

# McCall SHARP

## ARCHITECTURE

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April 22, 2024

### **ADDENDUM NUMBER 1**

TO THE PLANS AND SPECIFICATIONS FOR:

McKinley Hall Heart House Renovation  
1911 East High Street, Springfield, Ohio 45505

This Addendum must be receipted for on the Bid Form.

**1. TO ALL BIDDERS:**

This Addendum supplements and amends the original Drawings and Specifications and shall be taken into account in preparing proposals and shall become a part of the Contract Documents.

**There will be a non-mandatory walk-thru offered at the building site Wednesday April 24 at 3:00 PM.**

**2. INTENT AND SCOPE**

This Addendum, issued before the receipt of the proposals, is intended to provide additional information, answer questions raised by prospective bidders and to clarify or revise the requirements of the Contract Documents.

**3. SPECIFICATIONS CHANGES AND/OR ADDITIONS:**

- 08 4313 Aluminum Framed Storefronts, Section 2.03, A, 1.
  - a. Thickness of aluminum doors has been changed to 2".
- The Phase I Environmental Site Assessment has been provided.

**4. DRAWINGS CHANGES AND/OR ADDITIONS:**

- Sheet D1.2 Basement Demolition Plan
  - a. Notes have been added for removal of existing MEP equipment.
- Sheet A7.1 Room Finish Schedule
  - a. The Room Finish Plan has been revised to show LVT-1 at the Tech Station.
- Sheet A7.2 Door Schedule
  - a. Notes describing abbreviations for door materials and finishes have been added.

- Sheet A7.3 Window Schedule
  - a. Window type E as been changed from aluminum clad wood to aluminum storefront

## 5. QUESTIONS FROM BIDDERS

- 5.1 Please advise if Cold-Formed Metal Framing can be utilized in lieu of wood framing since it can lead to straighter wall lines.
- a. Metal framing, minimum 20 gauge, may be used in lieu of wood framing.
- 5.2 For anyone that may have missed the pre-bid walk is it possible to review the current site conditions?
- a. Yes, Wednesday April 24 at 3:00 PM, there will be a non-mandatory walk thru.
  - b. If you cannot make at this time, contact Craig Genet at the McCall Sharp Office via email or phone.
- 5.3 Standard Form of Agreement mentions Exhibit A for insurance and bond requirements, but this document is not included. Please provide this exhibit.
- a. See Request for Bids, Section 7.8 Insurance, Section 7.9 Bid Bond/Guarantee, Section 7.10 Performance Bond, and Appendix A, Bid Form.
- 5.4 Can vinyl framed windows be utilized in lieu of the aluminum clad wood windows?
- a. No
- 5.5 Aluminum doors are specified to be Thermal rated and are shown as 1-3/4" thick. Thermal doors are typically 2" thick. Please advise thickness of door required.
- a. Aluminum doors shall be 2" thick.
- 5.6 Window E on sheet A7.3 is described as an aluminum clad wood window, meanwhile A5.2 calls out Aluminum windows. Please advise what the intent of the windows is to be.
- a. Window E shall be aluminum storefront to match other clerestory windows.
- 5.7 A7.1 notes the tech station (319) is to be LVT-1A, yet it appears to be CPT-1 with no break from Living room 316. Please advise where the separation is to be if room 319 is to receive LVT-1A.
- a. The Room Finish plan on sheet A7.1 has been revised to show LVT-1 at the Tech Station.
- 5.8 Can you provide demo plans for HVAC, Plumbing, and Electrical?
- a. Additional information has been added to sheet D1.2 of the Demolition Plans
- 5.9 Are we to remove the existing signage indicated on sheet A3.1 for the power washing, cleaning, and re-coat of the stucco with EIFS topcoat as called out with Elevation Legend Note 5?
- a. Yes, existing signage will need to be removed for stucco work, and reinstalled after stucco work is completed.
- 5.10 Provide list of owner-approved sprinkler contractors.
- a. GC to provide qualified fire suppression (sprinkler) contractor for this project.
- 5.11 Will a sign-in sheet be published with addendum?
- a. Correct, See attached pre-bid sign-in Sheet.

- 5.12 During walk through at pre-bid the basement has an existing dedicated sprinkler system that is not shown on drawings. Will changes be made to show the existing sprinkler system and dedicated fire line with size and location and what is to be done with existing system.
- a. The existing limited area sprinkler system runs off the existing domestic line. The existing sprinkler system shall be removed by the GC and New Fire Suppression System shall be installed in the basement and on the first floor.
- 5.13 With new dedicated 6" fire line to be installed. Who is responsible for fees and capacity charges? If contractor, will the existing dedicated fire line be abandoned, and will the municipality give a credit for capping the existing fire line and what would the credit be? Please advise.
- a. The fire protection contractor is responsible for fees and capacity.
  - b. There is no existing fire line. The existing limited area sprinkler is off the existing domestic line, which will remain. There will be no credit.
- 5.14 At pre-bid it was stated there will be no liquidated damages. Please confirm.
- a. Correct, there are no liquidated damages.
- 5.15 Will an Abatement Survey be done.
- a. Hart Environmental Resources did a Phase 1 Environmental Site Assessment which is attached.
  - b. Mold, Lead, and Asbestos are not anticipated. GC to deal with microbial contamination if they feel it is a problem.
- 5.16 Can VT Industries be listed as a manufacturing substitute for the wood doors? See link. <https://www.vtindustries.com/architectural-doors/heritage-collection/>
- a. VT Industries is an acceptable manufacturing substitute for wood doors.
- 5.17 Door schedule does not list hardware sets and the hardware specs do not list door numbers, please advise what hardware is required on the aluminum doors.
- a. Door numbers and their respective hardware sets are listed in 08 7100 Door Hardware Index, immediately following the door hardware spec.

**6. OTHER INFORMATION**

- 6.1 Other bidder questions to be answered later in the week.

**END OF ADDENDUM**

**SECTION 08 4313  
ALUMINUM-FRAMED STOREFRONTS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Aluminum-framed storefront, with vision glass.
- B. Aluminum doors and frames.
- C. Weatherstripping.

**1.02 RELATED REQUIREMENTS**

- A. Section 07 2500 - Weather Barriers: Sealing framing to water-resistive barrier installed on adjacent construction.
- B. Section 07 9200 - Joint Sealants: Sealing joints between frames and adjacent construction.
- C. Section 08 7100 - Door Hardware: Hardware items other than specified in this section.
- D. Section 08 8000 - Glazing: Glass and glazing accessories.

**1.03 REFERENCE STANDARDS**

- A. AAMA CW-10 - Care and Handling of Architectural Aluminum from Shop to Site; 2015.
- B. AAMA 611 - Voluntary Specification for Anodized Architectural Aluminum; 2020.
- C. ASTM B221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes; 2021.
- D. ASTM B221M - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes (Metric); 2021.
- E. ASTM E283/E283M - Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Skylights, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen; 2019.
- F. ASTM E330/E330M - Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference; 2014 (Reapproved 2021).

**1.04 ADMINISTRATIVE REQUIREMENTS**

- A. Coordinate with installation of other components that comprise the exterior enclosure.

**1.05 SUBMITTALS**

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide component dimensions, describe components within assembly, anchorage and fasteners, glass and infill, door hardware, and internal drainage details.
- C. Shop Drawings: Indicate system dimensions, framed opening requirements and tolerances, affected related work, expansion and contraction joint location and details, and field welding required.
- D. Samples: Submit two samples 2x2 inches in size illustrating finished aluminum surface, glass, infill panels, glazing materials.
- E. Manufacturer's Certificate: Certify that the products supplied meet or exceed the specified requirements.
- F. Warranty: Submit manufacturer warranty and ensure forms have been completed in Owner's name and registered with manufacturer.

**1.06 QUALITY ASSURANCE**

- A. Designer Qualifications: Design structural support framing components under direct supervision of a Professional Structural Engineer experienced in design of this Work and licensed in the State in which the Project is located.

- B. Manufacturer Qualifications: Company specializing in performing work of type specified and with at least three years of documented experience.
- C. Installer Qualifications: Company specializing in performing work of type specified and with at least three years of documented experience.

#### **1.07 DELIVERY, STORAGE, AND HANDLING**

- A. Handle products of this section in accordance with AAMA CW-10.
- B. Protect finished aluminum surfaces with wrapping. Do not use adhesive papers or sprayed coatings that bond to aluminum when exposed to sunlight or weather.

#### **1.08 FIELD CONDITIONS**

- A. Do not install sealants when ambient temperature is less than 40 degrees F. Maintain this minimum temperature during and 48 hours after installation.

#### **1.09 WARRANTY**

- A. See Section 01 7800 - Closeout Submittals for additional warranty requirements.
- B. Correct defective Work within a five year period after Date of Substantial Completion.
- C. Provide five year manufacturer warranty against failure of glass seal on insulating glass units, including interpane dusting or misting. Include provision for replacement of failed units.
- D. Provide five year manufacturer warranty against excessive degradation of exterior finish. Include provision for replacement of units with excessive fading, chalking, or flaking.

### **PART 2 PRODUCTS**

#### **2.01 MANUFACTURERS**

- A. Aluminum-Framed Storefronts:
  1. Basis of Design. Kawneer North America; \_\_\_\_\_: [www.kawneer.com/#sle](http://www.kawneer.com/#sle).
  2. Oldcastle BuildingEnvelope; \_\_\_\_\_: [www.oldcastlebe.com/#sle](http://www.oldcastlebe.com/#sle).
  3. Tubelite, Inc; \_\_\_\_\_: [www.tubeliteinc.com/#sle](http://www.tubeliteinc.com/#sle).
  4. YKK AP America, Inc; \_\_\_\_\_: [www.ykkap.com/commercial/#sle](http://www.ykkap.com/commercial/#sle).

#### **2.02 BASIS OF DESIGN -- FRAMING FOR INSULATING GLAZING**

- A. Front-Set Style, Wind-Borne-Debris Resistance Tested:
  1. Vertical Mullion Dimensions: 2 inches wide by 4-1/2 inches deep.
- B. Front-Set Style, Thermally-Broken:
  1. Vertical Mullion Dimensions: 2 inches wide by 4-1/2 inches deep.

#### **2.03 BASIS OF DESIGN -- SWINGING DOORS**

- A. Medium Stile, Insulating Glazing, Thermally-Broken:
  1. Thickness: 2 inches.

#### **2.04 ALUMINUM-FRAMED STOREFRONT**

- A. Aluminum-Framed Storefront: Factory fabricated, factory finished aluminum framing members with infill, and related flashings, anchorage and attachment devices.
  1. Glazing Rabbet: For 1 inch insulating glazing.
  2. Glazing Rabbet: For 1/4 inch monolithic glazing.
  3. Glazing Position: Front-set.
  4. Vertical Mullion Dimensions: 2 inches wide by 4-1/2 inches deep.
  5. Finish: Class I natural anodized.
    - a. Factory finish all surfaces that will be exposed in completed assemblies.
    - b. Touch-up surfaces cut during fabrication so that no natural aluminum is visible in completed assemblies, including joint edges.
    - c. Coat concealed metal surfaces that will be in contact with cementitious materials or dissimilar metals with bituminous paint.
  6. Finish Color: As selected by Architect from manufacturer's standard line.

7. Fabrication: Joints and corners flush, hairline, and weatherproof, accurately fitted and secured; prepared to receive anchors and hardware; fasteners and attachments concealed from view; reinforced as required for imposed loads.
  8. Construction: Eliminate noises caused by wind and thermal movement, prevent vibration harmonics, and prevent "stack effect" in internal spaces.
  9. System Internal Drainage: Drain to the exterior by means of a weep drainage network any water entering joints, condensation occurring in glazing channel, and migrating moisture occurring within system.
  10. Expansion/Contraction: Provide for expansion and contraction within system components caused by cycling temperature range of 170 degrees F over a 12 hour period without causing detrimental effect to system components, anchorages, and other building elements.
  11. Movement: Allow for movement between storefront and adjacent construction, without damage to components or deterioration of seals.
  12. Perimeter Clearance: Minimize space between framing members and adjacent construction while allowing expected movement.
  13. Maintain continuous air barrier and/or vapor retarder seal throughout assembly, primarily in line with inside pane of glazing and inner sheet of infill panel, and heel bead of glazing compound.
  14. Preparation for Window Treatments: Provide reinforced interior horizontal head rail.
- B. Performance Requirements
1. Wind Loads: Design and size components to withstand the specified load requirements without damage or permanent set, when tested in accordance with ASTM E330/E330M, using loads 1.5 times the design wind loads and 10 second duration of maximum load.
    - a. Member Deflection: Limit member deflection to flexure limit of glass in any direction, with full recovery of glazing materials.
  2. Air Leakage: 0.06 cfm/sq ft maximum leakage of storefront wall area when tested in accordance with ASTM E283/E283M at 1.57 psf pressure difference.
  3. Air Leakage: 0.06 cfm/sq ft maximum leakage of storefront wall area when tested in accordance with ASTM E283/E283M at 1.57 psf pressure difference.

## 2.05 COMPONENTS

- A. Aluminum Framing Members: Tubular aluminum sections, drainage holes and internal weep drainage system.
1. Framing members for interior applications need not be thermally broken.
  2. Glazing Stops: Flush.
- B. Glazing: See Section 08 8000.
- C. Swing Doors: Glazed aluminum.
1. Thickness: 1-3/4 inches.
  2. Top Rail: 4 inches wide.
  3. Vertical Stiles: 4-1/2 inches wide.
  4. Bottom Rail: 10 inches wide.

## 2.06 MATERIALS

- A. Extruded Aluminum: ASTM B221 (ASTM B221M).
- B. Fasteners: Stainless steel.
- C. Glazing Gaskets: Type to suit application to achieve weather, moisture, and air infiltration requirements.

## 2.07 FINISHES

- A. Class I Natural Anodized Finish: AAMA 611 AA-M12C22A41 Clear anodic coating not less than 0.7 mils thick.

## 2.08 HARDWARE

- A. Other Door Hardware: See Section 08 7100.

- B. Weatherstripping: Wool pile, continuous and replaceable; provide on all doors.
- C. Sill Sweep Strips: Resilient seal type, retracting, of neoprene; provide on all doors.

### **PART 3 EXECUTION**

#### **3.01 EXAMINATION**

- A. Verify dimensions, tolerances, and method of attachment with other work.
- B. Verify that storefront wall openings and adjoining water-resistive and/or air barrier seal materials are ready to receive work of this section.

#### **3.02 INSTALLATION**

- A. Install wall system in accordance with manufacturer's instructions.
- B. Attach to structure to permit sufficient adjustment to accommodate construction tolerances and other irregularities.
- C. Provide alignment attachments and shims to permanently fasten system to building structure.
- D. Align assembly plumb and level, free of warp or twist. Maintain assembly dimensional tolerances, aligning with adjacent work.
- E. Provide thermal isolation where components penetrate or disrupt building insulation.
- F. Install sill flashings. Turn up ends and edges; seal to adjacent work to form water tight dam.
- G. Where fasteners penetrate sill flashings, make watertight by seating and sealing fastener heads to sill flashing.
- H. Pack fibrous insulation in shim spaces at perimeter of assembly to maintain continuity of thermal barrier.
- I. Install glass and infill panels using glazing method required to achieve performance criteria; see Section 08 8000.
- J. Touch-up minor damage to factory applied finish; replace components that cannot be satisfactorily repaired.

#### **3.03 TOLERANCES**

- A. Maximum Variation from Plumb: 0.06 inch per 3 feet non-cumulative or 0.06 inch per 10 feet, whichever is less.
- B. Maximum Misalignment of Two Adjoining Members Abutting in Plane: 1/32 inch.

#### **3.04 ADJUSTING**

- A. Adjust operating hardware and sash for smooth operation.

#### **3.05 CLEANING**

- A. Remove protective material from pre-finished aluminum surfaces.
- B. Wash down surfaces with a solution of mild detergent in warm water, applied with soft, clean wiping cloths, and take care to remove dirt from corners and to wipe surfaces clean.

#### **3.06 PROTECTION**

- A. Protect installed products from damage until Date of Substantial Completion.

**END OF SECTION**