

REGAN YOUNG ENGLAND BUTERA

REFERENDUMS • ENGINEERING • ARCHITECTURE • DESIGN

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ADDENDUM - 01

DATE:28 February 2022

FROM: Scott England, AIA

VIA: Electronic Mail & Facsimile

SUBJECT:

ADDENDUM #1

PARTIAL FAÇADE RENOVATION-OCEAN
CITY INTERMEDIATE SCHOOL
RYEB Project #5676B

This addendum is issued to clarify, correct or supplement the Documents as originally issued and will become a part of the Contract. Receipt thereof shall be acknowledged by Bidders in space provided in the Form of Bid. Failure to acknowledge this Addendum on the official Form of Bid may be cause for rejection of Bid.

- 1.01. **AMENDMENT:** Section 011000, SUMMARY – Amend page 2, paragraph 1.5.A.1, to now read as follows:

“Exterior facade renovation including wall and flashing repairs, new sealants, selected lintel replacements and new cementitious coating system as selected areas and other Work shown on the drawings.”

- 1.02. **AMENDMENT: Cement Stucco Joints:** Contractor shall install vertical stucco control joints directly beneath each window juncture to aid in crack control. Follow amended drawing A2.0.

- 1.03. **ADDITION: Cement Stucco System Pre-Installation Meeting:** Prior to stucco system work, the Contractor must schedule a Pre-Installation Meeting with the stucco manufacturer’s technical service representative to review all existing and proposed conditions. Schedule meeting so the Architect and Owner’s representatives may participate in the meeting.

- 1.04 **CLARIFICATION: Soils Restoration:** The Contractor shall take all measures necessary to protect the existing sod/turf in the work area. All areas must be restored upon completion to match the conditions as they currently exist. If the Contractor cannot properly restore the areas and develop a proper stand of turf growth to the Owner’s satisfaction, then the Contractor will be required to replace the defective turf areas with sod. The Contractor shall take all precautions to not damage the Owner’s existing below-grade sprinkler system. The Owner will flag the locations of the existing sprinkler lines and heads before work commences.

- 1.05 **CLARIFICATION: Lower-Level Cast Stone Sills:** The lower-level cast stones are damaged/chipped along the bottom edge of the sills. The Contractor shall repair the existing cast stones with a concrete patch/repair, rub and finish to match the existing adjacent cast stone surfaces. Follow New Work Note N-6 for additional information. Typical all cast stone sills.

- 1.06 **CLARIFICATION: Wall Louvers:** The Contractor shall remove all wall louvers, install the new cement stucco system, and reinstall new trims, extensions, etc. as required for a complete system. Follow New Work Note N-3 for additional information. Typical all wall louvers.

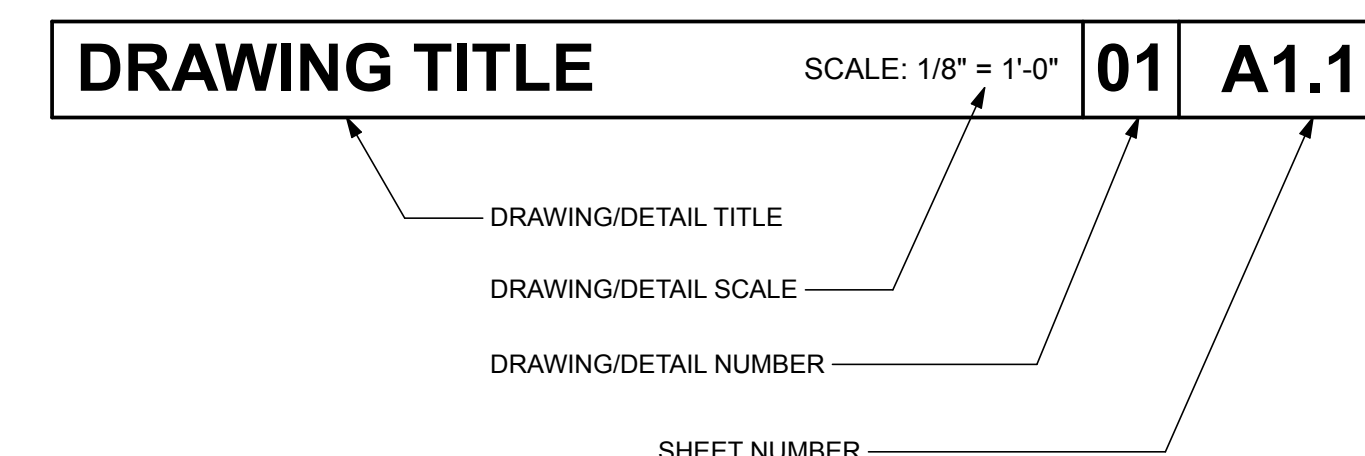
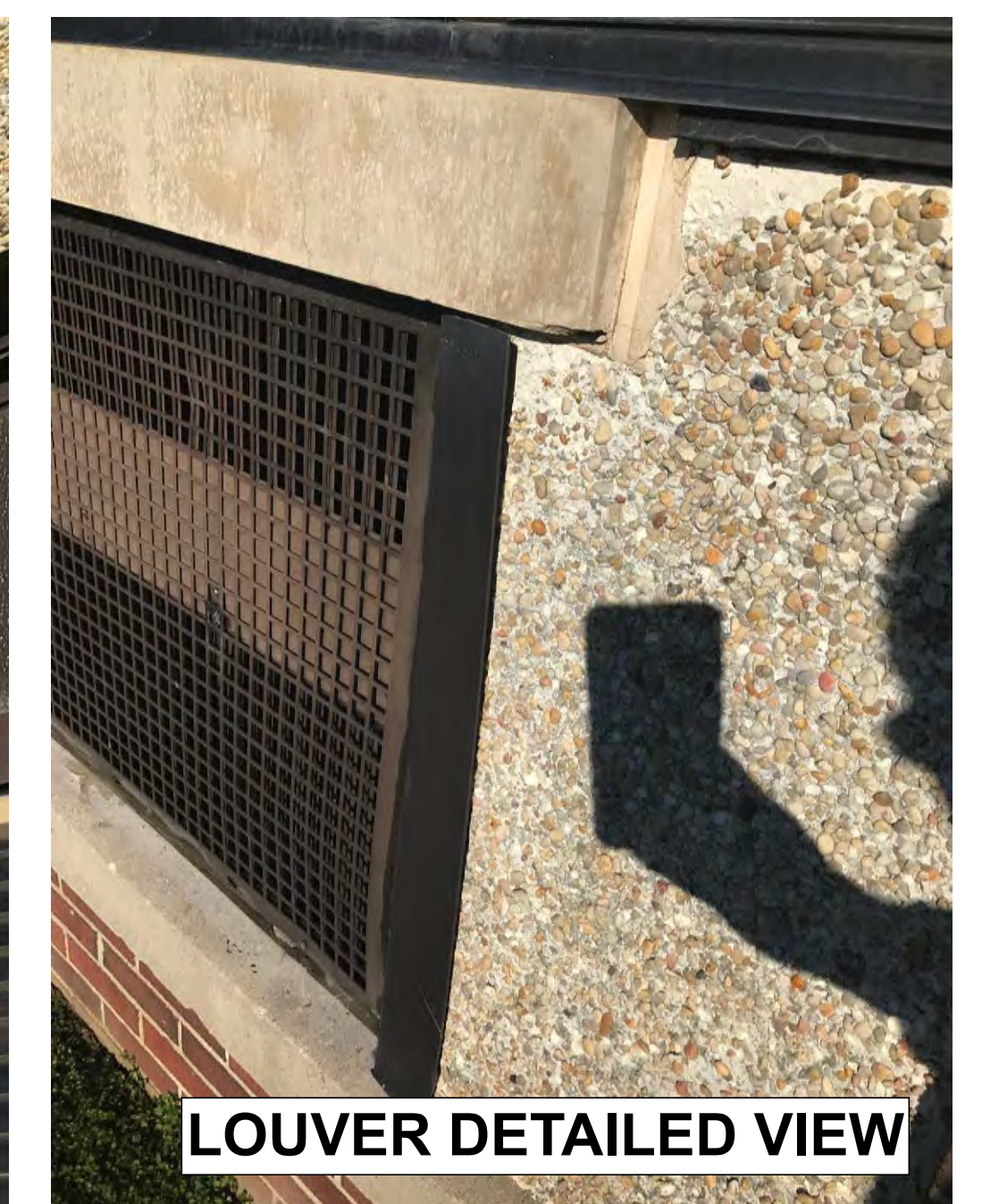
Attachment: Amended drawings A1.0 and A2.0, with revision date of 25 February 2022.

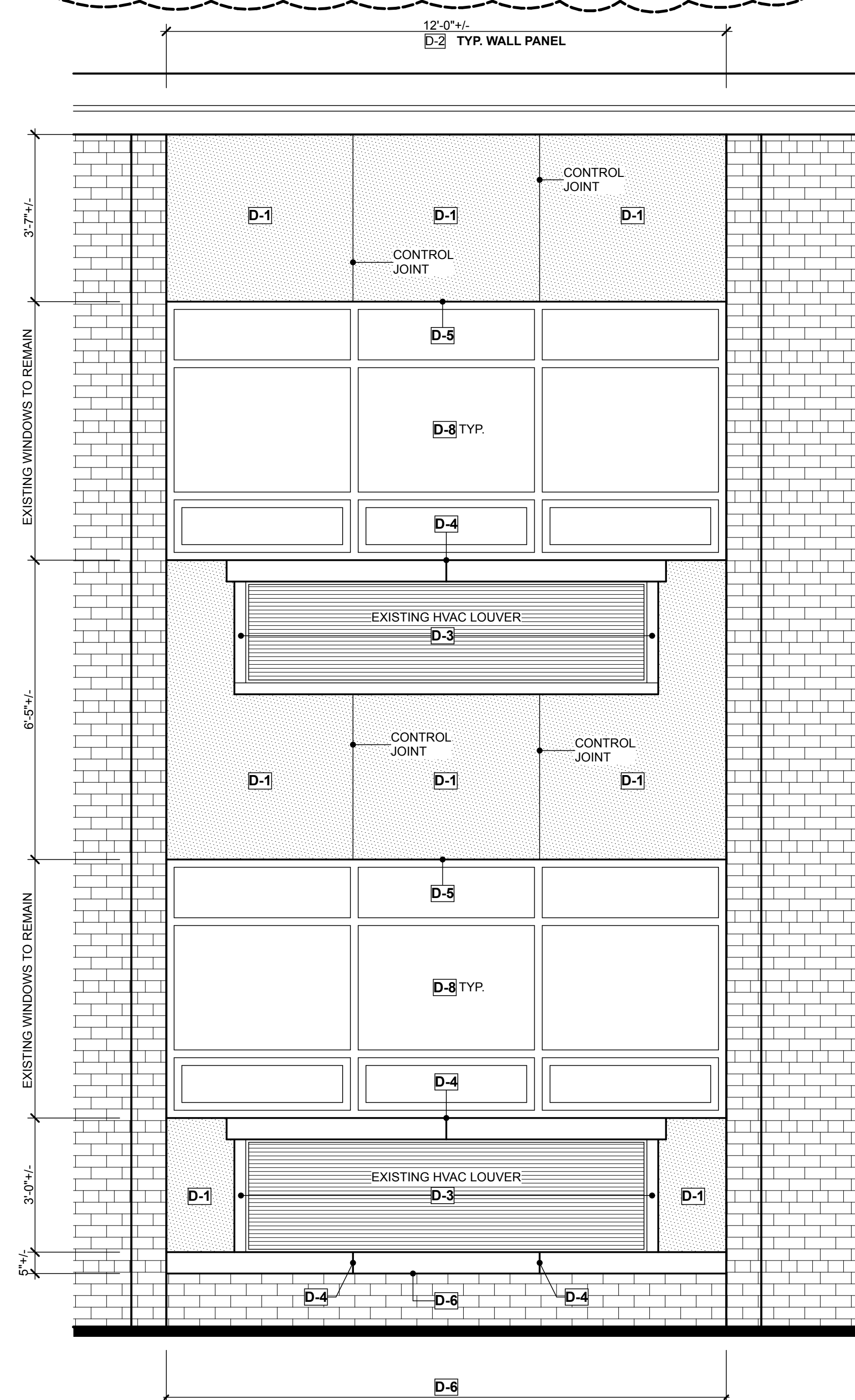
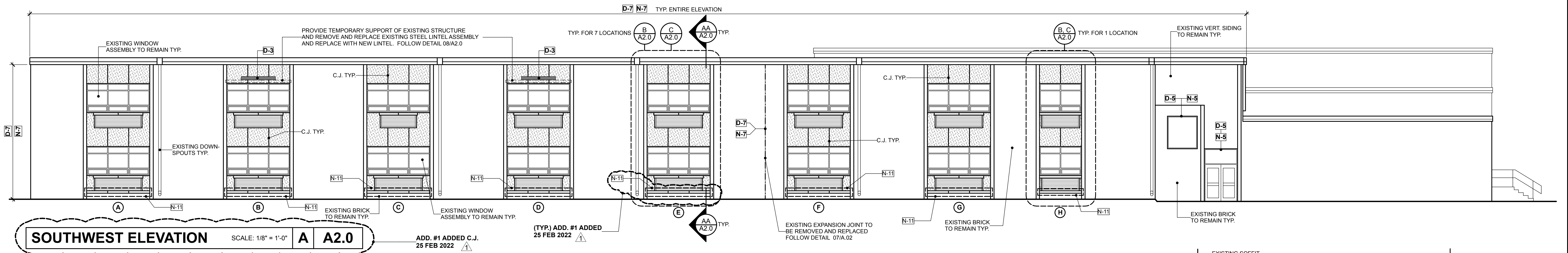
END OF ADDENDUM 01- consisting of one page and two drawing sheets total.

**BLOCK 1806, LOTS 1.01, 1.02; BLOCK 1807, LOT 1; BLOCK 1906, LOT 1; BLOCK 1907, LOT 2
1801 BAY AVENUE
OCEAN CITY, NJ 08226**



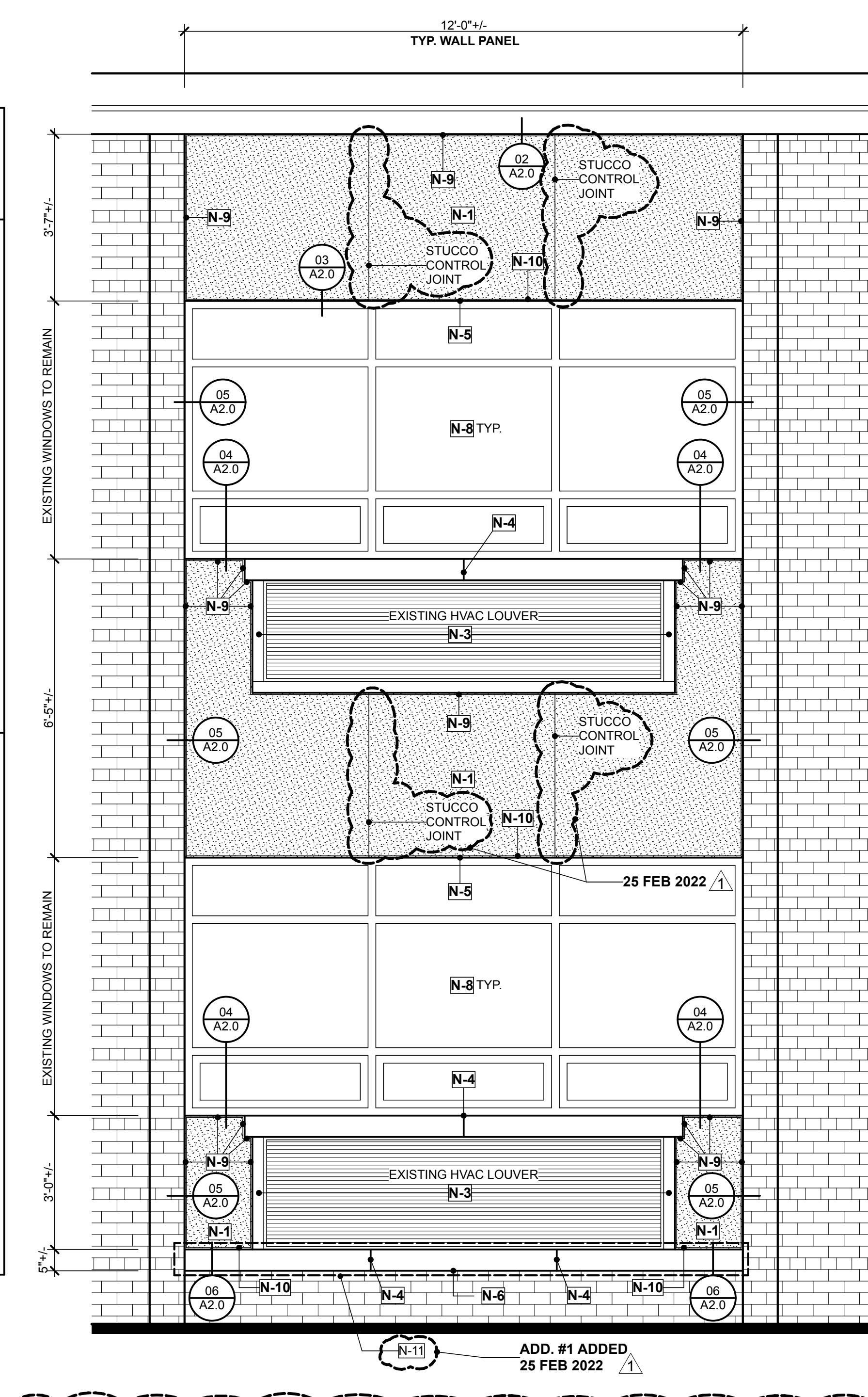
| SUBCODE | NATIONAL MODEL CODE | UCC REFERENCE |
|----------|--|----------------|
| BUILDING | INTERNATIONAL BUILDING CODE NJ ED/2018 | NJAC 5:23-3.14 |



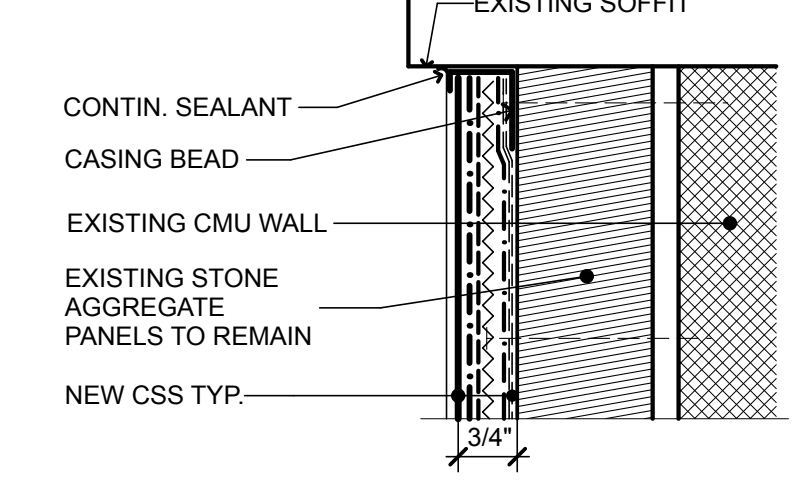


ENLARGED ELEVATION-DEMOLITION 1/2" = 1'-0" B A2.0

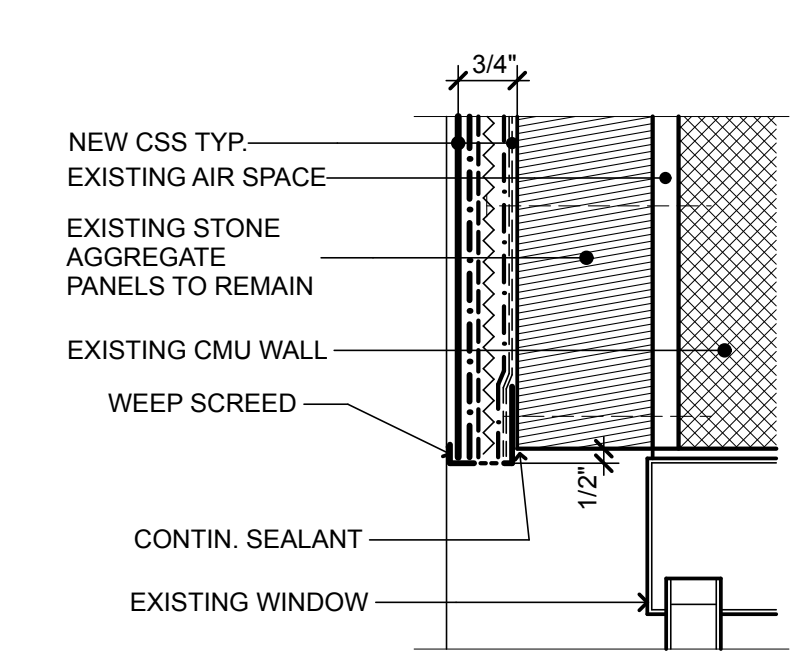
- GENERAL NOTES:**
1. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
2. ALL JOINTS BETWEEN DISSIMILAR MATERIALS MUST BE SEALED WITH JOINT FILLER & COLOR COMPATIBLE SILICONE SEALANT (TYP.)
- DEMOLITION KEY:**
- D-1 REMOVE EXISTING LOOSE STONE AGGREGATE, REMOVE ALL EXISTING SEALANTS AND PREPARE SURFACES TO RECEIVE PROPOSED CEMENTITIOUS COATING SYSTEM.
 - D-2 REMOVE ALL EXISTING SEALANTS IN THEIR ENTIRETY AND PREPARE ALL SURFACES TO RECEIVE NEW COMPATIBLE SEALANTS. (TYPICAL AT ALL EXISTING SEALANTS ON HORIZONTAL AND VERTICAL SURFACES).
 - D-3 REMOVE EXISTING HVAC LOUVER AND TRIMS AS REQUIRED TO REMOVE EXISTING WALL PANELS. REINSTALL NEW OR EXISTING TRIMS TO PROVIDE WATERTIGHT INTEGRITY.
 - D-4 REMOVE EXISTING MORTAR JOINTS AT CAST SILLS AND PREPARE SURFACE TO RECEIVE NEW SILICONE SEALANT.
 - D-5 SCRAPE, PRIME AND PREPARE EXISTING EXPOSED LINTEL FOR NEW PAINT.
 - D-6 REMOVE DAMAGED SURFACES OF BOTTOM OF CAST STONE SILL AND PREPARE SURFACE FOR NEW RESTORATION. TYPICAL FOR ALL CAST STONE ADJACENT TO GRADE.
 - D-7 REMOVE EXISTING SEALANT AND CLEAN SURFACE TO RECEIVE NEW SILICONE SEALANT.
 - D-8 REMOVE EXISTING SEALANT AT ALL ALUMINUM WINDOWS AND PREPARE SURFACE TO RECEIVE NEW SILICONE SEALANT. TYPICAL FOR ALL WINDOW LOCATION.
- NEW WORK KEY:**
- N-1 PROVIDE WATER RESISTANT BARRIER AND PROPOSED WALL SYSTEM.
 - N-2 PROVIDE SILICONE SEALANT ON ALL HORIZONTAL AND VERTICAL SURFACES AT METAL, CAST STONE, BRICK, STEEL, WINDOWS, LOUVERS AND ALL OTHER EXISTING SURFACES REQUIRING NEW SEALANT. (TYP. FOR ALL WALL PANELS)
 - N-3 REINSTALL HVAC LOUVER AND TRIMS (REPLACE EXISTING TRIMS AS REQUIRED TO SUIT NEW CONSTRUCTION) AND SEAL ALL JOINTS WITH SILICONE.
 - N-4 PROVIDE SILICONE SEALANT ON CAST STONE JOINTS. TYP.
 - N-5 PAINT EXPOSED STEEL LINTELS WITH 1 COAT OF RUST PROHIBITIVE PRIMER AND APPLY 2 COATS OF FINISH PAINT TO MATCH EXISTING.
 - N-6 RESTORE DAMAGED CAST STONE SILL BOTTOMS TO NEW FINISH CONDITION. COAT ENTIRE CAST STONE TO MATCH EXISTING CAST STONE.
 - N-7 PROVIDE BACKER ROD AND NEW SILICONE SEALANT.
 - N-8 PROVIDE NEW SILICONE SEALANT AT ALUMINUM WINDOWS. TYP.
 - N-9 PROVIDE PLASTIC CASING BEAD AND SILICONE SEALANT AROUND PERIMETER OF ALL CSS. TYP.
 - N-10 PROVIDE PLASTIC WEEP SCREED. TYP.
 - N-11 ALL LOWER LEVEL DAMAGED CAST STONE SILLS SHALL BE REPAIRED WITH CEMENT MIX. RUBBED FINISHED TO MATCH EXISTING ADJACENT FINISHES.



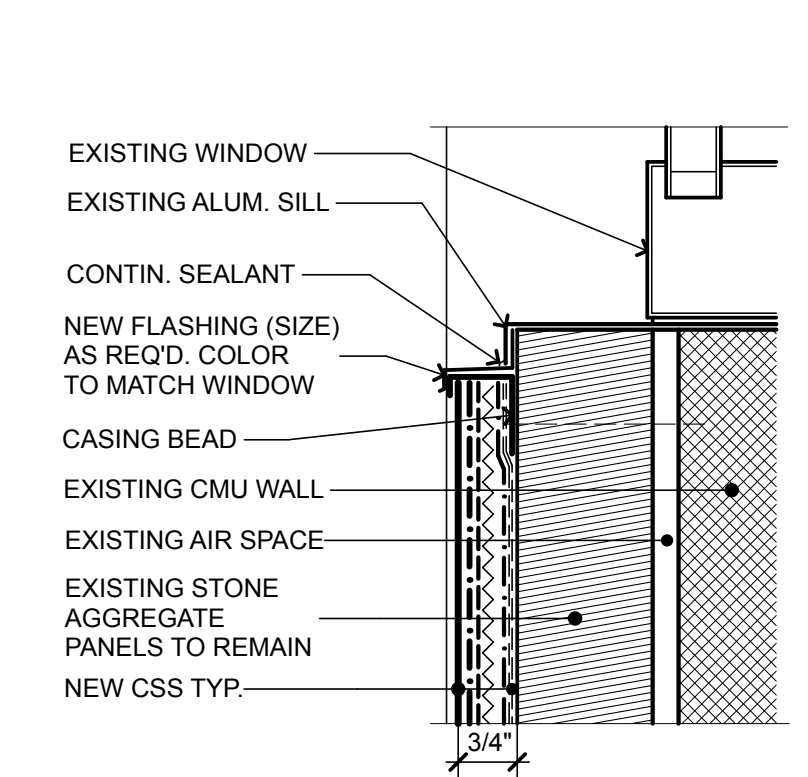
ENLARGED ELEVATION-NEW WORK 1/2" = 1'-0" C A2.0



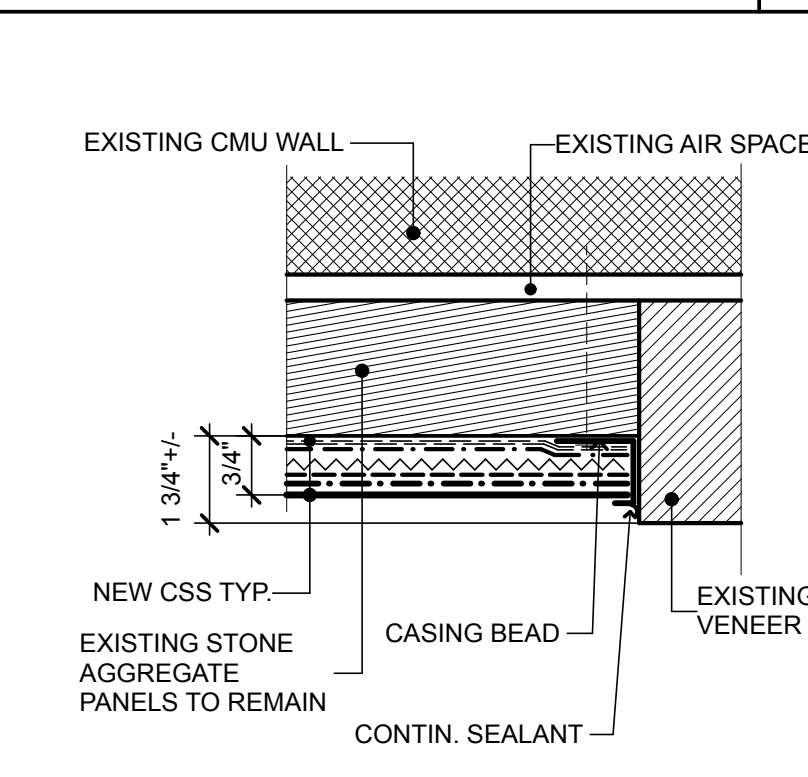
SOFFIT DETAIL NTS 02 A2.0



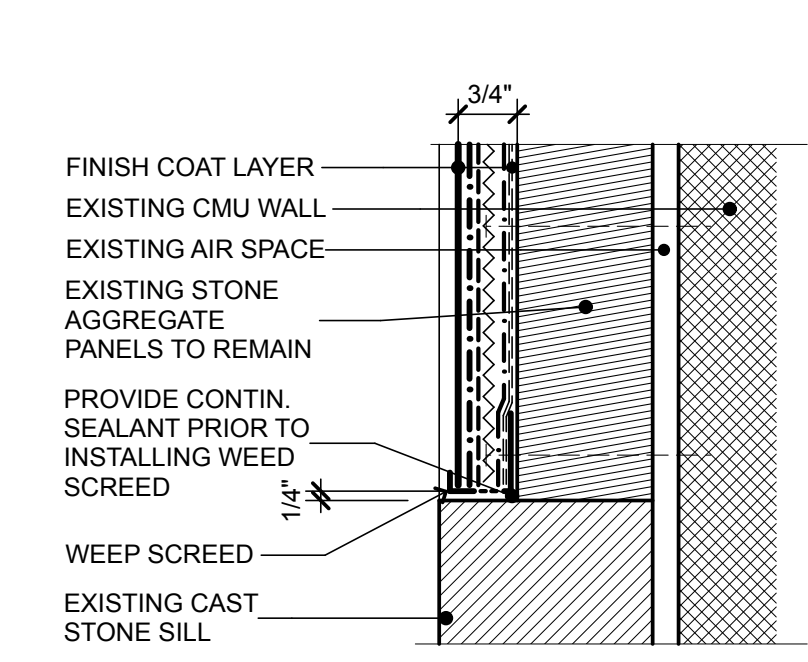
WINDOW HEAD DTL. NTS 03 A2.0



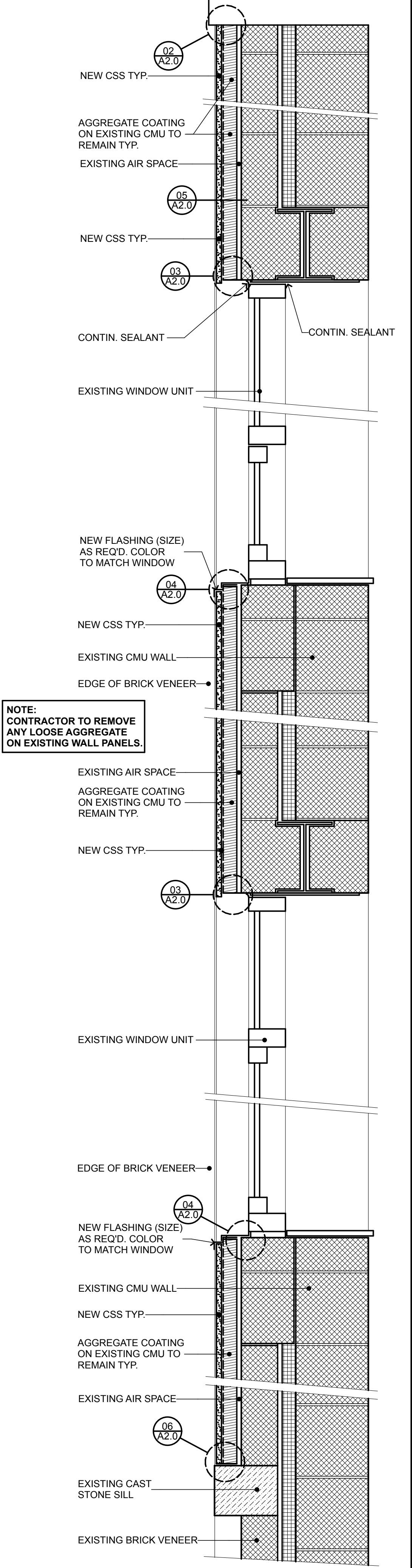
WINDOW SILL DTL. NTS 04 A2.0



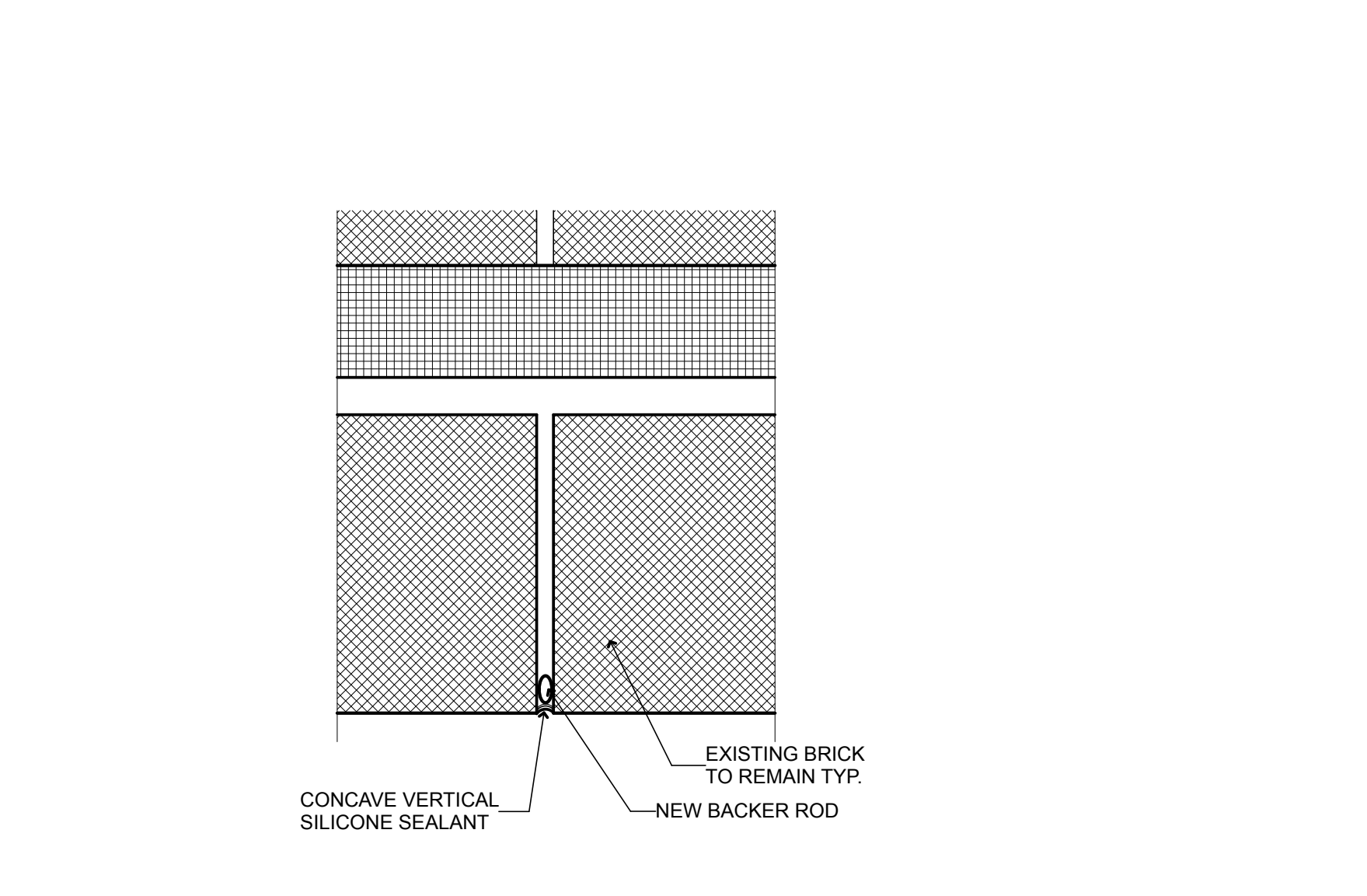
JAMB DETAIL NTS 05 A2.0



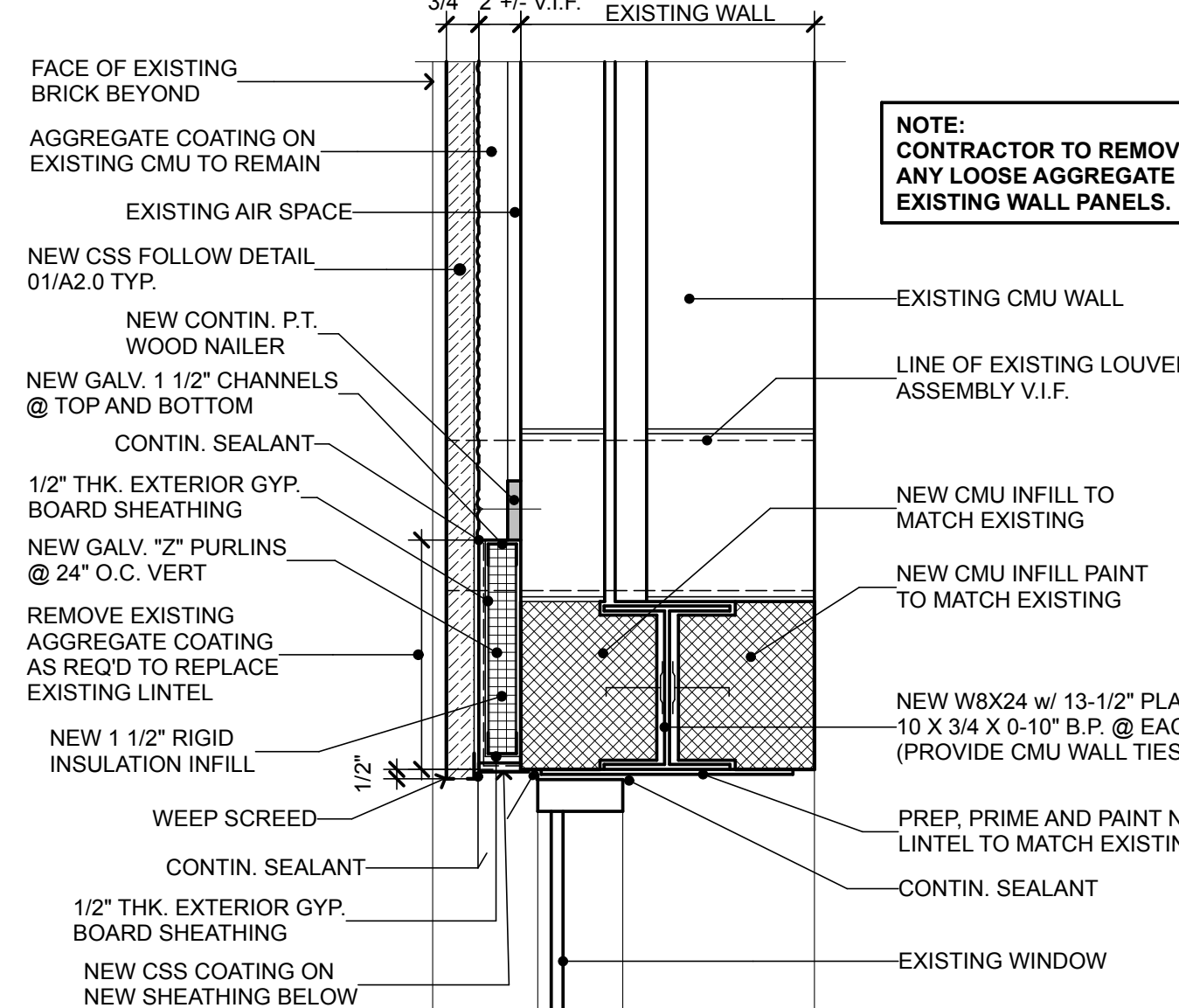
SILL DETAIL NTS 06 A2.0



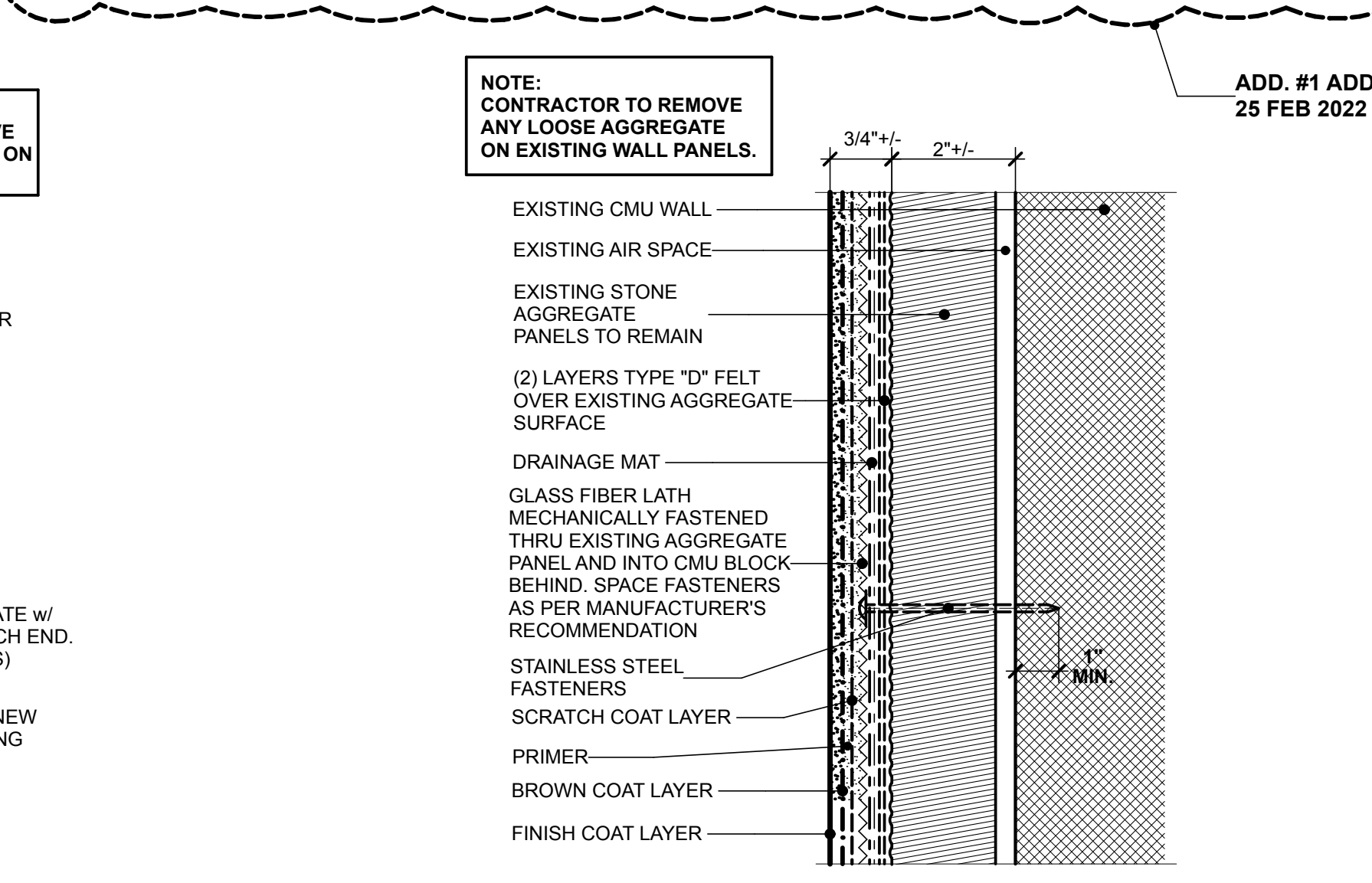
WALL SECTION NTS AAA2.0



EXPANSION JOINT DETAIL 6" = 1'-0" 07 A2.0



NEW LINTEL DETAIL 6" = 1'-0" 08 A2.0



CEMENTITIOUS COATING DTL. (CCS) NTS 01 A2.0