

82 NW 5<sup>th</sup> Avenue  
(West Settlers Office Building)

Architect's Project Number: 200818

COLOME' & ASSOCIATES, INC. - ARCHITECT  
530 24th Street  
WEST PALM BEACH, FLORIDA 33407

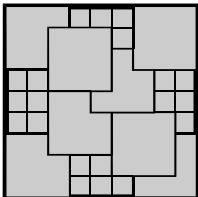
Addendum Number 2  
Issued: January 29, 2010

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This Addendum shall supplement, amend and become a part of the contract documents (Specifications and Drawings). All bids and Construction contracts shall be based upon the modifications or items of clarification contained herein. Acknowledge receipt of this Addendum on the form of proposal. Failure to do so may subject bidder to disqualification.

**Specifications:**

- Item No. 1. **Addendum #1: Revise** to read "... within *twenty-one* (21) calendar days.."
- Item No. 2. **Specification Section 01100 - Summary:** Clarification: Indian Preference is only applicable if the solicitation is for a contract to be performed on a project for an Indian Housing Authority (IHA). We are regulated by the office of Public and Indian Housing but we are not an Indian Housing Authority.
- Item No. 3. **Specification Section 03300: Delete** reference to Polyethylene sheet, ASTM D 4397. **Add:** *e. Viper VaporCheck II 10 mil Class C Vapor Barrier.*
- Item No. 4. **Specification Section 07511 - Built-up Coal Tar Roofing: Delete and replace with Section 07551 MODIFIED BITUMINOUS MEMBRANE ROOFING. Refer to SSK-2 for required pressures**
- Item No. 5. **Specification Section 07411 - Manufactured Roof Panels: Replace** Section Part 2 - Products sections 2.1 and 2.2 to read:  
"Part 2 -PRODUCTS  
2.1 UNINSULATED ROOF PANELS  
A. *Standing-Seam Assembly: Factory-formed, standing-seam roof panel assembly designed for concealed mechanical attachment of panels to roof deck.*  
1. *Clips: Minimum 0.0625-inch thick, stainless-steel panel clips designed to meet negative-load requirements.*  
2. *Cleats: Mechanically seamed cleats formed from minimum 0.0250-inch thick, stainless-steel or nylon-coated aluminum sheets.*  
B. *Aluminum Roof Panels: Uninsulated, fabricated from aluminum sheet, ASTM B 209 for alclad alloy 3003 or 3004, with temper as required to suit forming operations.*



**Colome' & Associates, Inc.**  
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1. *Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:*
2. *Manufacturers: Subject to compliance with requirements, provide products by one of the following:*
  - a. *Englert, Inc. – “Series, 2000”*
  - b. *McElroy Metal, Inc.*
  - c. *Berridge Manufacturing Co.*
3. *Surface: Smooth.*
4. *Thickness: 0.032 inch.*
  - a. *Organic Coating: Organic Coating: Kynar 500 Fluoropolymer, two-coat, thermocured system with fluoropolymer coat containing not less than 70 percent polyvinylidene fluoride resin by weight.*
  - b. *Mill Finish Aluminum Color.*
  - c. *Furnish appropriate air-drying spray finish in matching color for touchup.*

## 2.2 UNDERLAYMENT MATERIALS

- A. *Self-Adhering, Polymer-Modified, Bituminous Sheet Underlayment: ASTM D 1970, minimum of 40 mils thick. Provide primer when recommended by underlayment manufacturer.*
- B. *Products: Englert HT- Self-Adhering Underlayment, or approved equal."*

Item No. 5. **Specification Section 08410 - Aluminum Storefront** **Revise Section 2.1.C** to Read: *"Product: Subject to the compliance with requirements, provide the named product or a comparable product by one of the following:*

- **Window Elevations A, B, C, D, E, F, G, H:** *Arch Aluminum Series 3000 Impact Storefront and Aluminum Impact Storefront Door Line, YKK-AP America YHS50FS and 35H entrance doors, Smith Mountain Impact Systems Series MK-2.*
- **Door Elevation M:** *AWP Series 1800, PGT Impact Terrace Doors*
- **Color to be custom color - light bronze** - *selected by Architect. Mullions - applied both sides of glazing - raised mullion on one side. Note: Contractor to meet requirements of the design wind pressures and the FBC for product approval. Contractor is responsible for testing or rational analysis engineering if required. "*

Item No. 6. **Specification Section 08520 - Windows (Window Elevations I, J, K, L, P, Q):** Revise Section 2.4 to read: *"Product: Subject to the compliance with requirements, provide the named product or a comparable product by one of the following: PGT: PW3020/SH3000, AWP: Impact View Alum Fixed Window/1700 Single Hung Window. **Color to be custom color - light bronze** - selected by Architect. Mullions - applied both sides of glazing - raised mullion on one side. Note: Contractor to meet requirements of the design wind pressures and the FBC for product approval. Contractor is responsible for testing or rational analysis engineering if required. All windows to have sill flashing detail 2/A15 "*

Item No. 7. **Specification Section 09651:**

- **Revise 2.1.B** to *"Armstrong Standard Excelon Imperial Texture, or approved equal."*
- **Revise 2.3.C** to read *"Sheet Linoleum: ASTM 2034 Maroleum Sheet. Type 1; Color and Pattern: as selected from manufacturer' full range, see floor plan for conceptual patterns; Wearing Surface - smooth; Thickness - 2.5 mm; Size*

79"x105', Heat weld, application by certified installer of manufactures product.  
Product is to be installed per Manufacture's recommendations."

Item No. 8. **Specification Section 09680- Carpet Revise** section 2.1.B.1.- "Bigelow / Emotions  
- Commercial Carpet."

Item No. 9. **Specification Section 12484: Add** to Section 2.1: "c. Kadee Industries, Inc."

Item No. 10. **Specification Section 14240:**

- **Add** to Section 2.1: "2. Otis Elevator - Telescopic Holeless Hydraulic"
- **Revise** Section 2.8 to read (Basis of Design):

" A. Elevator Qty. 1

1. Elevator Model: ThyssenKrupp AMEE 35 - Holeless, Twin Post Telescopic (3 stage)
2. Rated Capacity: 3500 lbs.
3. Rated Speed: 100 ft./min.,
4. Operation System: TAC20, Travel: 24'-0", Landings: 3 total, Openings: Front: 1, Rear: 2,
5. Auxiliary Operation:
  - a. Standby power lowering.
  - b. Independent service
  - c. Loaded Car Bypass
  - d. Automatic dispatching of loaded car
  - e. Nuisance call cancel.
6. Car Enclosure ...."

Item No. 11. **15195 Natural Gas Piping: Clarification:** Schedule 40 Black Steel can be used. Material to comply with ASME B 36.10, 10M or ASTM A53 or ASTM A106 standard.

### Drawings

Item No. 12. **A-1: Revise window type "K" to "L"** in the following rooms: 304I, 304G, 306J, 306E, and 306L.

Item No. 13. **Sheet A-2 and S-2:** Balconies to be wood framed with Tongue and Groove deck, plywood sheathing and roof system (Modified Bitumen over Balconies 304K and 306N and Standing Seam Metal Roof over 233). See Attached sketches Ssk-1, Ssk-2, Ssk-3 and Ssk-4.

Item No. 14. **A-4: Revise window type "K" to "L"** in the following rooms: 304I, 304G, 306J, 306E, and 306L.

Item No. 15. Sheet A-5: Clarification: Refer to sheet A-15 for interior window elevations.

Item No. 16. **Sheet A-8: Door 102 and operable countertops** to have hinges, levers and latches, and related hardware, as part of cabinet hardware - typical.

Item No. 17. **Sheet A-12:**

- **Revise** R1 door to be a vertical roof access. See attached sketch "SK-1."
- **Add** to Door Schedule: Door 121 - 3x7+12x7 fixed leaf with bolts top and bottom, H.M. door and frame painted rated 3/4" hour with closer on active leaf.
- **Add Note: Door J:** Frame and hardware to be provided with door.
- **Door 101:** Similar to type B - 3/4 hour rated door with impact glass in hollow metal frame with closer.
- **Door 302:** Revise Door type to Door Type E / H.M. Door with peep hole in H.M frame
- **Door 303:** Revise Door type to K - 3/4 hour rated with fire rated glazing / wire glass

- **Door B : Storefront Door** (1st Floor) / Balcony or French Door 2nd and 3rd Floor see M - A14
  - **Label Details: Typical Door Details**
- Item No. 18. **Sheet A-13:**
- **Finish Schedule: Delete** reference to wood base in Bathrooms. See interior elevations for limits of Ceramic Tile. Revise to say "CPT (broadloom) in Lobby 200, Reception 201 and Conference Room 217. All other carpet to be modular tiles."
  - Wood Base - Typical FSC Certified, Birch Base - Similar to Architectural Millwork Base #133 5/8" x 5 3/8" - Alternate suppliers allowed.
- Item No. 19. **Sheet A-14:** Clarification Mark C is Storefront doors #118 and #119
- Item No. 20. **Sheet A-15:**
- **Revise** Window Profiles to read "Glazing in *Hollow Metal* frame with tempered glass - typical."
  - **Detail 2/A-15: Delete reference** to wood at trim at window head. Add note to head "Jamb Similar"

**End of Addendum 2**

Attachments: Specification Section 07551 - MODIFIED BITUMINOUS MEMBRANE ROOFING  
SSK-1 / SSK-2 / SSK-3/ SSK-4

## SECTION 07551- MODIFIED BITUMINOUS MEMBRANE ROOFING

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. This Section includes two-ply, modified bituminous membrane roofing and roof insulation.

#### 1.2 PERFORMANCE REQUIREMENTS

- A. Install a watertight, modified bituminous membrane roofing and base flashing system with compatible components that will not permit the passage of liquid water and will withstand wind loads, thermally induced movement, exposure to weather without failure, and contains no asbestos.

#### 1.3 SUBMITTALS

- A. Product Data: For each roofing product indicated.
- B. Shop Drawings: Include details of base flashings, cants, and membrane terminations tapered insulation and crickets, saddles, and tapered edge strips.

#### 1.4 QUALITY ASSURANCE

- A. Installer Qualifications: A qualified installer, approved by manufacturer to install manufacturer's product; who is eligible to receive standard roofing manufacturer's warranty, and has a current license issued by the State of Florida.
- B. Exterior Fire-Test Exposure: Class A; complying with ASTM E 108, for application and slopes indicated.
- C. Preinstallation Conference: Conduct conference at Project site, notify architect and 10 days prior to conference.

#### 1.5 WARRANTY

- A. Special Warranty: Manufacturer's standard form, without monetary limitation and signed by manufacturer, in which manufacturer agrees to promptly repair leaks in roof membrane and base flashings resulting from defects in materials or workmanship for a period of 20 years from date of Substantial Completion.

### PART 2 - PRODUCTS

#### 2.1 APP-MODIFIED BITUMINOUS MEMBRANE

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

- B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - 1. Johns Manville International, Inc. - 4CND / 3CID
  - 2. GAF Building Materials Corp.
  - 3. Celotex Corp. (The).
- C. APP-Modified Bituminous Sheet: Atactic-polypropylene-modified asphalt sheet suitable for application method specified; manufacturer's standard thickness and weight.
  - 1. Smooth Surfaced: For use as roof membrane and base flashing.
  - 2. Mineral-Granule Surfaced: Reinforced sheet with continuous layer of mineral granules factory applied to top exposed surface and a plastic film on bottom surface; for use as base flashing.
- D. Asphalt Primer: ASTM D 41.
- E. Roofing Asphalt: ASTM D 312, Type III or Type IV, as recommended by modified bituminous membrane manufacturer.
- F. Asphalt Roofing Cement: ASTM D 4586, asbestos free, of consistency required by roofing system manufacturer for application.
- G. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM 4470 and acceptable to roofing system manufacturer.
- H. Miscellaneous Accessories: Provide miscellaneous accessories recommended by roofing system manufacturer for intended use.
- I. Base Sheet: ASTM D 4601, Type II glass-fiber sheet unperforated, asphalt impregnated and coated, and dusted with fine mineral surfacing on both sides.
- J. Thermal Barrier: Perlite board, complying with ASTM C 728, 1 inch thick.

## 2.2 ROOF INSULATION

- A. Polyisocyanurate Board Insulation: Rigid, cellular polyisocyanurate thermal insulation with core formed by using HCFCs as blowing agents, complying with ASTM C 1289, Type II, felt or glass-fiber mat on both major surfaces.
- B. Perlite Board Insulation: Rigid, mineral-aggregate thermal insulation board consisting of expanded perlite, cellulosic fibers, binders, and waterproofing agents with top surface seal-coated, complying with ASTM C 728.
  - 1. Provide preformed, tapered insulation boards where indicated and saddles, crickets, and tapered edge strips for sloping to drain. Fabricate tapered insulation with slope of 1/4 inch per 12 inches, unless otherwise indicated.
- C. Cover Board: Rigid, cellulosic-fiber insulation board, complying with ASTM C 208, Type II, Grade 2, thick, Rigid, glass-fiber insulation board, complying with ASTM C 726, 3/4 inch thick.

## PART 3 - EXECUTION

### 3.1 INSTALLATION

- A. Install thermal barrier with long joints in continuous straight lines, perpendicular to roof slopes with end joints staggered between rows. Tightly butt thermal-barrier boards together.
1. Secure thermal barrier to top flanges of steel deck using at least 1 fastener for each 4 sq. ft. and at least 2 fasteners per board.

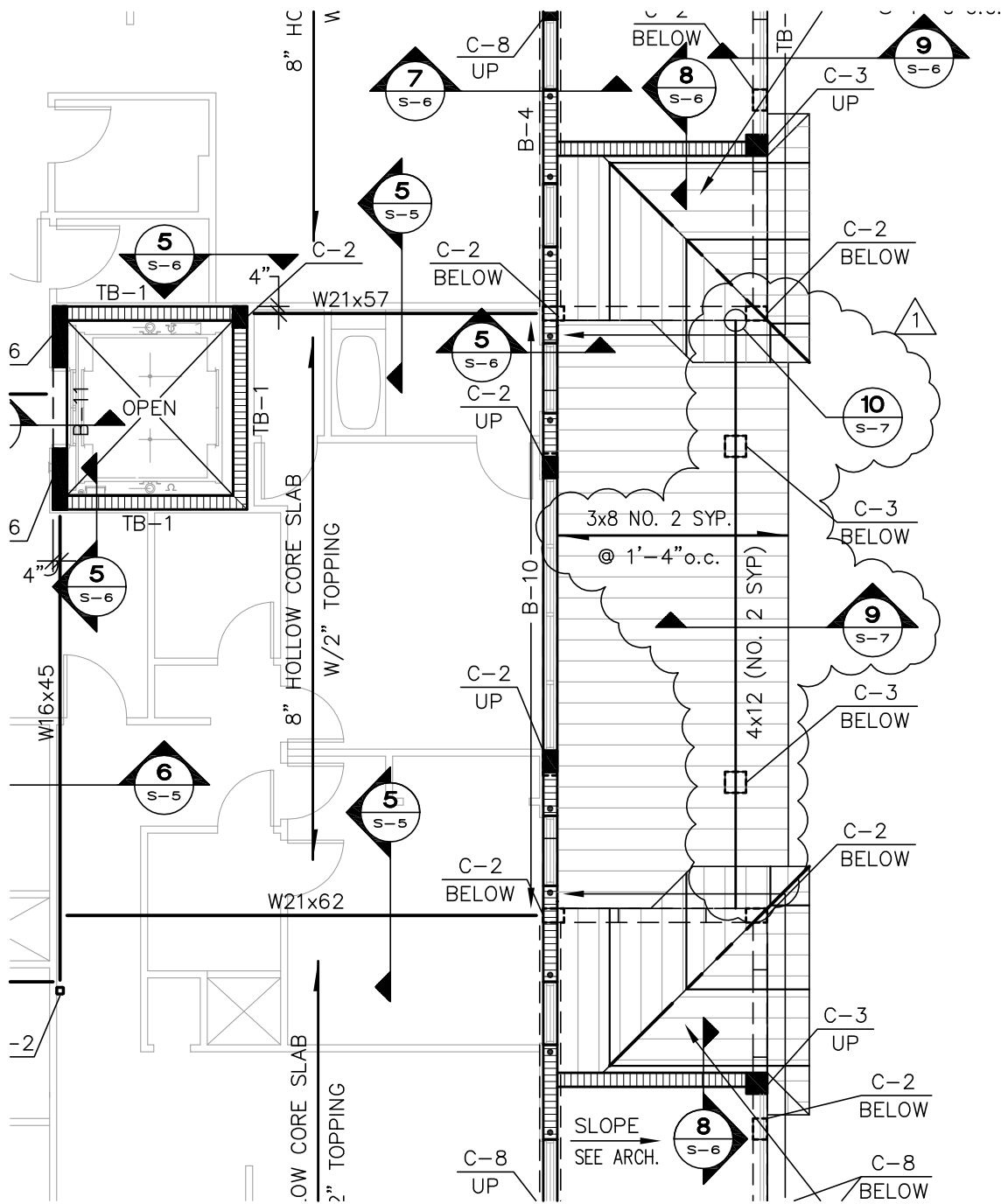
- B. Install modified bituminous membrane roofing system according to roofing system manufacturer's written instructions and applicable recommendations in NRCA/ARMA's "Quality Control

Recommendations for Polymer Modified Bitumen Roofing."

1. Install roofing system according to applicable specification plates in NRCA's "The NRCA Roofing and Waterproofing Manual."
  2. Where roof slope exceeds ½ inch per 12 inches, run sheets of modified bituminous membrane roofing parallel with slope. Backnail top ends of sheets to nailer strips.
- C. Cant Strips: Install and secure preformed 45-deg ree cant strips at junctures of modified bituminous membrane roofing system with vertical surfaces or angle changes greater than 45 deg rees.
- D. Asphalt Heating: Heat roofing asphalt and apply within plus or minus 25 deg F of equiviscous temperature, unless otherwise required by roofing system manufacturer. Do not raise roofing asphalt temperature above the equiviscous temperature range more than one hour before time of application. Do not exceed roofing asphalt manufacturer's recommended temperature limits during roofing asphalt heating. Do not heat roofing asphalt within 25 deg F of flash point. Discard roofing asphalt maintained at a temperature exceeding 500 deg F for more than 4 hours. Keep kettle lid closed, unless adding roofing asphalt.
- E. Roofing Insulation: Install according to roofing system manufacturer's written instructions. Install with long joints of insulation in continuous straight lines with end joints staggered between rows, abutting edges and ends between boards. Fill gaps exceeding with insulation.
1. Fasten insulation according to insulation and roofing system manufacturers' written instructions.
- F. Install cover boards over insulation with long joints in continuous straight lines with end joints staggered between rows. Loosely butt cover boards together and fasten to roof deck according to roofing system manufacturer's written instructions. Tape joints of cover boards.
- G. Base Sheet: Install one lapped course of base sheet according to roofing system manufacturer's written instructions, extending sheet over and terminating beyond cants.
- H. Roof Membrane: Install modified bituminous membrane over area to receive roofing, according to manufacturer's written instructions. Extend modified bituminous membrane over and terminate beyond cants.
1. Roofing Membrane Cap Sheet: ASTM D 6164, Grade G, Type I, polyester-reinforced ASTM D 6163, Grade G, Type I, glass-fiber-reinforced, SBS-modified asphalt sheet; granular surfaced; suitable for application method specified. Product: DynaKap FR CR
  2. Two-Ply, Modified Bituminous Membrane: Install two plies of modified bituminous membrane, consisting of a base ply and a finish ply, starting at low point of roofing system and torch apply each ply to substrate.

3. Laps: Accurately align sheets, without stretching, and maintain uniform side and end laps. Stagger end laps. Heat-weld side and end laps and completely seal by rolling, leaving no voids. Repair tears and voids in laps and lapped seams not completely sealed.
- I. Membrane Walkways: Adhere another ply of modified bituminous membrane, approximately wide and in lengths not exceeding 10 feet, leaving a space of 6 inches between strips.
- J. Install base flashing consisting of base-sheet backer and modified bituminous membrane base flashing and secure to substrates according to roofing system manufacturer's written instructions. Coordinate with installation of roof membrane.
- K. Install modified bituminous stripping where metal flanges and edgings are set on membrane roofing, according to roofing system manufacturer's written instructions.
- L. Final Roof Inspection: Arrange for roofing system manufacturer's technical personnel to inspect roofing insulation installation on completion and submit a Letter of Acceptance.
- M. Protect modified bituminous membrane roofing from damage and wear during remainder of construction period. When remaining construction will not affect or endanger roofing, inspect roofing for deterioration and damage, describing its nature and extent in a written report, with copies to Architect and Owner.
- N. Correct deficiencies in or remove modified bituminous membrane roofing that does not comply with requirements, repair substrates, reinstall roofing, and repair base flashings to a condition free of damage and deterioration at time of Substantial Completion and according to warranty requirements.

END OF SECTION 07551



sheet title  
3RD FLOOR FRAMING PLAN (S-2)

proj. no. 271.027

date 01/28/10

scale 1/8"=1'-0"

project  
THE WEST SETTLERS  
OFFICE BUILDING

drawn by CB

checked by TF

approved by TF



O'Donnell, Naccarato, Mignogna & Jackson  
STRUCTURAL ENGINEERS

321 15TH STREET, SUITE 200  
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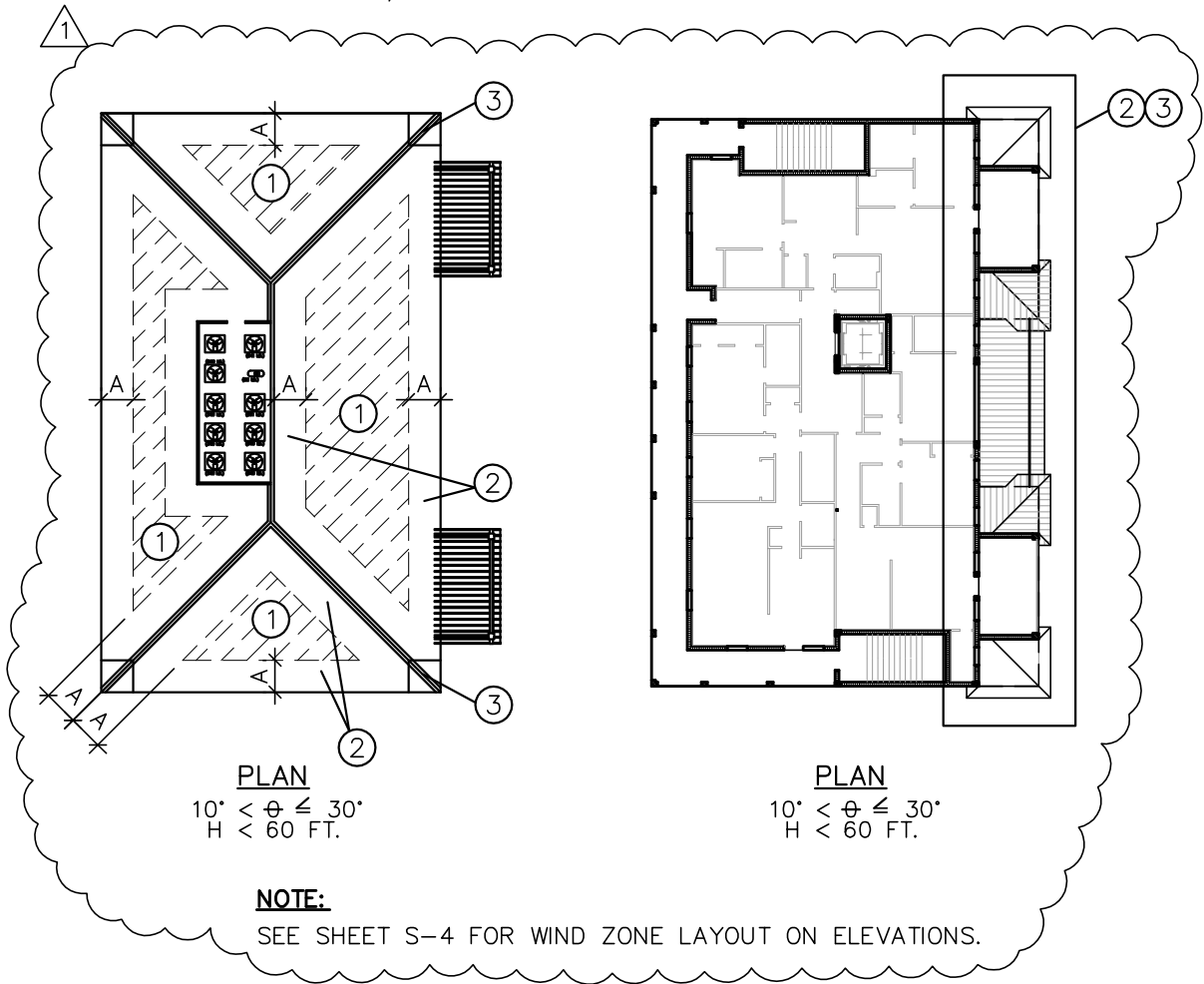
LIC. #0004386


drawing no.

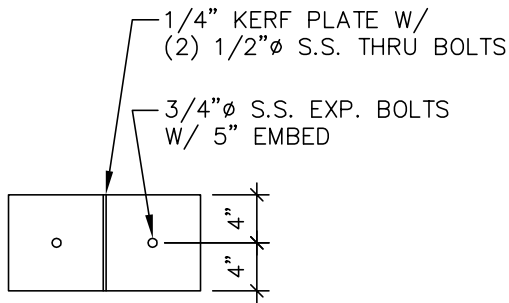
**SSK-1**

WIND LOAD SCHEDULE					
COMPONENTS & CLADDING	ROOF WIND LOADS			WALL WIND LOADS (SEE NOTE 1)	
	ROOF AREA			WALL AREA	
	1	2	3	4	5
PRESSURE (PSF)	30.2	30.2	30.2 <sup>1</sup>	52.6	52.6
SUCTION (PSF)	-48.1	-83.7	-83.7	-56.9	-70.3

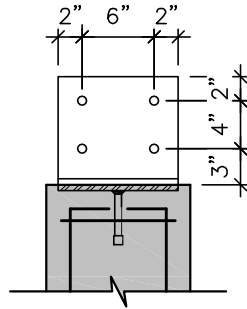
1. EXTERIOR GLAZED OPENINGS IN BUILDINGS SHALL COMPLY WITH 2007 FLORIDA BUILDING CODE BY EITHER BEING DESIGNED FOR IMPACT RESISTANCE OR BEING PROTECTED BY IMPACT PROTECTIVE SYSTEMS.
2. CORNER DISTANCE, A = 6.6 FEET



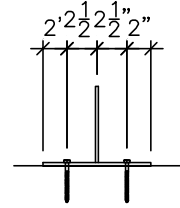
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	WIND LOAD SCHEDULE (S-3)			date 01/28/10
project	scale 1/8"=1'-0"	321 15TH STREET, SUITE 200 WEST PALM BEACH, FLORIDA 33401 (561) 835-9994 FAX (561) 835-8255	LIC. #0004386	
	THE WEST SETTLERS OFFICE BUILDING			drawn by CB
				checked by TF
	approved by TF			



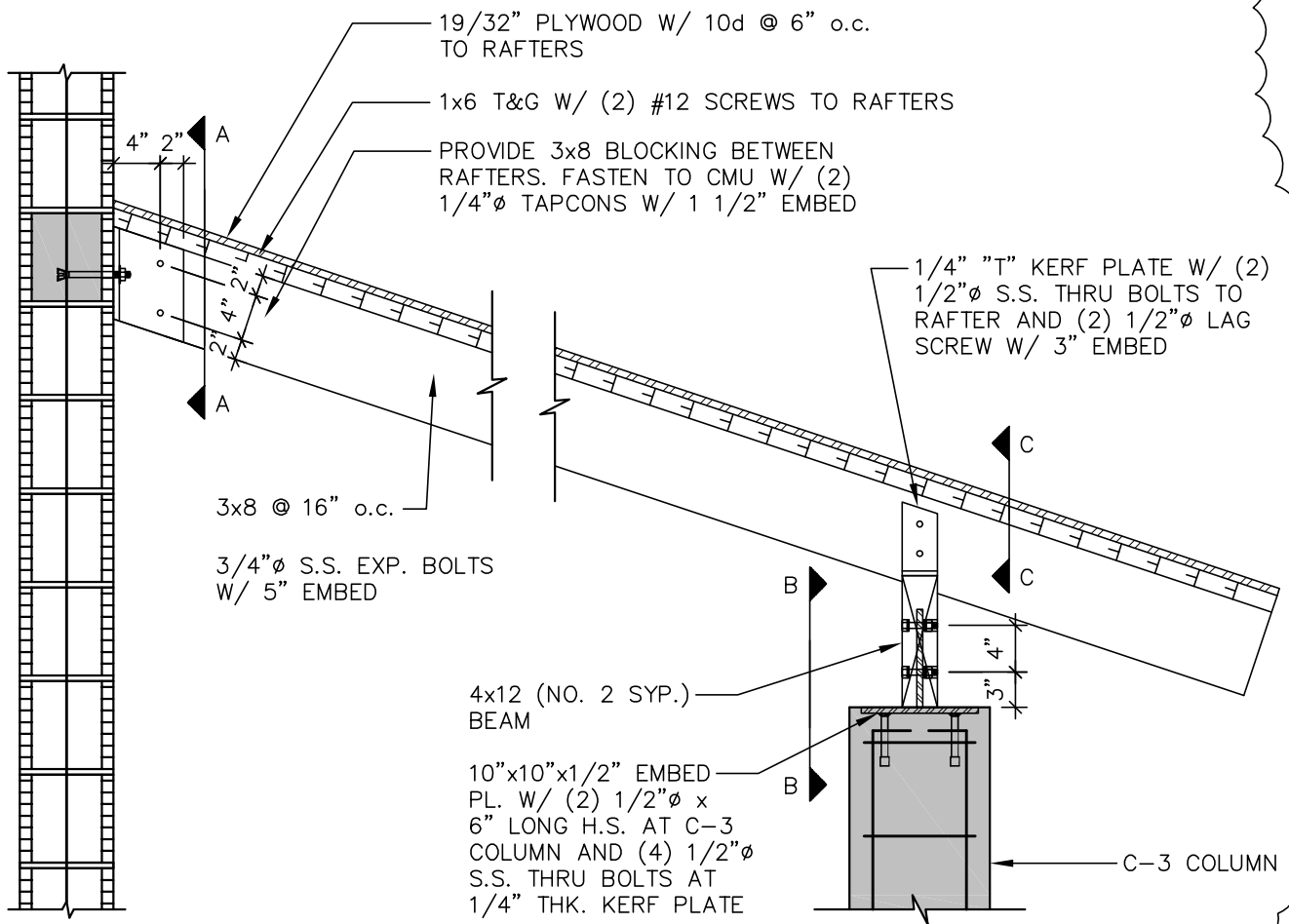
**A-A**



**B-B**



**C-C**



NOTE: ALL PLATE STEEL SHALL BE HOT-DIPPED GALVANIZED

sheet title	SECTION 9 (S-7)
project	THE WEST SETTLERS OFFICE BUILDING

proj. no.	271.027
date	01/28/10
scale	3/4" = 1'-0"
drawn by	CB
checked by	TF
approved by	TF



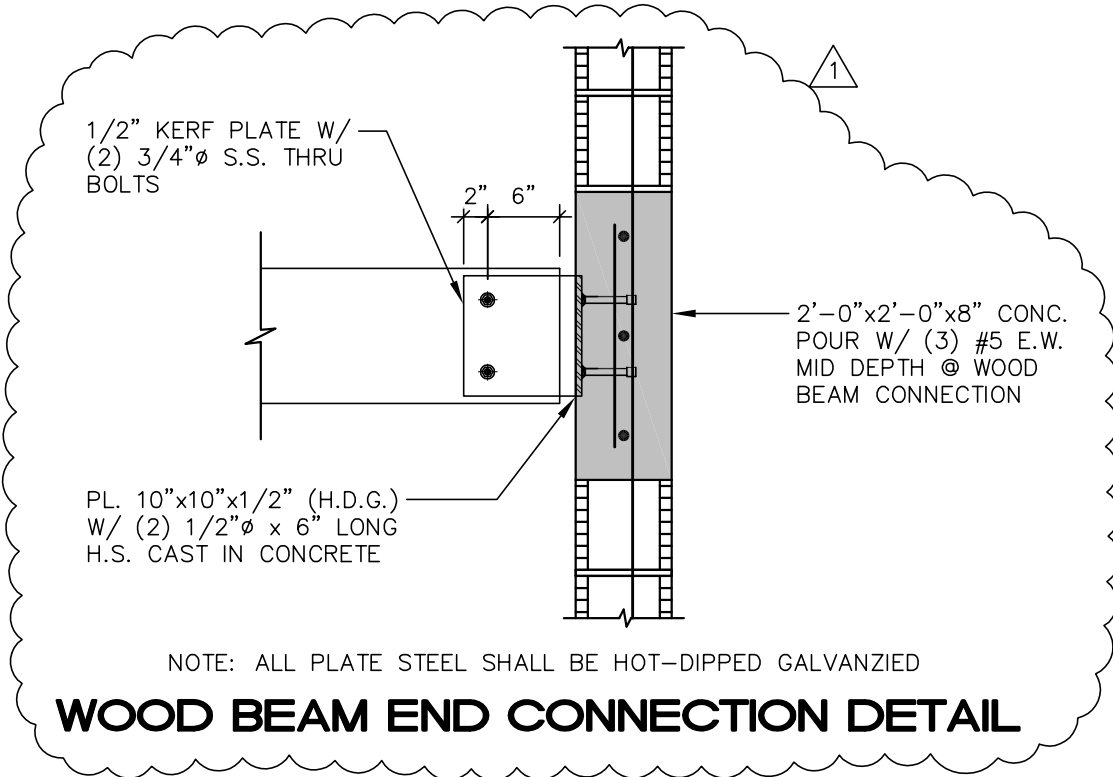
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drawing no.

**SSK-3**



sheet title

SECTION 10 (S-7)

proj. no. 271.027

date 01/28/10

scale 3/4"=1'-0"

project

THE WEST SETTLERS  
OFFICE BUILDING

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drawing no.

**SSK-4**