

82 NW 5th Avenue
(West Settlers Office Building)

Architect's Project Number: 200818

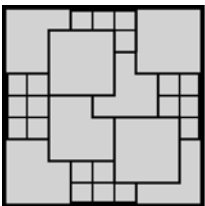
COLOME' & ASSOCIATES, INC. - ARCHITECT
530 24th Street
WEST PALM BEACH, FLORIDA 33407

Addendum Number 4
Issued: February 24, 2010

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. **Specification Section RCOSB-4 Section 12: Clarification** HUD Form 2530 is to be submitted per specifications. Refer to Page 3 for instructions and intent and Section 8 for the process for striking through any comments that cannot be certified on the form.
- Item No. 2. **Specification Section O7551 - Modified Bituminous Roofing: Revise per the attached specification section.**
- Item No. 3. **Specification Section 09310 Ceramic Tile:**
- **Revise** Part 2- Products 2.1.B to read "Porcelain Tile (Por. tile or P.T.) "
 - **Delete** reference to 6x6 tile in restrooms. Use 12x12 on all porcelain tile floors.
- Item No. 4. **Specification Section 10416 - Directories or Bulletin Boards: Add 2.1.C - Similar to APCO Arcadia with 6 spaces for text.**
- Item No. 5. **Specification Section 10425 - Signs:**
- **Delete** reference to Panel Signs.
 - **Add** "Signs similar to APCO sign match: Provide molded plastic signs with raised letters, graphics and Braille with radius corners at each required area, including, but not limited to: toilet rooms, stairs (1 per door), no smoking (at each entrance or exit from the building), accessible route direction and permanently designated rooms (janitor's closets, mechanical rooms, ...).
 - **Add:** Provide 6" cut-out numbers and letters for the address of the building "82 N.W. 5th Avenue".
 - **Add:** Note: Building signs indicated on elevations are not a part of this contract, and will be provided by owner.
 - **Clarification:** See civil drawings for additional required signage.



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Drawings:

- Item No. 6. **Sheet SP-2: Add** note "Bike racks to be manufactured by BRP Enterprises or approved equal."
- Item No. 7. **Sheet A1:**
- **Add** note: "Provide an Aluminum storm panel to cover fire rated door #101. Fire rating on first floor to extend along west wall to the underside of the second floor slab. Seal all openings along west wall or in floor slabs with approved fire rated protection."
 - **Add** an additional entrance mat 10' long x 6' wide at the east entrance to the building.
- Item No. 8. **Sheet A-5: Clarification:** 3/4" plywood sheathing is nominal. Refer to sheet S-3 and specifications for sheathing requirements.
- Item No. 9. **Sheet A-8: Add** note: "3 form panel to be 1/4" organics - dark bamboo rings or approved equal."
- Item No. 10. **Sheet A- 13:**
- **Revise** to all toilet rooms and bathrooms on the 1st and 2nd floor to read "... "E-PNT" above wainscot"
 - **Delete:** Room 308 - elevator from the bottom of the finish schedule
- Item No. 11. **Sheet A-14 Clarification:** Decorative Bands to be EIFSs system from 7' above grade and higher.
- Item No. 12. **Sheet S-6: Clarification:** 5/8" plywood sheathing is a nominal dimension. Refer to sheet S-3 and specifications for sheathing requirements.
- Item No. 13. **Sheet E-2.1:**
- **Add** "Note 1: Provide remote reset (LEVITON 8590-A) for EWC receptacle."
 - **Add** " Note 2: Provide BUSSMANN POWER MODULE. See Elev. Detail Sheet E-7.1."
- Item No. 14. **Sheet E-2.3:** Add Note: "FOR FIXTURES NOT INCLUDED IS SCHEDULE USE:
- BATHROOMS = THOMAS LIGHTING PL8581-78L
 - LAUNDRY ROOM, CLOSET, AND MECHANICAL ACCESS = PL326-8L
 - Ceiling Fans (interior) 48 Low Profile IV Plus Model: 22375 with light kit"
- Item No. 15. **Sheet E-5.1: Revise** to say "Generator Breaker Feeding ATS-1 can be reduced to 450 Amps. Feeder from generator to ATS-1 can therefore can be reduces to 2 sets of 4 #4/0, each in 3" conduits."

End of Addendum 4

Attachments: Specification Section 07551 - MODIFIED BITUMINOUS MEMBRANE ROOFING

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SECTION 07551 - MODIFIED BITUMINOUS MEMBRANE ROOFING

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes four-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 passage of liquid water and will withstand wind loads, thermally induced movement, and exposure to weather without failure.
- B. Solar Reflectance Index (SRI): Material and Finish to have a minimum SRI of at least 78 for LEED Credit SS 7.2.
- C. Design Pressures: The maximum design pressure for the selected assembly shall meet or exceed the Zone 1 design pressure of -48.1 psf in accordance with FBC Chapter 16. Zones 2 and 3 shall employ an attachment density designed by a design professional to resist the elevated pressure criteria. General Contractor is to provide this rational analysis as per FBC requirements. Commonly used methods are RAS 117 and FM LPDS 1-29.

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; and who is eligible to receive standard roofing manufacturer's warranty.
- 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. Meet with Owner; Architect; Owner's insurer, if applicable; testing and inspecting agency representative; roofing Installer; roofing system manufacturer's representative; deck Installer; and installers whose work interfaces with or affects roofing, including installers of roof accessories and roof-mounted equipment.

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 SBS-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. Celotex Corp. (The).
 - 3. GAF Building Materials Corp.

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- C. SBS-Modified Bituminous Sheet: ASTM D6163, SBS DynaGlas FR CR, System W-10 - modified asphalt sheet suitable for application method specified; manufacturer's standard thickness, color, and weight.
 - 1. Base Felt: GlasBase, GlasBase Plus, DynaBase or PermaPly 28; Sheet dusted with fine parting agent on both sides; suitable for application method specified; manufacturer's standard thickness and weight; for use as roof membrane and base flashing.
 - 2. Intermediate Felts: GlasPly Premier or GlasPly IV; Sheet dusted with fine parting agent on both sides; suitable for application method specified; manufacturer's standard thickness and weight; for use as two intermediate roof membranes.
 - 3. Mineral-Granule Surfaced: DynaGlas FR CR, sheet with continuous layer of mineral granules factory applied to top exposed surface; for use as roof cap membrane.
 - 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 (25 mm) 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 (1:48), unless otherwise indicated.
 - C. Cover Board: Rigid, cellulosic-fiber insulation board, complying with ASTM C 208, Type II, Grade 2, 1/2 inch (12.7 mm) thick.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. 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 1/2 inch per 12 inches (1:24), run sheets of modified bituminous membrane roofing parallel with slope. Backnail top ends of sheets to nailer strips.

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- B. 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.
- C. Asphalt Heating: Heat roofing asphalt and apply within plus or minus 25 deg F (14 deg C) 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 (14 deg C) of flash point. Discard roofing asphalt maintained at a temperature exceeding 500 deg F (260 deg C) for more than 4 hours. Keep kettle lid closed, unless adding roofing asphalt.
- D. Sheathing paper: Loosely lay sheathing paper in a single layer over all wood deck areas, side and end lapping each sheet a minimum of 2 inches and 6 inches, respectively. Seal side and end laps with tape. Proceed with installation only after unsatisfactory conditions have been corrected.
- E. 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.
- F. Base Sheet: Install one lapped course of base sheet according to roofing system manufacturer's written instructions, extending sheet over and terminating beyond cants.
- G. 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. Three / Four-Ply, Modified Bituminous Membrane: Install three/four plies of modified bituminous membrane, consisting of a base ply, intermediate ply/plies and a finish ply, starting at low point of roofing system.
 - a. Base-, Intermediate- and Finish-Ply Application: Adhere each ply to substrate in a solid mopping of hot roofing asphalt, applied at rate required by roofing system manufacturer.
 - 2. Laps: Accurately align sheets, without stretching, and maintain uniform side and end laps. Stagger end laps. Completely bond and seal laps, leaving no voids. Repair tears and voids in laps and lapped seams not completely sealed.
- H. Membrane Walkways: Install another ply of modified bituminous membrane, approximately 36 inches (900 mm) wide and in lengths not exceeding 10 feet (3 m), leaving a space of 6 inches (150 mm) between strips. Adhere walkways in same type of hot roofing asphalt.
- I. 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.
- J. Install modified bituminous stripping where metal flanges and edgings are set on membrane roofing, according to roofing system manufacturer's written instructions.
- K. Roof Drains: Set 30-by-30-inch (760-by-760-mm) metal flashing in bed of asphalt roofing cement on completed modified bituminous membrane roofing. Cover metal flashing with modified bituminous stripping extending a minimum of 4 inches (100 mm) beyond edge of metal flashing onto field of roof membrane. Clamp roof membrane, metal flashing, and stripping into roof-drain clamping ring.
- L. Final Roof Inspection: Arrange for roofing system manufacturer's technical personnel to inspect roofing installation on completion and submit report to Architect.
- 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

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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