

GROVE & DALL'OLIO
ARCHITECTS ^{PLLC}

MEMORANDUM

To: All Bidders

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

Date: December 2, 2014

Re: Charles Washington Hall
ADDENDUM No. 4

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, Addendum No. 2 dated November 17, 2014 and Addendum No. 3 dated November 24, 2014.

1. Provide lamp compatible dimmable switches for all lighting in Rooms 201 and 202.
2. Glass block window may be site built or prefabricated off site provided the opening is filled and the window is mortared to the wall.
3. Door closers in hardware sets 5 and 21 do not need to be fire rated. Closer in hardware set 13 does because this is for a smoke door.
4. Incorporate expansion joints in the kitchen epoxy floor between sections of floor on slab and wood framing.
5. Motor starters for pumps should be sized by the pump manufacturer and provided by the mechanical contractor and turned over to the electrician for installation.
6. White schedule 40 PVC pipe may be used for boiler flue piping and condensate piping within the building. Any PVC piping exiting the building must switch to gray.
7. Aquatherm Greenpipe is an acceptable alternative to copper pipe provided the City of Charles Town has no objections.
8. The extent of concealed plaster to be restored is limited to a minimal amount of wall and ceiling surfaces on the first floor as most of these walls are to be furred out or new and most of the ceilings are either tin, wood or drywall. The ceiling of the main hall is wood upstairs and the other existing plaster walls to remain are visible on this level. Of those areas that are concealed that are to be restored, it would be advisable to estimate conservatively.
9. The format for the projection screen has been sized for the stage area and is correct.
10. Regarding the recessed shades in the main hall, anticipate plaster repair on the interior as a result of the shade installation. However, do not estimate major restructuring of the masonry lintel.



11. Door Schedule incorrectly notes the material of door frames for doors 203B, 204A, 205A as wood. It should call out "wood/HM" as these door frames should be rated for 60 minutes. Doors 204A and 205A are smoke doors.
12. Existing door and frame 203C is presently rated.
13. Sliding stainless steel dish return door is a custom item that should be made by a fabrication shop that is accomplished in doing work for the food service industry.
14. Drawing 17/A6.2 note directing to "rebuild proscenium as shown" refers to flat planes of plaster wall surface which are to receive decorative painting matching that which presently exists on the sides.
15. Text is called for on transom above door 105D as shown on elevation 6/A6.1.
16. Orientation of wheelchair lift is accurately depicted on A3.3 but incorrectly shown on elevation 5/A6.3.
17. Overall height of opening 109C shall be determined by the height of the masonry opening presently concealed. Drawing suggests a 10' AFF clear opening but this condition must be verified. If height is lower, the transom height will be reduced.
18. Butt glazing on first floor store front wall does not have to withstand wind loads and therefore does not require backer bar or vertical support at intermediate joints.
19. Wood floors shall have 11/16" APA rated CDX plywood subfloors typically. Provide 3/16" thick layer of neoprene between subfloor and finish floor in room 201. Floor beneath stage shall be two layers of 11/16" APA plywood with C side up. Stain plywood under stage to blend in with random plank floor in 201.
20. Latex mortar setting bed shall conform to applicable standards set forth in ANSI A118.4 "Modified Dry Set Cement Mortar" for the exterior wet laid bluestone paving application. Provide a 30" x 30" ceiling access hatch in the kitchen made of solid wood trim and panels to allow access to the mechanical unit above.
21. Balcony access stair enclosure roof shall be framed using 2x12s @24" o.c. with 11/16" APA rated exterior grade plywood. Fully insulate roof with 12" batts.
22. Wall type 12 shall include paper-faced (moisture barrier) insulation with the paper stapled on the face of the stud to maintain moisture barrier.
23. Gypsum wall and ceiling board shall be anchored with only screws, no nails allowed.
24. A wall sheathing is permissible beneath T&G beaded board provided it remains in plane with existing beaded board. Otherwise, use blocking between wood studs.
25. The contemporary machine made red brick used along the George Street Façade above door 109B are to remain. While these brick are not original to the building, they have been in place for more than 50 years.
26. The display and merchandising units in the Market are a part of this contract and are identified in specification section 11 40 00.
27. Doors 102C, 103B, and 103C are incorrectly noted at 1/2" thick on the door schedule. They are to be 1 3/4" thick.
28. Hardware set #3 is not required to meet the ADA because it is a service door.
29. Add a magnetic hold open device to hardware set #21.
30. Interior framing lumber and plywood does not need to be fire rated on this project.
31. For paint analysis on this project, assume 20 locations where paint will be analyzed.
32. Other custom and fire rated door manufacturers will be acceptable in lieu of TruStile.
33. Restrooms shall have ceramic tile wainscot and base as shown on interior elevations at first and second floors.

34. Masons are to clean masonry that have dirt, moss and other visible deposits.
Cleaning in some areas may be needed to blend new and existing masonry work.
35. To determine thickness of masonry, contractors are encouraged to visit the site and take measurements of existing conditions for accuracy.
36. Masonry pointing shall be done by experienced masons capable of determining when a joint is deteriorated or loose. If it is tight and not shallower than 3/8", then it should not be raked out.
37. Tooling of joints shall be done in a manner that matches the best example of an intact section of original wall surface.
38. The note on elevation 18/A6.2 "existing rigging" refers to a piece of curtain hardware that is to remain in place as a historic artifact, but not to be a component of the new curtain rigging.
39. Hollow metal door insulation per Spec Section 08 11 13, 1.5D, should be as follows:
Non rated doors - U-Factor of .39 (ASTM C1363) with Polyurethane Core
Fire rated doors - U-Factor of .41 (ASTM C1363) with Polystyrene Core
(There is no temperature rise rating required for the fire rated doors)
40. Existing exterior pavers are concrete and manufacturer is unknown. Match existing pavers in color, aggregate, texture, edge detail, and size as closely as possible.
41. The existing piers remain. The "wall piers" mentioned on sheet S3.1 refer to the portion of rebuilt wall between the window openings, or the portion of wall between the window opening and adjacent pier. These portions of wall are to be reinforced with #3 bar vertically as specified in detail 9/S4.3.
42. On sheet S1.1 under Concrete Block note 7 "Unless noted otherwise , all masonry walls shall be reinforced with #4 @ 48" o/c vert." applies to walls where reinforcing is not specifically detailed in plan or in section. This note usually applies to interior CMU partition walls.
43. On sheet S2.1 lower center of plan, Note " New 8" CMU Wall etc, see detail" There is no detail. The footing and wall detail is similar to 9/S4.3 except that the wall footing for the 8" CMU wall is 2'-0" wide by 1'-6" deep. The elevation of this wall footing shall match the elevation of the adjacent wall footings to the east and west.
44. *Sheet S2.1 Alternate 2 condition. Is the intent that all of footing be removed at once , or will it be poured in small sections, which will require the cont footings to be lapped or coupled?* This is a means and methods question. The end result is to have a continuous wall footing beneath the south wall that is tied to the existing wall piers. For Alternate 2, the existing stone masonry wall is demolished and replaced with new CMU wall, it is not a structural requirement to place the wall in segments. In both Alternate 1 and Alternate 2, the entire south masonry wall between the masonry piers is removed and reconstructed full height.
45. Reinforcing steel or lintels are not called for nor desired in the reconstruction of the masonry arches detailed in 1/A9.1.
46. Sheet S2.4 top of page note refers to "Rouseham exterior wall". Note should read "Rouse Hall exterior wall" which is owned by the City. Exterior stair is called to be anchored to Rouse Hall. Wall doesn't show on other structural drawings because there is no work that effects Rouse Hall on those levels.
47. "Compatible hydraulic mortar" to point existing stone foundations referenced in 1/S2.4 shall be equivalent to Type O in specification section 045000.

48. It should be assumed that the south wall will be reconstructed between the masonry wall piers, full height, as depicted on drawing S3.1. If in the field, masonry between pier and first window is found to be sound and tight by the A/E, it may be retained. The goal is not to remove any more brick than is necessary to restore the façade. The existing condition sketches are to be submitted as a shop drawing and is primarily meant to serve as documentation of the existing wall features (including but not limited to wall width, construction, cornices, reliefs, window openings, etc.) used for reconstruction.
49. New handmade brick does not need to match the existing brick in composition.
50. S5.3 is not included in the construction documents and does not contain information regarding the bearing support of the balcony truss at the south wall or any other new construction information. It is assumed that the balcony truss is pocketed into the existing masonry wall to the south (as depicted on S2.4). Provide a bearing condition at the south end of balcony truss during reconstruction similar to 6/S4.2. Temporary shoring will be required for the balcony truss/framing during demolition and reconstruction of the south masonry wall.
51. Joists should bear on knee wall, locate bearing studs aligned with the new joists above. Knee wall should bear upon masonry ledge below. Provide PT ledger at end of the joists. Attach the ledger to the existing brick masonry wall with ¼"x4" Masonry screws (Tapcon or equal) @ 1'-4" o.c.. Attach ledger to joists using one light gauge framing angle (**Simpson Strong Tie A23 Angle**) per joist.
52. Stainless steel reinforcement conforming to ASTM A995/A995M shall be provided for all both horizontal and vertical reinforcement at the south masonry wall rebuild.
53. No specific facility is specified. We have used Aeon Preservation Services LLC in Bladensburg, MD on other projects; however, there are other firms that provide this service.
54. "Resilient" flooring noted in the finish schedule shall be linoleum. See specification section 096543.
55. An acceptable product for the epoxy flooring shall be Ceramic Carpet as manufactured by Sherwin Williams.
56. 11 61 42 Section 2.2. Counter weight rigging equipment should be struck in its entirety. Main curtain shall be operated by a cord pulley using an Automatic Devices Company 170 Besteel Series Stage Medium Duty Cord Operated Traverse Track System with complete associated support structures, as required. Cord pulley mechanism shall be located on the south side (front of building) of the stage. All other full length curtains shall be Automatic Devices Company 170 Besteel Series Stage Medium Duty Walk-Along Operated Traverse Track Systems with complete associated support structures, as required.
57. Provide a prefabricated handrail system that complies with OSHA standards. Attachment of the handrail will be through the roofing membrane and fastened to the roof structure. Provide blocking as required and adequate waterproofing repair.

End Addendum No. 4