entrance?
Southern Yellow Pine – primed and painted, all cuts need to be painted. NOTE: This detail may need to be adjusted once we pull up what is currently there. There may be a better way to allow the new wood to breathe.
3. 5/4x crown is shown as flat stock. 5/4 x 4 painted wood? The drawings show 5/4” crown called out. If you look at the detail it’s just a piece of trim laid flat against the wall. To scale it is 4” tall. No specific material is called out for it so am I to assume it is flat stock painted wood to be used as the “crown”?
Yes, it is flat stock 5/4 material and painted. Size to match and align with existing window trim, which is approximately 4” tall.
4. Is all interior (except kneewall where mentioned clear) woodwork and trim to be painted wood?
Yes.
5. Even with your answer in addendum 2 it is still unclear what you want for windows. Are they new, fully-flanged windows or replacement inserts?
Windows in new openings will be new, fully flanged windows. All others will be replacement inserts.
6. Do you want us to price reinforced poly or fibermesh fabric for the blow-in in insulation? Cannot find which is spec’d.
Fibermesh.
7. Are there any interior walls to be insulated like bathrooms or meeting rooms for sound walls. The wall details do not have any walls showing insulation. Are any of the certain types to be insulated?
Add dense-pak cellulose at all bathroom walls.
8. Can you narrow the color choice for the resilient sheet flooring to get a closer price?
Choose from full line of Armstrong Imperial Texture Standard Excelon resilient sheet flooring (linoleum).
9. Are we to price acoustical sealant at all drywall @ studs? It calls out for it in specs but the section called out is missing from project manual.
Only at areas where interior acoustical insulation is being used – see note #7 above.

10. 5/4 or 1x wooden base on main level? Both are mentioned on the plans.
Base on main level shall be 1x material everywhere except along east wall of Multi-Purpose Room 205 (see Detail 5 on A-9.2) and in Corridor 211 (see Details 3,4,5 on A-9.3). Note this should be 5/4 x 8 material.
11. Are we to include the desks, chairs and tables shown on the overhead floor plan in our casework price? Or do we only include the built-ins shown on the section views?
All stand alone furniture is by the Owner and should not be included in your bid. Built-in counters shall be included in rooms 206, 209, and 210
12. Wainscot to be stripped total down to wood or just taken off and cleaned to be reinstalled? Double the work to strip and refinish, need to know exact scope of reuse method.
Wainscot to be removed, reinstalled, and repainted.
13. Doors being salvaged for reuse are to be stripped down to bare wood or just reused as existing?
Doors salvaged for re-use shall be repainted.
14. Abatement testing shows levels of lead in paint proposed to be scraped, demo'd or removed. Does abatement need to be done for this project? Is this required by the contractor to cover?
Standard practices for general construction and working with Lead Paint apply to this project for the General Contractor. Abatement is not required for Lead Paint.
15. Spec calls for Double Pane insulated glass; window schedule lists Triple Low E Arg. Which is correct?
Double pane per the specification.
16. Spec calls for 7/8" SDL; sheet A-7.1 calls for 5/8" mullions in door and transom. Which bar width should be used in windows?
5/8" SDLs shall be used in both places.
17. Existing building has a window to the left of the door on the South Elevation. It appears this window is included in the count on the window schedule but is not drawn on the elevations A4.1. Is this replaced or will it be eliminated?
This window will be eliminated as noted on the demolition plans and the elevations.
18. Details on A-6.1 seem to indicate a full frame window with extension jambs and sill added in the field by GC. Spec calls for Insert Double Hung. The Marvin Clad Ultimate Double Hung Next Gen (which can be installed through jamb) more closely matches the details and will provide a better option for installation in the new openings. Please confirm insert Double Hungs will be used.
The intent is to use inserts for all existing framed openings. New windows will match the profile of the inserts but be full-frame windows with extension jambs.

19. The note on drawing A-2.2 in the Basement calls for the new slab to be painted. The room finish schedule calls for conc sealer. Does it get sealer or paint?

Concrete slab shall only be painted where a small area of new slab is poured in the southwest corner of the Lower Floor. Basement slab shall have sealer.

20. Do the existing exterior conc walls in the basement get painted?

No.

21. Do the new plywood partitions (4) get painted in the basement?

Yes. This should not be included in the bids and can be done at a later date by Town volunteers.

22. I am unable to find any drawing depicting woodwork on the vaulted ceiling on the main floor, it is scheduled and specified.

3. Stained vaulted ceiling woodwork on the main entry floor.

204	MEETING ROOM	NEW STRIP WOOD FLOORING	WOOD
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The only wood on the ceiling of the meeting room shall be the straps as shown on the attached sketches SK 4 & 5. Otherwise the ceiling is gypsum wallboard.

23. Are the countertops in 206, 209,210 plastic laminate? What is the extent of the tops and how deep are they?

Counters are Plastic Laminate with wood nosing – see attached detail and sketch.

24. What is the extent of historic wainscot? Is it only on the exterior walls? Does it need all the paint removed?

See #12 above. Extent of wainscot is shown with a dark dashed line on A-2.3/1.

25. Oh, Also there are no sizes provided for any doors on the 2nd Floor. Please provide sizing for these openings.

These are all 3'-0" (w) x 7'-0" (h) doors.

26. Door 110 at Judge's Chambers. There is a new B60 Rated, Hollow Metal Frame called for at this location and nothing else. There is no size given. Please clarify what's required at this opening.

This is a type A painted wood door - 3'-0" (w) x 7'-0" (h).

27. Interior Windows F, G, H, and I - There is no information about the jamb material or profiles provided. Are these intended to be Wood or HM windows? Please Clarify.

For windows F & H, see <http://nissenco.com/slidingwindows.html> - Horizontal Sliding Window. For window G, assume hollow metal frame profile to match window H. Window I to be painted wood.

28. **Insulation Specification Section 072100 revised. See attached.**

1. Ceilings in rooms 200-204 will be on a 650 grid system? 3/ A7.1?



29. We are planning to bid the wheelchair lift in this project but have a few questions. Is there a model lift this is based on? Drawings on page A-8.1 appears to me to show two different style lifts. We can supply these lifts from Savaria, model Pro-lift vs. V-1504 model. Difference being the platform. Pro-lift has an enclosed cab except for enter/exit side. V-1504 has 42" high walls no ceiling. Drawings show 3" pit which is acceptable for V-1504 but not for the Pro-lift(6" min.). Please advise.
We will use the V-1504.

30. The stone veneer on the East elevation is to be cut to fit from the existing salvaged stone foundation. Can a new stone veneer be purchased and installed in lieu of the salvaged stone?
Either is acceptable, although the Town and Architect will want to see and approve samples of new stone prior to installation.

31. Will you accept an approved equal to the sargent brand hardware?
See General Questions response #2. Please bid per specifications and identify suggestions for savings or other equals in a separate list.

32. There is no spec for the Paint for the roof. Please specify.
Please include the following: brush roof surface with wire brush to remove loose rusty metal, flakey rust, and peeling paint; pressure wash surface and allow to dry; use Noxyde by Rustoleum (min. 2 coats) on surface – client to choose from standard color palette.

33. The specs call for envelope control layers and has a section for air sealing w/ caulk and foam. Is this to be to all exterior walls from the inside. (inside framed wall when we demo interior sheetrock) please specify if it is the entire exterior or not.
All envelope work (exception: windows and basement level west wall) shall be addressed from the inside. Contractor shall make best effort to air seal as possible at all openings, penetrations, plates, baseboards, and other joints susceptible to air leakage.

34. The remarks on the door schedule say something about new doors to match historic 6 panel doors, did they mean these 5 panel doors? Also door 200A is supposed to be a new door with transom

built to match, what does that transom look like? It also says the historic doors are supposed to have half glass, should I ignore the remarks or quote them that way.

Yes, they are five (5) panel doors. See photo below.



Please see sheet A7.1 Details 1 & 3 and historic photos. We believe the new transom will be approximately 2'0" high and the same width as the door. The rough opening exists behind the panel, so field measurements will be important prior to the development of shop drawings for this unit. The doors have glass in them (see elevation and photos). Note that the original doors do not exist. All we have is the rough opening and the photos shown on A-7.1. A custom door will need to be recrafted from this information.

Structural Engineering Questions

1. The modifications to the existing roof structure are unclear to me. I think there are 5 different conditions that occur.

Yes. These are the various conditions.

- a. Existing barrel vault truss modified per 1 on S3.3
- b. Existing intermediate rafter between trusses in Barrel vault area modified to match existing truss and 1 on S3.3
- c. Existing barrel vault trusses where ceiling will now be flat modified per 2 on S3.3
- d. Existing intermediate rafter between trusses in barrel vault area modified to match trusses and per 2 on S3.3
- e. Trusses(?) and rafters at existing flat ceiling area need some modifications per 3 on S3.3?

Details 2 and 3 on S3.3 should be applied depending on if it is an existing truss or rafter.

1.1 Structural Narrative Items:

SN1: The roof consists of alternating trusses at 4'-0"oc and simply supported rafters at 4'-0"oc. Based on initial site visits, the building has spread at the top of the exterior longitudinal walls. There appears to have been efforts to mitigate this spreading (with tie rods), however these efforts do not appear to be adequate and the renovation includes the removal of these tie rods. The bottom chord of the truss is not at the base of the truss. The ceiling framing is not at the top of the wall (equivalent base of truss). These are often the cause of spreading in older structures.

The existing trusses are under designed and do not meet current codes. The following reinforcing will be needed to do so:

1. Convert simply supported rafters at 4'-0"oc to trusses (match existing member sizes).
2. At each bottom half of top chord (existing and newly converted truss), sister 9-1/2" LVL, each side of beam.
3. At each bottom chord to top chord connection, provide plywood gusset plates, both sides, w/ adequate nailing (see truss detail). A light gage strap is also required for this connection.
4. Gusset plates at other web to chord connections, see section.
5. Sister lower existing web members with 2x4, see section.

These items—installed prior to the removal of the existing tie rods—will allow for the existing tie rods to be removed, and will prevent the walls from spreading further. It will allow for the vaulted ceiling.

See typical truss framing detail at vaulted ceiling for additional information.

SN2: Provide truss ties at bottom of truss/top of wall, e.g., a built up 2x tie at the top of wall. This may also require gusset plates or light gage metal connector at the connection. A tie and upper tie at the simply supported rafters is also required. See typical truss framing details at flat ceiling.

2. Specs for shoring of basement columns during construction.

Construction shoring is the responsibility of the contractor per 2.2.A on S-0.1. We often see the contractor hire out another engineer for this review/design. It is the responsibility of the contractor to make sure the building doesn't fall down during the renovation.

Mechanical & Plumbing Questions

1. What is the condensate pipe material and size?
All condensate piping shown on P1.11 & P1.21 to be 3/4" insulated copper or PVC.
2. What is the required duct connection for duct less than 144 sq in? (note 6, M5.01)
3. Which contract is responsible for the condensing units 4" concrete housekeeping pad?
4. Which contact is responsible for the louver wall penetrations?

For Questions 2 – 4 above, please see attached drawings M1.11 and M1.21 for additional notes and clarifications.

The hot water supply piping for the Multi-Purpose Space 205 has been split so two branches feed the Runtal in the area. This resulted in an additional 22' of HWR piping, 8' of HWS piping, and an additional balance valve.

Attachments:

1. Millwork: SK2 & 3
2. Multi-Purpose Room 205 – Ceiling Straps (RCP + 3-D Sketch): SK4 & 5
3. Thermal Insulation Specification 072100 - *revised*
4. Mechanical Drawings M1.11, M1.21

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Thank you for your questions.

Andrea Murray, AIA, NCARB, LEED AP, Principal
Vermont Integrated Architecture, P.C. (VIA)

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End Addendum Three

072100 - THERMAL INSULATION

1. SUMMARY

This section identifies the exterior insulation to be used at the foundation, slab and walls, and roof, as well as interior sound insulation. In general, the foundation wall and under-slab insulation will be EPS rigid board. Rigid XPS board will be used at specialized locations, like the edge of the slab. Wall insulation shall be dense packed cellulose insulation, and attics and roofs will be for the most part loose-fill cellulose. Some difficult to insulate locations will require closed-cell spray foam. In addition, this section addresses the fasteners, finishes, and best practices for installation.

Target insulation values for this project are:

Foundation walls and sub-slab	R-20
Above-Grade Walls	R-40
Roof Insulation	R-60

Related Sections:

033000	Cast-in-Place Concrete
061000	Rough Carpentry
072500	Envelope Control Layers
076100	Standing Seam Metal Roofing
079200	Joint Sealant
083113	Access Doors and Frames

2. SUBMITTAL PROCESS

The following are required as part of the submittal for these products:

Submittal	Req.	Specifics
Shop Drawings		Details for board insulation attachment
Product Cut Sheets	X	For each listed product
Compatibility	X	Provide confirmation of insulation and adhesive product compatibility with adjacent products.
Product Samples		
Mock-ups	X	See Envelope control layers.
Closeout submittals	X	Warranty Information

3. PRODUCTS

A. FOAM-PLASTIC BOARD INSULATION

- i. Manufacturer: Dow Chemical Company, ACH, Atlas or approved equal.
- ii. Product: Expanded Polystyrene Board Insulation (EPS), Type II, 15 psi.
- iii. Sub-slab: 4" continuous at sub-slab. Maximum gap between panels of one-eighth inch - fill larger gaps with spray foam.
- iv. Basement Ceiling: 2" Thermax taped at seams.

- B. LOOSE FILL INSULATION – For Attics
Cellulosic-Fiber Loose-Fill Insulation for Attics: chemically treated for flame resistance, processing, and handling characteristics.
- i. Manufacturer: National Fiber
 - ii. Density & Moisture Content pre manufacturer’s installation requirements.
 - iii. Fill cavities of new construction as shown on drawings.
 - iv. Fill attic to 24” installed depth.
 - ~~v. Fill attic floor of Janes House to 12” installed depth.~~
 - ~~vi. Ensure coverage over ductwork in attic of Janes House of 10” minimum above duct.~~
- C. LOOSE FILL INSULATION –
Cellulosic-Fiber Dense-Pack Insulation for Exterior Walls: chemically treated for flame resistance, processing, and handling characteristics.
- i. Manufacturer: National Fiber
 - ii. Density & Moisture Content per manufacturer’s installation requirements.
- D. MINERAL-WOOL - 1” MINIMUM MINERAL BOARD FOR ALL EXTERIOR WALLS
- i. Manufacturer: Roxul, Thermafiber or approved equal.
 - ii. Product: "Comfortboard" or approved equal.
- E. MINERAL-WOOL BATT WALL AND CEILING INSULATION
- i. Manufacturer: Roxul, Thermafiber or approved equal.
 - ii. Product: "Comfortbatt" or approved equal.
 - iii. Dimension: Strips as specified by UL Label fire closure system.
 - iv. Locations: Where indicated and at all door frames.
- F. CLOSED-CELL SPRAY POLYURETHANE FOAM
- i. Manufacturer: BASF Corporation, Dow Chemical Company, or approved equal.
 - ii. Product: ASTM C 1029, Type II, with maximum flame-spread and smoke-developed indexes of 75 and 450, respectively, minimum density of 1.5 lb/cu. ft.
 - iii. Dimension:
 - a. 3” minimum at all exterior basement walls.
 - b. As shown on details for air sealing or where main insulation thickness is compromised.
 - iv. Covering: In locations with exposed foam, provide 15 minute rated intumescent coating per life safety code.
 - v. Installer: Certified installer.
- G. JOINT-AND-PENETRATION TREATMENT MATERIALS
- i. Manufacturer: Todol Products or approved equal.
 - ii. Product: Pur-Fill 1G, non-CFC, Spray foam- low and high expanding as appropriate or approved equal.
 - iii. At window rough openings: Use only low expanding spray foam to fill cavity.
 - iv. At other penetrations through envelope: Use Pur-Fill as necessary to supplement Spray Polyurethane Foam, but do not depend on Pur-Fill as air/weather barrier.

H. VENT CHUTES

- i. Manufacturer: Brentwood
- ii. Product: Accuvent Cathedral Ceiling – Entire roof at every rafter/soffit intersection. Extend a minimum of 16" past the highest level of the loose fill cellulose insulation.

I. ATTIC HATCH IN ROOM 201 (See 083113 Access Doors and Frames)

- i. Manufacturer: Site-built
- ii. Product: Hinged plywood attic hatch, with 6" rigid insulation board on hatch.
- iii. Seal: Weather-strip with Conservation Technologies silicone bead or equal.
- iv. Size: Approximately 4'-0" x 2'-0".
- v. Fit hatch within existing headed off opening in ceiling framing.

J. FASTENERS

- i. Manufacturer: Adhesives.
- ii. Product: Use insulation manufacturer's recommended adhesive and fastener attachment spacing for each type of insulation.

4. EXECUTION & QUALITY CONTROL

Store and install according to manufacturer's written instructions unless specifically noted otherwise.

A. GENERAL

- i. Install only insulation that is undamaged, dry, and unsoiled and that has not been left exposed to ice, rain, or snow at any time.
- ii. Extend insulation to envelop entire area to be insulated. Cut and fit tightly around obstructions and fill voids with insulation. Remove projections that interfere with placement.
- iii. Apply single layer of insulation units to produce thickness indicated unless multiple layers are otherwise indicated.

B. INSTALLATION OF BELOW GRADE INSULATION

- i. Horizontal surfaces: Loose lay and tightly abut horizontal insulation units. Extend insulation over the entire horizontal sub-slab surface unless otherwise indicated.

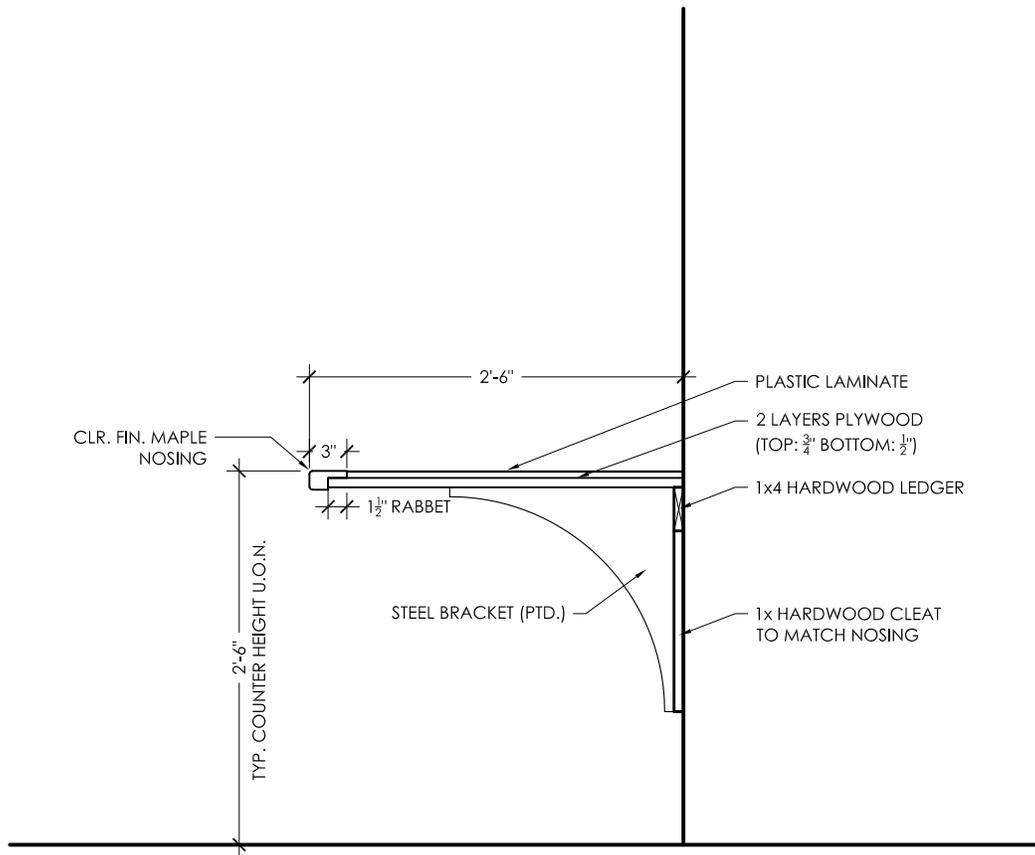
C. INSTALLATION OF SPRAY-APPLIED INSULATION

- i. Do not apply insulation until installation of pipes, ducts, conduits, wiring, and electrical outlets penetrating walls is completed and windows, electrical boxes, and other items not indicated to receive insulation are masked.

D. INSTALLATION OF LOOSE FILL/DENSE PACKED CELLULOSE

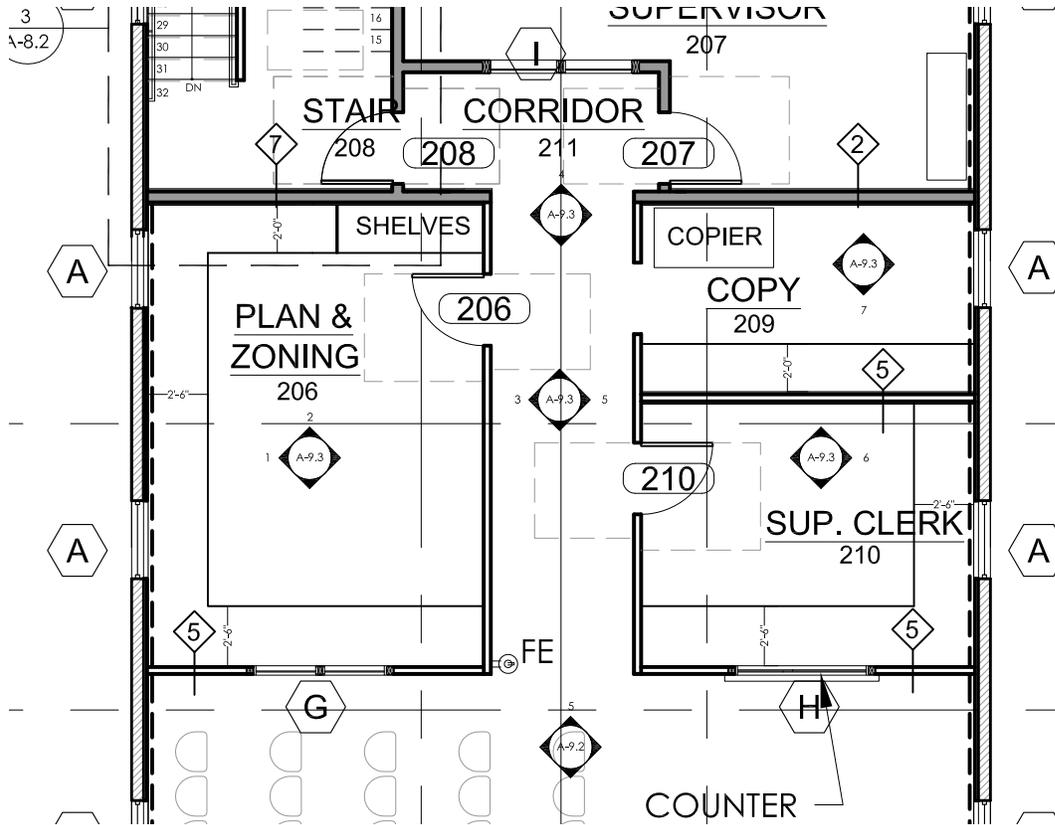
- i. Install per manufacturer's recommendations.
- ii. Air seal all penetrations, base and top plates prior to installation of cellulose.
- iii. Install dense packed to optimum density of 3.5 PCF.

END SECTION 072100 – THERMAL INSULATION



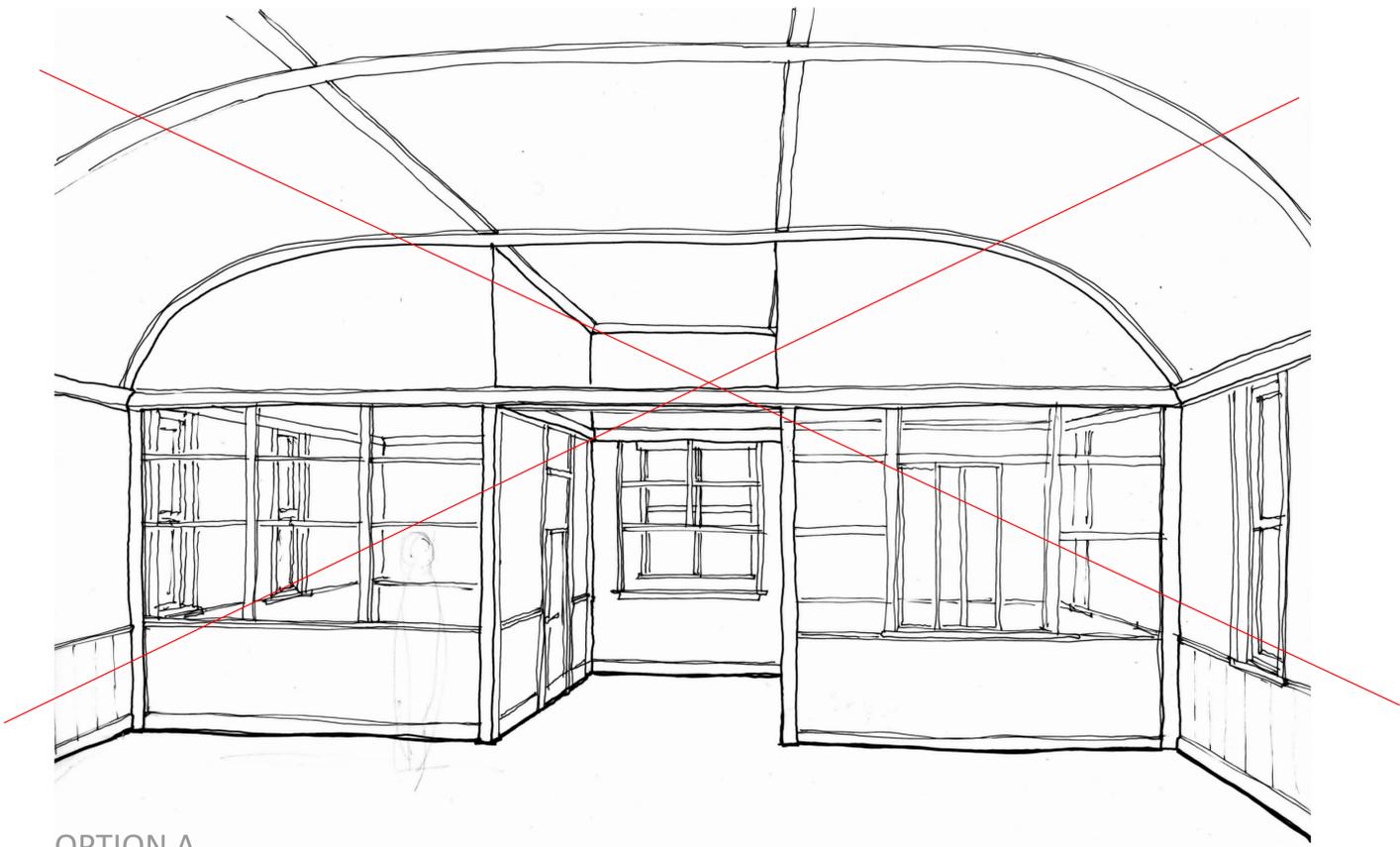
1 Typical Work Counter Detail

SCALE: 1-1/2"=1'



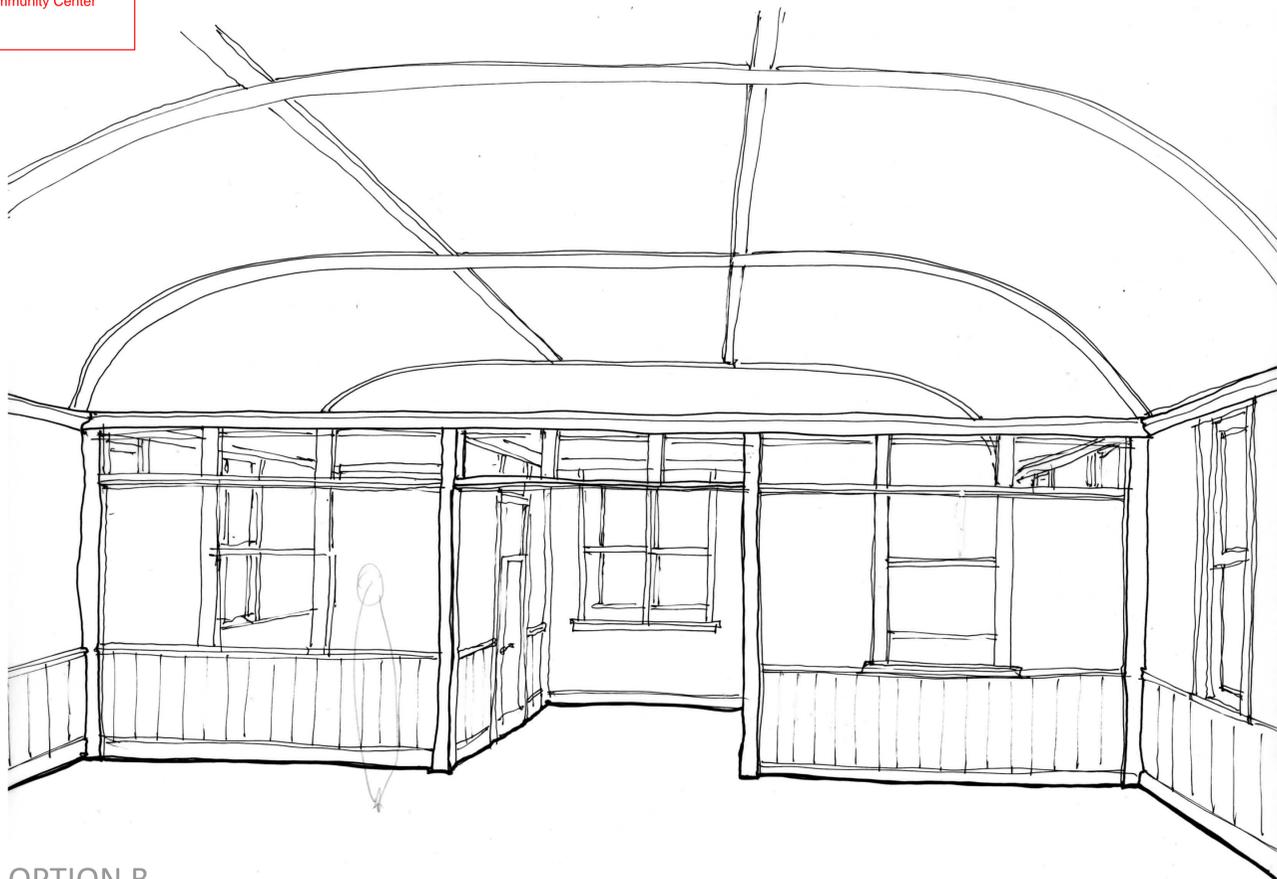
Counter Definition - Rooms 206, 209, 210

Scale 1/8" = 1'-0"

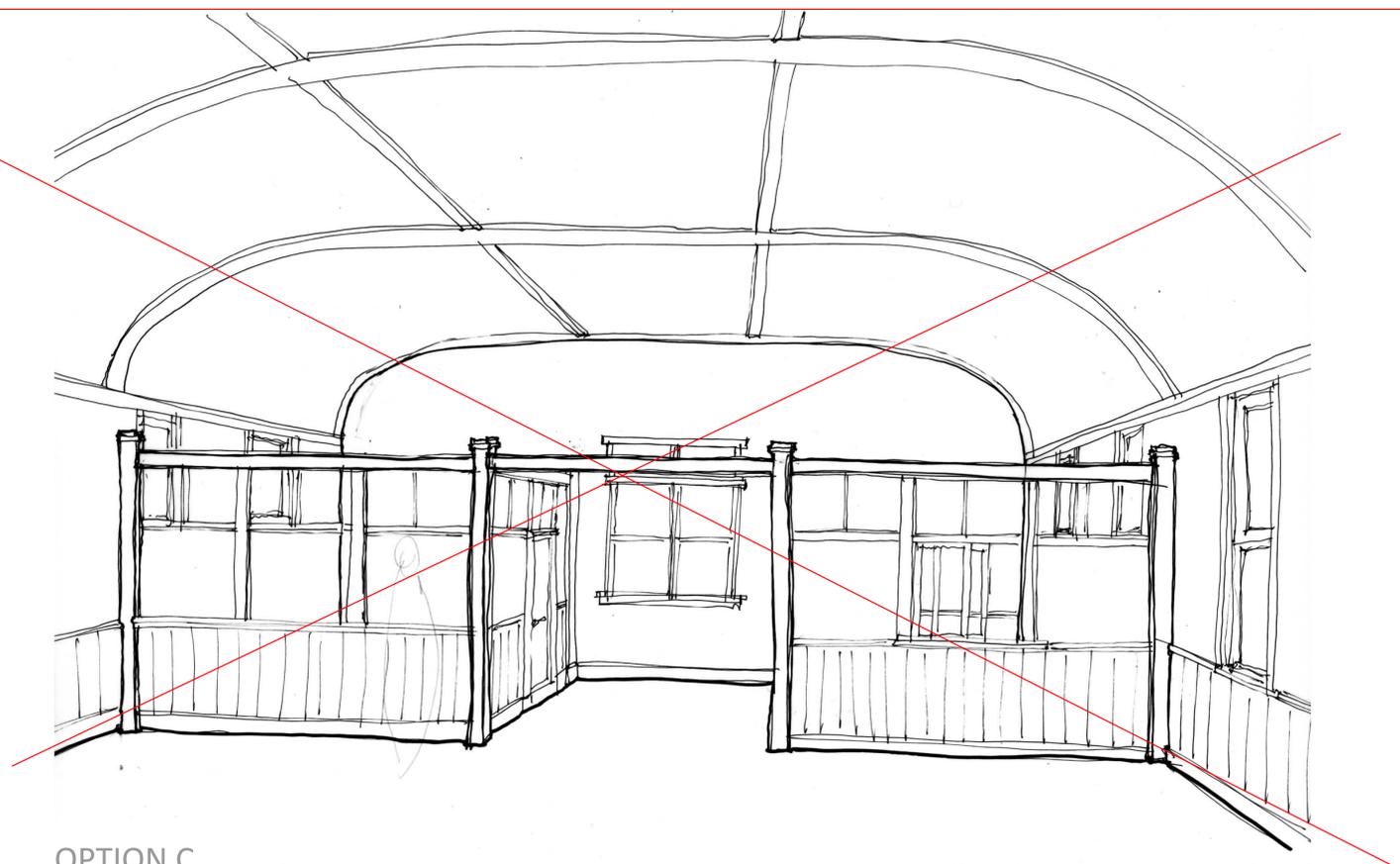


OPTION A

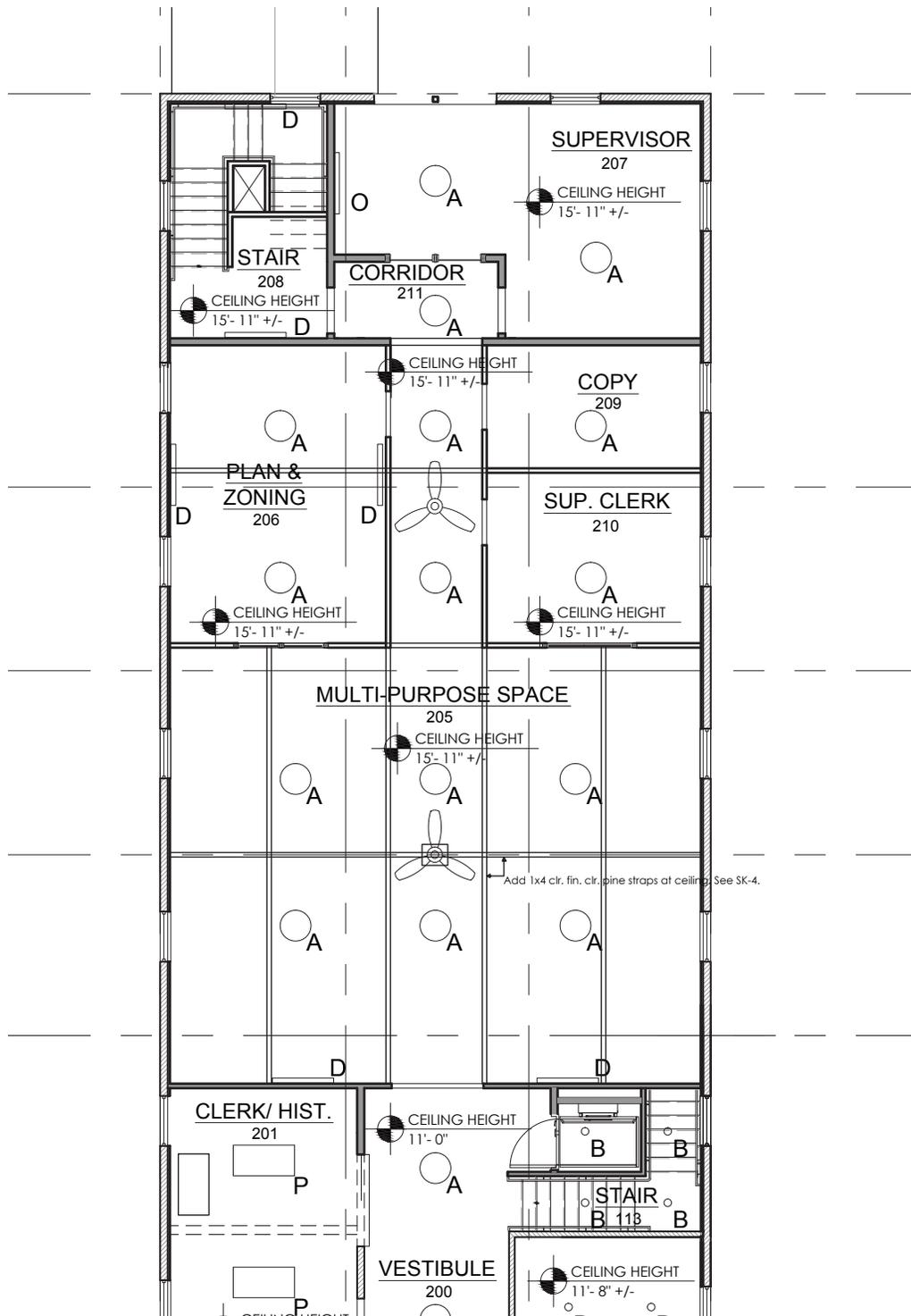
SK 4 - Westport Community Center
December 19, 2016



OPTION B



OPTION C



RCP REVISION - STRAPS - ROOMS 205,206,209,210,211
 Scale 1/8" = 1'-0"



DATE ISSUED:
09/16/16
Drawn: PHF
Checked: DLS

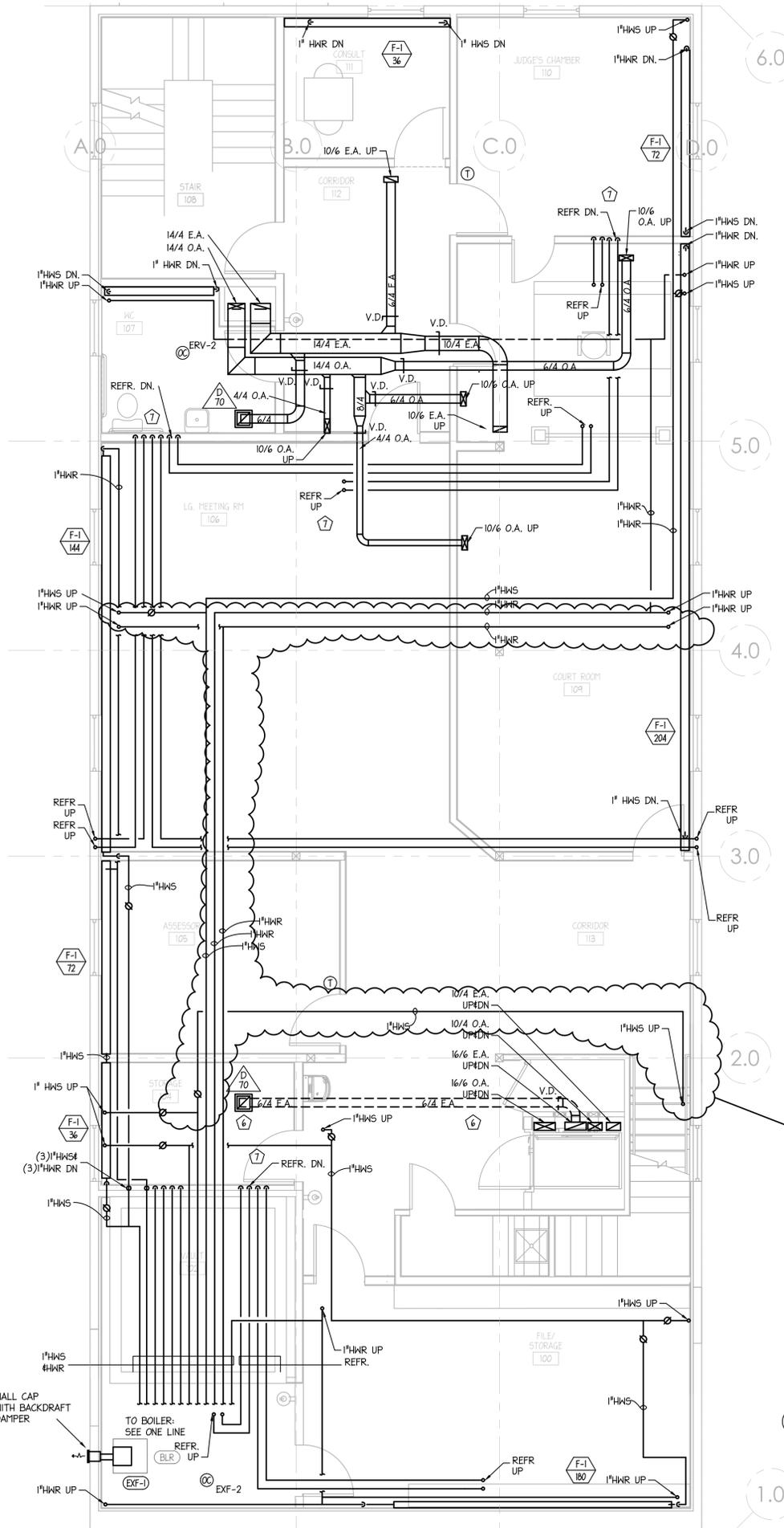
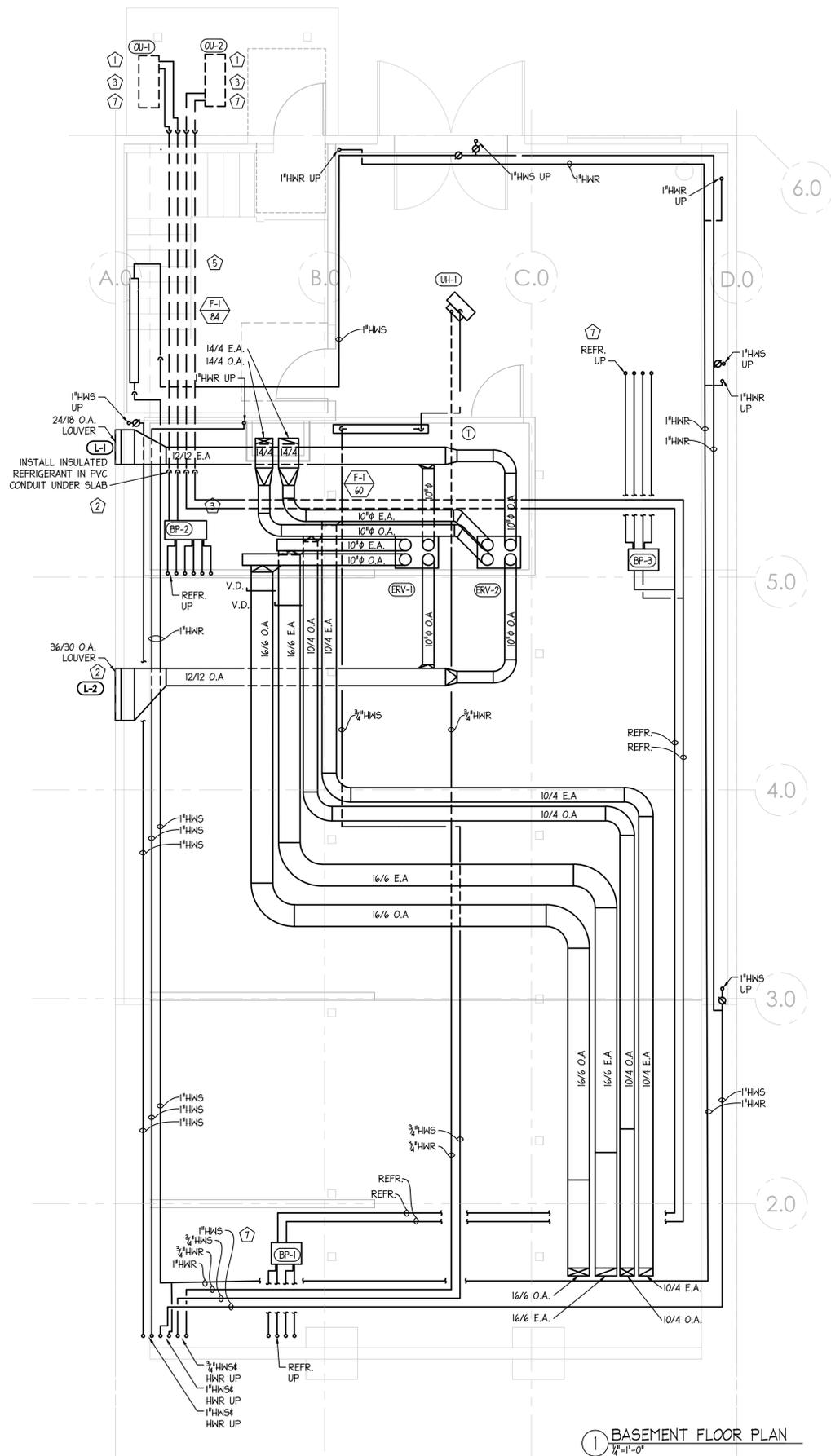
REVISIONS:
ADDENDUM#1-12/15/2016

BID SET

WESTPORT
COMMUNITY
CENTER
22 Champlain Ave
PO Box 465
Westport, NY 12993

BASEMENT &
FIRST FLOOR
MECHANICAL
NEW WORK PLAN

M1.11

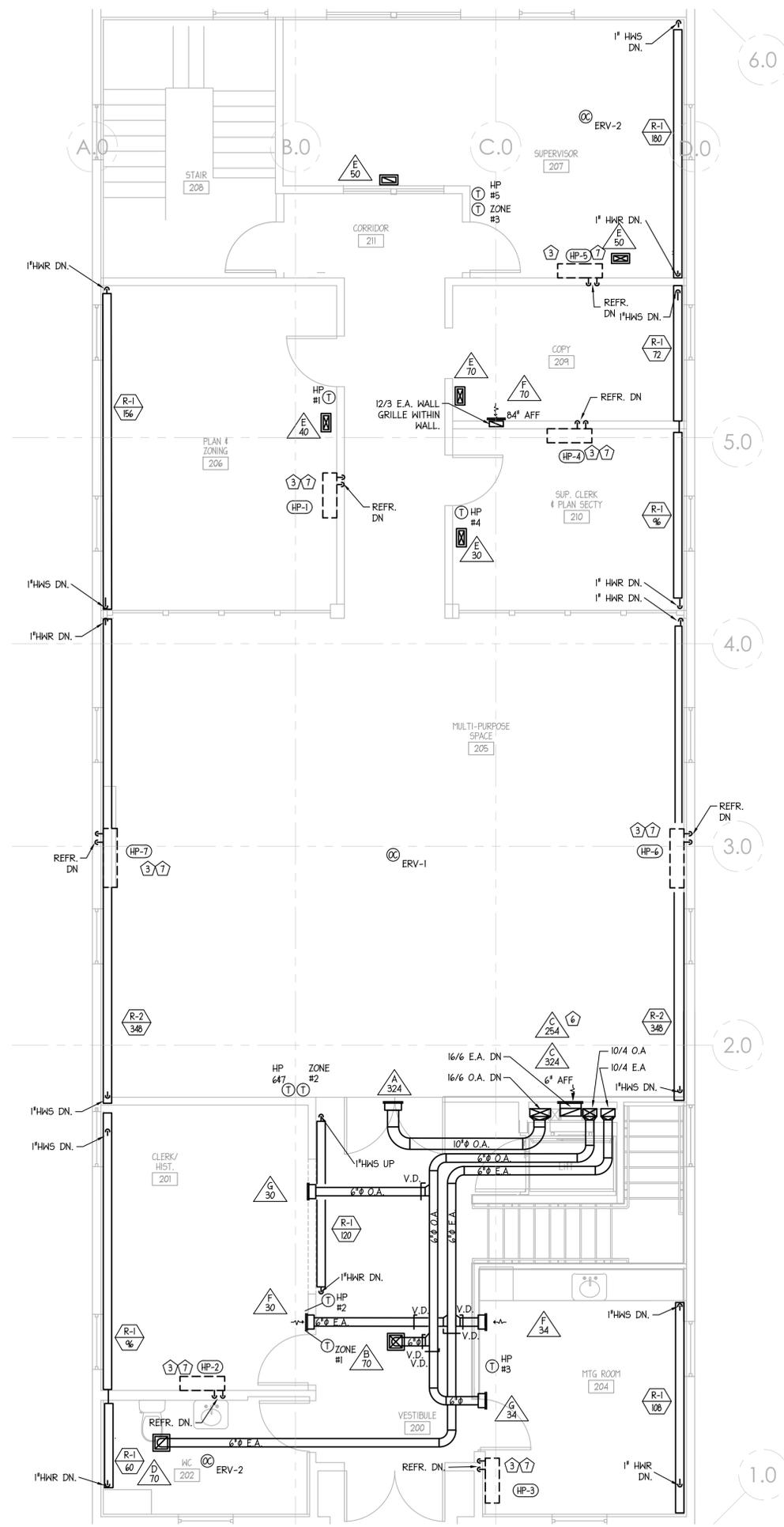


MECHANICAL NEW WORK LEGEND

	NEW MECHANICAL TO BE FURNISHED AND INSTALLED
	EXISTING MECHANICAL TO REMAIN

- MECHANICAL SPECIFIC NEW WORK NOTES:**
- FURNISH AND INSTALL REMOTE CONDENSING UNIT SPLIT SYSTEM FOR PROPOSED AIR SOURCED HEAT PUMP. REF. PIPE SIZES TO BE COORDINATED WITH EQUIPMENT VENDOR. INSULATE ALL PIPES PER SPECS.
 - FURNISH AND INSTALL NEW WALL PENETRATIONS FOR INTAKE + EXHAUST LOUVERS. COORDINATE WITH STRUCTURAL.
 - THIS WORK SHALL BE INCLUDED AS AN ADD ALTERNATE PRICE ASSOCIATED WITH AIR SOURCED HEAT PUMP.
 - FURNISH AND INSTALL NEW WALL PENETRATIONS FOR EXHAUST FAN. COORDINATE WITH STRUCTURAL.
 - REFRIGERANT PIPING TO BE BURIED UNDER SLAB WITHIN INSULATED PVC CONDUIT.
 - THIS WORK SHALL BE INCLUDED AS AN ADD ALTERNATE PRICE ASSOCIATED WITH WATER CLOSET 104.
 - INSULATED REFRIGERANT PIPING ASSOCIATED WITH AIR SOURCED HEAT PUMP SYSTEM TO BE INCLUDED IN BASE BID TO ALLOW FOR FUTURE INSTALLATION OF HEAT PUMPS.

SEE ADDENDUM #1
NOTE #2



MECHANICAL NEW WORK LEGEND	
	NEW MECHANICAL TO BE FURNISHED AND INSTALLED
	EXISTING MECHANICAL TO REMAIN

- MECHANICAL SPECIFIC NEW WORK NOTES:**
- FURNISH AND INSTALL REMOTE CONDENSING UNIT SPLIT SYSTEM FOR PROPOSED AIR SOURCED HEAT PUMP. REF. PIPE SIZES TO BE COORDINATED WITH EQUIPMENT VENDOR. INSULATE ALL PIPES PER SPECS.
 - FURNISH AND INSTALL NEW WALL PENETRATIONS FOR INTAKE + EXHAUST LOUVERS. COORDINATE WITH STRUCTURAL.
 - THIS WORK SHALL BE INCLUDED AS AN ADD ALTERNATE PRICE ASSOCIATED WITH AIR SOURCED HEAT PUMP.
 - FURNISH AND INSTALL NEW WALL PENETRATIONS FOR EXHAUST FAN. COORDINATE WITH STRUCTURAL.
 - REFRIGERANT PIPING TO BE BURIED UNDER SLAB WITHIN INSULATED PVC CONDUIT.
 - THIS WORK SHALL BE INCLUDED AS AN ADD ALTERNATE PRICE ASSOCIATED WITH WATER CLOSET 104.
 - INSULATED REFRIGERANT PIPING ASSOCIATED WITH AIR SOURCED HEAT PUMP SYSTEM TO BE INCLUDED IN BASE BID TO ALLOW FOR FUTURE INSTALLATION OF HEAT PUMPS.

1 SECOND FLOOR PLAN
1/4"=1'-0"



DATE ISSUED:
09/16/16
Drawn: PHF
Checked: DLS

REVISIONS:
ADDENDUM#1-12/15/2016

BID SET

WESTPORT
COMMUNITY
CENTER
22 Champlain Ave
PO Box 465
Westport, NY 12993

SECOND FLOOR
MECHANICAL NEW
WORK PLAN

M1.21