



ADDENDUM NO. 2

April 7, 2017

PROJECT: ATRIA SENIOR LIVING
LAFAYETTE HILL
SPRINGFIELD TOWNSHIP, PA

The Documents prepared by EGA, P.C., Newburyport, MA “Bid Set” dated February 27, 2017 are hereby revised to the following. The Contractor is to acknowledge this addendum.

SPECIFICATIONS: See attached RFI with questions and answers.

Item SP2-1 RFI 02

Item SP2-2 Both elevator pit footings / floors shall receive crystalline waterproofing admix by “Xypex” to the concrete mix design.

Item SP2-3 L.G. Door Hardware
In our specifications – Door Hardware 08 7100 – Revise the following:
Set #2A – L.G. Friendship Suite – Bedroom(s)
“Privacy Set Function” to change to “Corridor Function”
Set #3 – L.G. Studio Entry
“Privacy Set Function” to change to “Corridor Function”
Set #4A – “L.G. Bathroom – Swinging” revise to “L.G. Studio Bathroom - Swinging”
“Privacy Set Function” to change to “Passage Function”
Add new door hardware set:
Set #4B – L.G. Friendship Suite – Bathroom(s)
3 Hinges
1 Privacy Function
1 Concave wall bumper

END OF ADDENDUM NO. 2

Q 1. – Please refer the Appendix H – Marketing Trailer. How long will the Marketing Trailer for Atria be sitting on site? Do you have a time frame as it will affect the cost of this item? Is the Marketing Trailer furnished and constructed by others? *EGA Answer: The base trailer will be furnished by GC, retrofitted per Appendix H by GC and ready for use 9-months prior to C-of-O of main building. The GC is responsible for removing the retrofit and the trailer.*

Q2 – Section 01 1000, pg. 4, item 1.8 – The owner is responsible to furnish the signage for the identified areas. Will the General Contractor be responsible for receiving and installation of said signage?

Atria Answer: Yes

Q3 – Section 01 3100, pg. 6, item 1.8 – I assume that the Construction Manager will be the GC and there is no hired CM for the project.

EGA Answer: Yes

Q4 – Section 05 1200. Pg.2 – Would the owner consider waiving the AISC Certification for fabrication and erection? There are many steel contractors who follow the standards to the letter of the law but it's very expensive to pay for certification. If they can prove that they adhere to the standards could this be waived? *AEI Answer: The Structural Engineer doesn't have a problem with this so long as they can prove that they adhere to the standards.*

Q5 – General Conditions of Contract – Exhibit A, Article 5, B.4 – It states that all storage trailers and field office must be of fireproof material. This is very out of the norm for a typical construction office trailer. Would the owner and designers consider waiving this requirement? Speaking with a modular field office contractor it can be done but it's very expensive.

Atria Answer: Yes, we can drop this requirement.

Q6 – General Condition of Contract – Exhibit A, Article 6, Testing – It states that testing shall be part of the contractor's price and elaborates in further items, however, in the specifications it

states that the owner will engage and pay for testing under each trade sections as identified. Please clarify who will be responsible to engage for and pay for testing on the project.

Atria Answer: We want GC to get proposals from 3 testing agencies that Atria will contract with and pay for.

Q7 – Sheet LC-2 – There appears to be River Rock beds in the center of the Life Guidance Courtyard but it could also be stone pertaining to the utilities. Please confirm. *GTP Answer: The stone in the Life Guidance courtyards is decorative in nature (River Rock) but is intended to keep landscape mulch from entering the inlets. We also show a strip of rock at the edge of the building to help promote a clean and well-draining building interface.*

Q8 – Civil Drawings, Sheet 11 of 15 – There is a detail for the 16' Paved emergency access but there are not details for the parking and drive thru lanes on the property. Can you please provide and give direction to location of details? *CSI Answer: The parking and driveway paving detail is shown on the detail on the upper right corner of Sheet 11 of 15.*

Q9 – Sheet A3.3 – Can you please clarify if the concrete slab for the Generator and Refuse area are floating or turned down? There are no details shown to indicate other than floating.

EGA Answer: Trash Enclosure Note #5 and Generator Enclosure Note #4 should read: "Concrete pad shall be 6" thick, 4,000psi with reinforcement. Include thickened edge @ 12" inches wide x 18" inches deep minimum around perimeter of slab".

Q10 – Civil Drawing, 12 of 15 – Please refer to a not on the Plan View of the Concrete Sidewalk Detail. It states Stamped Concrete walk finish design and color to be determined by owner. Are the sidewalks on the site stamped concrete or broom finish?

CSI Answer: The walks in the parking areas and adjacent to roads and drives should be per detail referenced in #8 above with broom finish.

EGA Answer: Broom finish except for concrete pavers shown.

Q11 – Structural Drawing S-1.0 – Please refer to the top of the plan between column lines 18 and 20. Section cut F-5/S-2.0 is the cut through the elevator pit and does not pertain to this wall.

Should it be F-1, F-3, or F-9 /S-2.0? *AEI Answer: There are 2 sections called F-5 on sheet S-2.0. The sections through the high wall is the section F-5 that is also labeled as "Typical high Wall" on the upper row of sections.*

Q12 -

3.7 DEMONSTRATION

- A. Engage a factory-authorized service representative to train Owner’s maintenance personnel to adjust, operate and maintain door hardware and door hardware finishes.

3.8 DOOR HARDWARE SCHEDULE

A. Products: Hardware Groups: (Basis of Design – Satin Nickel)

1. **Common Areas: Schlage AL Series Grade 2 – Interchangeable Core – Large Format Neptune Lever Design.**
2. **Common Areas/AL Entry Doors: Kaba Saflok 79M RezShield.**
3. **Unit Interior Doors: Swinging Schlage F Series – Elan Lever.**
4. **LG Entry Doors: Schlage AL Series – Grade 2 - Interchangeable Core – Large Format.**
5. **LG Companion Suites: Schlage AL Series – Grade 2 – Interchangeable Core – Large Format at Bedrooms.**

<u>Qty.</u>	<u>Description</u>	<u>Manufacturer Model Number</u>	<u>Finish</u>	<u>Manuf.</u>
<u>SET #1 - Unit Entry - AL</u>				
1	Set of Spring Hinges	4 1/2 X 4 1/2	15	Ives
1	Card Access Lock	Kaba Saflok 79M RezShield	15	Kaba
1	Hinge Pin Stop	528	ANT	Ives
1	Door Knocker	763B-3	15	Ives
1	Door Viewer	C700 B4	15	Ives
1	Perimeter Seal	S88 x Perimeter		Pemko

Notes: At H.C accessible rooms, mount knocker at standard height, and viewer at 43” A.F.F.

SET #2 – LG Friendship Suite Entry

1	Set of Spring Hinges	4 1/2 X 4 1/2	15	Ives
1	5 Knuckle Hinges	4 1/2 X 4 1/2	15	Ives
1	Passage Set		15	Schlage
1	Protection Plate	8” x 1" less width of door CSK	US15	Ives
1	Concave Wall Bumper	WS406CCV	US15	Ives
3	Door Silencer	SR64	GREY	Ives

Notes: 1. Prep lock and backset for 1-3/8” door or 1-3/4” door per door schedule

SET #2A – LG Friendship Suite - Bedroom(s)

3	Hinge	4 X 4	15	Ives
2	Corridor		15	Schlage
1	Concave Wall Bumper	WS406CCV	US26D	Ives

SET #3 – LG Studio Entry

1	Set of Spring Hinges	4 1/2 X 4 1/2	15	Ives
1	5 Knuckle Hinges	4 1/2 X 4 1/2	15	Ives
2	Corridor		15	Schlage
1	Protection Plate	8” x 1" less width of door CSK	US15	Ives
1	Concave Wall Bumper	WS406CCV	US15	Ives
3	Door Silencers	SR64	GREY	Ives

Notes: 1. Prep lock and backset for 1-3/8” door or 1-3/4” door per door schedule

SET #4 - Closet-Single

3	Hinges	4 X 4	15	Ives
1	Passage Set		15	Schlage
1	Door Stop	70Z-619E	US15	Ives

Notes: 1. Prep lock and backset for 1-3/8" door or 1-3/4" door per door schedule

SET #4A – LG Studio Bathroom -Swinging

3	Hinges	4 X 4	15	Ives
1	Passage		15	Schlage
1	Concave Wall Bumper	WS406CCV	US26D	Ives

SET #4B – LG Friendship Suite Bathrooms

3	Hinges	4 X 4	15	Ives
1	Privacy		15	Schlage
1	Concave Wall Bumper	WS406CCV	US26D	Ives

SET #5 - Closet-Pair

6	Hinges	4 X 4	15	Ives
2	Dummy Trim		15	Schlage
2	Magnetic Catch	327A92		Ives

Notes: 1. Prep lock and backset for 1-3/8" door or 1-3/4" door per door schedule

SET #6 - Privacy - Pocket Door

1	Sliding Door Pull	CL400 w/privacy lock & emergency release	15	CaviLock
1	Sliding Door Hardware	200PD		Johnson
1	Sliding Pocket Door Frame	2000 Super Duty		Johnson

Notes: 1. Prep lock and backset for 1-3/8" door or 1-3/4" door per door schedule

SET #6A - Pocket Door – No Lock

1	Sliding Door Pull	CL400	15	CaviLock
1	Sliding Door Hardware	200PD		Johnson
1	Sliding Pocket Door Frame	2000 Super Duty		Johnson

SET #7 - Balcony

Notes: 1. All hardware to be provided with door by Andersen Door Manufacturer

SET #8 – Stairwell – AL

3	Hinges	4 1/2 X 4 1/2	26D	Ives
1	Exit Device-Passage	98F Rim w/07 Lever	15	Von Duprin
1	Closer	4040XP EDA		LCN
1	Concave Wall Bumper	WS406CCV	US26D	Ives
1	Perimeter Seal	S88		Pemko
1	Door Bottom	315		Pemko

Notes: 1. Prep lock and backset for 1-3/8" door or 1-3/4" door per door schedule
2. Provide Mag lock and key pad override at LG Stair.

SET #9 - Double-Egress Corridor

Provided with Door Manufacturer ie: Total Door – Finish: 15 – satin nickel