

GROVE & DALL'OLIO
ARCHITECTS ^{PLLC}

MEMORANDUM

To: All Bidders

From: Matthew Grove
Grove & Dall'Olio Architects PLLC
304 267-2120

Date: November 24, 2014

Re: Charles Washington Hall
ADDENDUM No. 3

The following information amends or supersedes the Project Manual dated October 28, 2014, Architectural drawings dated October 22, 2014, Landscape Drawings dated October 14, 2014, structural and MEP drawings dated September 26, 2014, Addendum No. 1 dated November 11, 2014 and October 14, 2014, structural and MEP drawings dated September 26, 2014 and Addendum No. 2 dated November 17, 2014.

1. Telephone and Data service is limited to the Cashier/Tourism Workstation in room 104. Provide conduit for telephone and data from workstation to building service entrance via West Basement B02. Provide a ¾" telephone conduit to phone jack in Kitchen adjacent to door 106A at 48" AFF above outlet PK-21 shown on E2.2 and run conduit down to West Basement and to service entrance at rear of building.
2. Light fixture J is to be custom manufactured. Contractors must search to find a custom light fixture fabricator.
3. Change emergency/exit light shown in Ramp Corridor 106 on Drawing E1.2 to an edge light exit sign, C2D.
4. The locations for the utility lights under the stage will need to be field determined based upon the equipment locations, ductwork, and other field constraints. Base estimate on the use of (6) Lithonia OLVTM M6 fixtures with one switch location.
5. Use GFCI receptacles in the basement. GFCI receptacles are not needed in the attic area. Use individual GFCI receptacles rather than a breaker or daisy chained protection.
6. Motorized Roller Window Shades are to be controlled by wireless operation per the specification section 'Roller Window Shades 12 24 13' - Part 2 – Products, 2.2,A,2,a: Wireless Control. Control system is by the shade manufacturer. Coordinate location of controls with architect during construction.



7. The correct exterior wall lights for the west elevation are indicated as Fixture Mark 'M' on the decorative lighting fixture schedule on drawing E1.1. This replaces the King Luminaire fixture noted on the Site Lighting Plan Fixture Schedule on drawing L1.3.

8. Due to the congestion that would be created in the plan view by the HW piping, it is recommended that the contractor follow drawing M1.3 piping diagram. The exact detail of piping layout will be handled through the shop drawing process due the very constrained space in the basement area and adjusted for existing conditions.

9. PB SDR-11 was recommended as an alternate piping material by ASHRAE for the CWS & CWR piping. However, equivalent piping material such as HDPE SDR-11 and Aquatherm piping that is rated for condenser water piping is acceptable and can be submitted through the shop drawing process.

10. See structural drawing S2.4 for information related to the dunnage beams supporting HVAC equipment on roof.

11. Piping to be installed in the (Unaccessible areas) shown on drawing P2.1 shall be done when the floor is removed and floor framing upgraded in room 109. Floor access panels should be installed for access to valves and joints in line. Water lines in these spaces shall be insulated and location recorded on "as-built" drawings before concealing.

12. The boiler manufacturer specified uses Sch 40 PVC (gray color) and termination will be in the alley behind the kitchen. Since the boiler manufacturer has a UL rating, all boiler exhaust venting material and termination must comply with the boiler manufacturer's installation instructions.

13. All PVC piping on exterior of building shall be gray, not white.

14. Regarding the concrete 4"x8" pavers indicated on the landscape drawings, the intention is to match the existing streetscape pavers as closely as possible in form and color. The exact manufacture of the existing pavers is not known. The contractor is responsible for finding a concrete unit paver that closely matches the existing, with approval by the architect. The contractor shall be responsible to replace the entire area identified on sheet L1.1 as concrete unit pavers with new concrete unit pavers. No existing concrete unit pavers in this area shall be re-used.

15. Decomposed limestone as described in Division 32 14 00 2.4.E shall be acceptable for the bluestone dry laid joints.

16. The City of Charles Town will provide a portion of the nearby Liberty Street parking lot for use by the General Contractor.

17. Under the floor slab in the basement area being lowered beneath the kitchen. (Under Concrete Floor Slabs - Use Dow STYROFOAM Extruded Polystyrene Foam (XPS) Square Edge Insulation Board, thickness as indicated on the drawings).

18. Use 1" Polyisocyanurate at the new masonry walls (Wall Type 11). For Exterior Masonry Wall Furring – Use Dow THERMAX Rigid Polyisocyanurate Insulation Board, thickness as indicated on the drawings)

19. Note on sheet S2.3 referring to 3/S5.2 should read: "See 3/S4.4 for additional info."

20. On sheet S2.4 under balcony truss, remove note referencing 2/S5.3. No drawing of the existing truss was required for this work.

21. On drawing A3.4, the metal roofing on the area outside of door 302A has been identified as being coated with an asbestos containing material. This roof is to be encapsulated with new insulation and a white EPDM membrane. Openings cut through the existing roof for new vents or dunnage beams must be coordinated with the City's abatement contractor.

22. The flashing between the addition on the front (south) façade and the original building has been identified as being coated with an asbestos containing material. Removal of this material must be coordinated with the City's abatement contractor.

End Addendum No. 3