

RESTORATION OF THE SUPERINTENDENT'S COTTAGE, DALE CEMETERY
104 Havell Street, Ossining, New York 10562

ADDENDUM #1: November 26, 2019

The attention of all bidders is directed to the following information and/or changes affecting the above referenced project. The information contained in this addendum supersedes and supplements all portions of the bidding documents with which it conflicts. Bidders shall acknowledge receipt of this Addendum on the Bid Form.

GENERAL

1. Prevailing Wage Rate Requirements:

Prevailing wage rate requirements do apply to the project.

2. Bid Form:

Complete Revised Section 00 0410 (attached, dated November 26, 2019), including additional and revised descriptions of work for alternates.

3. Scope of Interior Work/Trim:

Interior trim of new windows to match existing, more-recently added trim if contract includes base scope only. If contract includes additional window scope and all windows on first and second floors are replaced, trim to match original, historic flat-stock profile that remains on some second floor windows. Interior wall plaster to be patched and prepped as required for future painting phase, but interior wall painting not required.

4. Kitchen Counter Demolition:

The Town will demolish the required kitchen counter and shower/tub prior to construction if the contract includes Alternate #2.

5. Shrubbery:

The Town will remove/relocate/protect any shrubbery they wish to retain, prior to construction.

6. See historic 1856 advertisement from The Genesee Farmer (included).

DRAWINGS AND SPECIFICATIONS

1. Porch Restoration:

a. The underside of the roof line at the front porch currently has what appears to be 1" x 10" Tongue & groove with an edge bead. Is that a safe assumption?

Final dimensions shall match existing but that is an appropriate estimate for pricing.

b. For all replacement of materials that will be primed and painted but exposed to the weather, is the proper material to be used Mahogany (Philippine, Morranti or equal)?

Yes. This includes exterior window and door trim.

- b. Where the plans call for 1 3/4" x 5 1/2" LVL is it expected that it will be ripped from a larger piece of material (1 3/4" x 11 1/4") as this size is not available because it is not manufactured at a 5 1/2" height?**

Yes.

- c. I do not see any level of venting at the new front porch roof. Is there any consideration as per drawing #3 on A-350 show insulation wet over dry?**

No, the area is minimal and condensation unlikely.

- d. Flooring material and installation to be clarified.**

The porch floor shall be Ipe or Mahogany T&G floor boards, 4-6" wide. Floor boards shall all run in a single direction, as appropriate to framing. GC to discuss layout and obtain approval from Architect prior to installation.

- e. Roof sheathing treatment to be clarified (#3- A-350).**

The plywood roof sheathing at the Porch does not need to be primed and painted.

- f. Extent of porch column restoration.**

The two existing porch columns shall be restored as required in the field, rather than replaced. See Section 06 9000 Wood Restoration Systems for additional information if Dutchmen or consolidation is required.

- g. Porch crown should be same as existing?**

Yes. Existing components shall be used as templates for new materials or the Architect will provide a sketch with the trim profiles, if required.

2. Window Restoration:

The base scope for new windows on the First and Second Floors is custom, wood double hung and casement sash to match the existing details at W23-North (Second Floor stairwell) and the extant second floor casements. Sash shall be glazed with Pilkington 1/4" Spacia vacuum glass. Acceptable wood species for the sash include Mahogany, vertical grain Douglas Fir, or clear Pine. Include brass sash locks, pulleys, and chains.

- These same details apply to Alternate #2, Additional New Windows.

- See Alternates #8 and #9 on Revised Section 00 0410 (attached, dated November 26, 2019) for Marvin Ultimate double hung and casement option.

- a. New windows: are they to SDL,TDL? IF they Are TDL is the glass insulated or is it single glazing.**

Custom sash, single glazing-see above. Marvin Ultimate option-see Alternates #8 and #9 on Revised Section 00 0410 (attached, dated November 26, 2019).

b. Is a historical sill required?

Yes. The wood subsills (as well as other exterior trim components) shall match those on existing, original trim of windows #W18, W17, W25 or the second floor casements, depending on location. A +/-1" wood sill is also present atop the subsill at existing second floor windows and shall be replicated at new windows.

3. Front Door:

We are to remake the front door to match existing. Including:

- a.** Door, new jams with integral weather seal at head & legs, new oak sill and vinyl door sweep affixed to the bottom of the door, sidelights with real glass?
- b.** The materials other than the door sill to be Mahogany?

- See Alternate #1 on Revised Section 00 0410 (attached, dated November 26, 2019) for the updated restoration scope of work to the front door system.

- Also see Alternate #10 on Revised Section 00 0410 (attached, dated November 26, 2019) for an option to replace the entire front door system, to match existing.

4. Chimney Restoration:

For the repairs at the chimney there appear to be eight courses that will be removed. Is that the correct amount of courses expected to be removed and reset for this bid?

The photo in Detail 3/A-100 identifies approximately 12 courses of brick below the level of the ventilation opening to be removed. The number of courses to be removed shall be the amount required to reach solid mortar and brick that is not compromised, to ensure the rebuilt chimney is structurally sound.

5. Stucco:

For clarification on the patching of the stucco, we are only patching the affected areas and an additional top coat of stucco will NOT be applied over the entire facade of any particular patch?

Yes, correct but please feather finish around patch to sound stucco if required.

6. Bolts:

- a. Are all of the bolts, washers and nut to be applied Galvanized?**

Yes.

- b. Are the bolts to have a sheer factor consideration" 301,325?**

Bolts to be used at the Porch roof do not require sheer factor consideration.

7. Landscape:

For regrading purposes at the North facade or to the left of the front door basement window, what is the expected regrading in terms of the depth expected to be removed and to what distance are we to come away from the building.

Expected regrading is to be minimal, to the extent of 5' from building or less. GC to review with Architect during construction.

End of ADDENDUM #1