



ADDENDUM #7

July 09, 2010



For the project Titled:
FAIRMOUNT AVE. TOWNHOUSES
CFRC # TN00400001209G
CHA SOLICITATION # D-306-12

Issued By:
Gabe Wheeler
Hefferlin + Kronenberg Architects PLLC
525 West Main Street
Chattanooga, Tennessee 37402

Total Pages Including Attachments:
14 pages including attachments
-Addendum (2 pages)
-Specifications (5 pages)
-Civil Narrative (1 page)
-Landscape Narrative (1 page)
-Electrical Narrative (5 pages)

The following Contract Documents are revised as described below. These documents shall void, supersede and take precedence over previously issued Documents of the same name and/or number and become a part of the Contract. Bidders are to acknowledge addendum numbers and dates on the bid form.

Contract for the Fairmount Ave. Townhouses:

All GCs are to include the demolition and asbestos abatement portion of the project in their bid. Additional asbestos testing has been provided and the resultant affect on abatement and demolition is described below. These test results will be kept on file at the office of Hefferlin Kronenberg Architects. The abatement specification dated June 7th, 2010 included in Addendum No. 1 is no longer applicable and has been withdrawn.

Instructions for the abatement contractor:

Abatement shall be completed by a contractor accredited by the State of Tennessee, per the Rules of the Department of Environment and Conservation, Chapter 1200-01-20 'Asbestos Accreditation Requirements'. Proof of insurance must be provided by the abatement contractor.

Remove all floor tile and mastic from the concrete slabs in a manner that meets all federal and local regulations. The floor tiles and mastic removed must be packaged appropriately and sent to a Class landfill that accepts nonfriable asbestos. It is to be declared as asbestos. Copies of all waste receipts or the manifest for disposal of asbestos should be provided to the GC and CHA for their records. Upon completing the removal of the floor tile and mastic from the slabs, inspections will be provided by a 3rd party (who will be contracted with the owner) and by a representative from the Chattanooga-Hamilton County Air Pollution Control Bureau.

Any asbestos left in place during demolition (i.e.; the floor tiles and mastic on the second floor) must be kept 'adequately wet'.

Specifications:

The original *Section 081416 Flush Wood Doors* is withdrawn and replaced with the attached.

Section is revised from hollow core doors to solid core doors.

Civil Narrative:

Refer to the attached *Narrative for Addendum No. 7* dated 07/08/2010.

Landscape Narrative:

Refer to the attached *Narrative for Addendum No. 7* dated 07/08/2010.

Electrical Narrative:

Refer to the attached *Narrative for Addendum No. 7* dated 07/08/2010 and *Gentex Photoelectric Smoke Detector* Product Data.

END OF ADDENDUM # 7

SECTION 081416 - FLUSH WOOD DOORS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Solid-core doors with Low-Pressure Decorative Laminate (herein referred to as "LPDL") Thermal Fused faces.
2. Factory fitting flush wood doors to frames and factory machining for hardware.
3. Louvers and vision lite kits for flush wood doors.
4. Painted wood door frames.

B. Related Sections:

1. Division 08 Section "Door Hardware"
2. Division 09 Section "Interior Painting"

1.2 SUBMITTALS

A. Product Data: For each type of door indicated. Include factory-finishing specifications.

B. LEED Submittals:

1. Certificates for LEED MR Credit 2: Chain-of-custody certificates certifying that flush wood doors comply with forest certification requirements. Include evidence that manufacturer is certified for chain of custody by an FSC-accredited certification body.
 - a. Include statement indicating costs for each certified wood product.
2. Product Data for LEED MR Credit 2: For adhesives and composite wood products, documentation indicating that product contains no urea formaldehyde.

C. Shop Drawings: Indicate location, size, and hand of each door; elevation of each kind of door; construction details not covered in Product Data; location and extent of hardware blocking; and other pertinent data.

1. Indicate dimensions and locations of mortises and holes for hardware.
2. Indicate dimensions and locations of cutouts.
3. Indicate requirements for veneer matching.
4. Indicate doors to be factory finished and finish requirements.
5. Indicate fire-protection ratings for fire-rated doors.

D. Samples for Initial Selection: Color samples consisting of actual faces in small sections for the following:

1. LPDL Thermal Fused Door Faces: Show the full range of colors and woodgrains available.

- E. Samples for Verification:
 - 1. Hinge corner sections of LPDL Thermal Fused doors, approximately 5 by 11 inches (127 by 279 mm) for each color or wood grain specified.
 - 2. Louver blade and frame sections, 6 inches (150 mm) long, for each material and finish specified.
 - 3. Frames for light openings, 6 inches (150 mm) long, for each material, type, and finish required.

- F. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified independent third party testing agency, for doors, showing compliance with specified performance requirements and physical properties.

1.3 QUALITY ASSURANCE

- A. Manufacturer Qualifications: A qualified manufacturer that is certified for chain of custody by an FSC-accredited certification body.
- B. Source Limitations: Obtain LPDL Thermal Fused Flush Wood Doors through one source from a single manufacturer.
- C. Quality Standard: In addition to requirements specified, comply with WDMA I.S.1-A, "Architectural Wood Flush Doors."
- D. Forest Certification: Provide doors made with not less than 90 percent of wood products obtained from forests certified by an FSC-accredited certification body to comply with FSC STD-01-001, "FSC Principles and Criteria for Forest Stewardship."
- E. Fire-Rated Wood Doors: Doors complying with NFPA 80 that are listed and labeled by a qualified testing agency, for fire-protection ratings indicated, based on testing at positive pressure according to UBC Standard 7-2.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. LPDL Thermal Fused Flush Wood Doors:
 - a. The Maiman Company, Springfield, MO
 - b. Approved equal

2. Metal Lite Kits and Louvers for Doors:
 - a. All Metal Stamping
 - b. Anemostat

2.2 DOOR CONSTRUCTION, GENERAL

- A. Low-Emitting Materials: Provide doors made with adhesives and composite wood products that do not contain urea formaldehyde.
- B. LPDL Thermal Fused Wood Flush Doors:
 1. WDMA I.S. 1A Performance Duty Level: Extra Heavy Duty
 2. WDMA I.S. 1A Aesthetic Grade: Premium
 3. LPDL Thermal-Fused Faces: Decorative faces thermally fused to cores under heat and pressure, complying with Laminating Materials Association's Product Standard and Typical Physical Properties of Decorative Overlays. LMA.2003.
 4. Color or Woodgrain Pattern: As selected by Architect from manufacturer's full range of products.
 5. Edgbanding: Impact-resistant polymer edging, minimum .040" thick, applied to all four edges after faces on all particle and mineral core doors. Manufacturer's standard color that is complementary to faces.
 6. Provide doors with pilot holes factory-drilled for vertical edge hinges and lock sets.

2.3 Solid-Core Doors

- A. Particleboard-Core Doors:
 1. Particleboard: ANSI A208.1, Grade M-2, made with binder containing no urea-formaldehyde resin.
 2. Blocking: Provide wood blocking in particleboard-core doors as needed to eliminate through-bolting hardware.
- B. Fire-Protection-Rated Doors: Provide core specified or mineral core as needed to provide fire-protection rating indicated.
 1. Edge Construction: Provide edge construction with intumescent seals concealed by outer stile. Comply with specified requirements for exposed edges.
 2. Pairs: Provide fire-retardant stiles that are listed and labeled for applications indicated without formed-steel edges and astragals. Provide stiles with concealed intumescent seals. Comply with specified requirements for exposed edges.
- C. Mineral-Core Doors:

1. Core: Noncombustible mineral product complying with requirements of referenced quality standard and testing and inspecting agency for fire-protection rating indicated.
2. Blocking: Provide composite blocking with improved screw-holding capability approved for use in doors of fire-protection ratings indicated as needed to eliminate through-bolting hardware.
3. Edge Construction: At hinge stiles, provide laminated-edge construction with improved screw-holding capability and split resistance. Comply with specified requirements for exposed edges.

2.4 DOOR FRAMES FOR OPAQUE FINISH

1. Grade: Economy.
2. Faces: Any closed-grain hardwood of mill option. No Added Urea formaldehyde.
3. Provide finish as indicated in Division 09 Section "Interior Painting".

2.5 FABRICATION

- A. Factory fit doors to suit frame-opening sizes indicated. Comply with clearance requirements of referenced quality standard for fitting unless otherwise indicated.
 1. Comply with requirements in NFPA 80 for fire-rated doors.
- B. Factory machine doors for hardware that is not surface applied.
- C. LPDL Thermal Fused Wood Flush Doors:
 1. WDMA I.S. 1A Performance Duty Level: Extra Heavy Duty
 2. WDMA I.S. 1A Aesthetic Grade: Premium
 3. LPDL Thermal-Fused Faces: Decorative faces thermally fused to cores under heat and pressure, complying with Laminating Materials Association's Product Standard and Typical Physical Properties of Decorative Overlays. LMA.2003.
 4. Color or Woodgrain Pattern: As selected by Architect from manufacturer's full range of products.
 5. Edgebanding: Impact-resistant polymer edging, minimum .040" thick, applied to all four edges after faces on all particle and mineral core doors. Manufacturer's standard color that is complementary to faces.
 6. Provide doors with pilot holes factory-drilled for vertical edge hinges and lock sets.
- D. Openings: Cut and trim openings through doors in factory.
 1. Louvers: Factory install louvers in prepared openings.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Hardware: For installation, see Division 08 Section "Door Hardware."
- B. Installation Instructions: Install doors to comply with manufacturer's written instructions and the referenced quality standard, and as indicated.
 - 1. Install fire-rated doors in corresponding fire-rated frames according to NFPA 80.
- C. Job-Fitted Doors: Align and fit doors in frames with uniform clearances and bevels; do not trim stiles and rails in excess of limits set by manufacturer or permitted for fire-rated doors. Machine doors for hardware. Seal edges of doors, edges of cutouts, and mortises after fitting and machining.
 - 1. Clearances: Provide 1/8 inch (3.2 mm) at heads, jambs, and between pairs of doors. Provide 1/8 inch (3.2 mm) from bottom of door to top of decorative floor finish or covering unless otherwise indicated. Where threshold is shown or scheduled, provide 1/4 inch (6.4 mm) from bottom of door to top of threshold unless otherwise indicated.
 - a. Comply with NFPA 80 for fire-rated doors.
- D. Factory-Fitted Doors: Align in frames for uniform clearance at each edge.
- E. Factory-Finished Doors: Restore finish before installation if fitting or machining is required at Project site.

END OF SECTION 081416



MARCH ADAMS & ASSOCIATES, INC.

P.O. Box 3689 · Chattanooga, TN 37404
Ph: (423) 698-6675
Fax: (423) 698-3638
marchadams@maengr.com

PROJECT: Fairmont Avenue Townhouses

PROJECT NO. **09478**

NARRATIVE FOR ADDENDUM NO: 7

PREPARED BY: TLM

DATE: 07/08/10

Attention is called to the following changes to Contract Documents, dated 05/28/10 and are to be included as changes to Project Manual and Drawings of the Contract.

CHANGES TO ENGINEERING DRAWINGS:

SHEET C3.0

- ITEM 1 Provide 6 temporary check dams constructed with sandbags or silt socks per TDEC (TN Department of Environment and Conservation) standards at 50 foot spacing along existing concrete ditch. Check dams to be installed as Phase 1 Sediment and Erosion Control BMPs and to remain until site is stabilized and construction is complete.

SHEET C3.0a

- ITEM 1 Provide 6 temporary stone check dams per TDEC standards along swales behind/beside Buildings 1 and 5. Check dams to be installed as Phase 2 Sediment and Erosion Control BMPs and to remain until site is stabilized and construction is complete.

SHEET C6.0

- ITEM 1 Revise all 12" diameter water main to be 8" diameter water main.

SHEET C7.1

- ITEM 1 8" diameter pipe from Manhole #A1 to #A2 and from #A2 to #A3 to be epoxy coated ductile iron pipe in lieu of PVC per City of Chattanooga standards and specifications. The lengths of these pipes are 40 LF and 56 LF for a total of 96 LF.



Narrative for Addendum 7

Project: Fairmount Avenue Townhouses

Project Number: 10-014

Date: July 8, 2010

Prepared By: Rachel Beasley

To: Gabe Wheeler – Hefferlin + Kronenberg Architects

CC: Hedstrom Design file

Attention is called to the following clarifications to the Contract Documents, dated 05.28.10, and are to be considered Landscape Supplemental Information to the Bid Package.

Item 1: *Boulder Retaining Walls on sheets L1.00 – L1.02.*

The size of the boulders will depend on the amount of retaining which varies along the wall. Refer to the Civil drawings for wall height. The minimum boulder size to be approximately 2' tall by 2' wide by 3' long. The length of the wall is as shown on the plans. Boulders to be local, aged/weathered stone. Provide sample to Owner or Landscape Architect for approval prior to purchase and installation. Boulder retaining walls to be backed with filter fabric to prevent soil loss between stones. Boulder sizes to vary; larger stones to be placed at the lowest portion of the wall.



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P.O. Box 3689 · Chattanooga, TN 37404
Ph: (423) 698-6675
Fax: (423) 698-3638
marchadams@maengr.com

PROJECT: Fairmount Avenue Townhouses

PROJECT NO. **09478**

NARRATIVE FOR ADDENDUM NO: 7

PREPARED BY: GWE

DATE: 07/08/10

Attention is called to the following changes to Contract Documents, dated 05/28/10 and are to be included as changes to Project Manual and Drawings of the Contract.

CHANGES TO ENGINEERING DRAWINGS:

SHEET E2.1

For unit 1181, the contractor is to substitute a device equal to the attached cut sheet in lieu of the standard 120 volt detector. This device is to be a combination audio/visual smoke detector with a 177 candela rating. All devices in a unit tie together for tandem operation.

GENTEX

710/713CS/LS 7109/7139CS/LS

Photoelectric Smoke Detector Single Station 120 VAC with Visual Signaling Appliance and Battery Backup

SERIES

Applications

The 710/713CS/LS and 7109/7139CS/LS photoelectric single station smoke detectors are designed to give reliable early warning of the presence of smoke where both audible and visual alarms are required. The series features a 90dB solid state piezo signal and a 177 Candela strobe with "FIRE" lettering. The strobe is listed per UL 1971.

The 713/7139 Series provides the temporal 3 evacuation tone as a standard feature. When testing the 713/7139 Series it may take up to 16 seconds longer to go in or out of alarm.

The smoke detector operates on the light scattering principle, a superior method of detection utilizing a pulsing LED light source and a photodiode sensor in a fully screened sensing chamber.

Every 4 to 5 seconds the pulsing LED emits an infrared beam that by passes the photodiode under normal conditions. However, when smoke enters the sensing chamber, the infrared beam is deflected onto the sensor by the smoke particles. The LED pulse rate increases to 8 times the normal rate, and after the photodiode confirms that smoke is present for 2 consecutive pulses, it will produce the signal necessary to trip an alarm.

Upon activation, the detector will emit a 90dBA local audible signal and activate the high intensity strobe. During the alarm period the strobe will flash at a brightness of 177 Candela 60 times per minute. After the smoke has cleared from the detector, the unit will revert to the normal stand-by condition.



710CS

710LS



7109CS
(battery backup)

7109LS
(battery backup)

Standard Features

- 177 Candela Rating (UL1971)
- Solid State 90dBA Horn
- Nominal 2.5% Sensitivity
- 5-to-1 Signal-to-Noise Ratio
- Quadra-Port Smoke Entry
- Full Function Test Switch—Patented Three Position Test
- Fully Insect Screened
- Quick-Disconnect Wiring Harness (CS Models)
- 9 VDC Battery Back-Up (7109/7139CS/LS) w/Audible Low Battery Chirp
- Form C Auxiliary Relay Contacts for Remote Annunciation (CS Models)
- Tandem Connection up to 6 Detectors Per System (CS Models)
- 9 Foot Line Cord (LS Models)
- Mounting Hardware
- Warranty is 1 Year From Date of Purchase
- Dry Contacts Will Activate From the Tandem Wire
- 7109/7139 Series and 710/713 Series Are Inter-Connectable
- Relays Operate on Battery Back-Up, Visual Does Not Operate
- Temporal 3 Evacuation Sounding Device (713/7139 Series)
- Horn Frequency 3100Hz (Nominal)

Approvals



- UL 217
- UL 1730
- ULC (except temporal models)
- Americans with Disabilities Act (ADA 4.28.3)
- BFP (City of Chicago)
- BS+A/MEA #285-91-E
- MSFM Listing #1929
- NFPA 72
- CSFM Listing #7257-569:104 (710/713CS/LS)
- CSFM Listing #7257-569:118 (7109/7139CS/LS)

Also UL 1730 listed for Commercial Residential and Commercial Residential Multiple-station Smoke Alarms.

710 Series Photoelectric Smoke Detector with Signaling Appliance

Model Number	Part Number	Voltage	OPTIONS						
			Local 90dBA Piezo	Wall Mount	Ceiling Mount	9 Foot Line Cord	Tandem Up To 6 Units	Form C Contacts	9 VDC Battery Back-Up
710CS-W	907-0231	120 VAC	•	•			•	•	
710CS-C	907-0232	120 VAC	•		•		•	•	
710CSX-W	907-0235	120 VAC	•	•			•	•	
710CSX-C	907-0236	120 VAC	•		•		•	•	
710LS	907-0239	120 VAC	•	•		•			
7109CS-W	917-0007	120 VAC/9 VDC	•	•			•	•	•
7109CS-C	917-0008	120 VAC/9 VDC	•		•		•	•	•
7109CSX-W	917-0010	120 VAC/9 VDC	•	•			•	•	•
7109CSX-C	917-0011	120 VAC/9 VDC	•		•		•	•	•
7109LS	917-0006	120 VAC/9 VDC	•	•		•			•

713 Series Photoelectric Smoke Detector with Signaling Appliance and Temporal 3 Sounder

Model Number	Part Number	Voltage	OPTIONS						
			Local 90dBA Piezo	Wall Mount	Ceiling Mount	9 Foot Line Cord	Tandem Up To 6 Units	Form C Contacts	9 VDC Battery Back-Up
713CS-W	907-0248	120 VAC	•	•			•	•	
713CS-C	907-0249	120 VAC	•		•		•	•	
713CSX-W	907-0252	120 VAC	•	•			•	•	
713CSX-C	907-0253	120 VAC	•		•		•	•	
713LS	907-0256	120 VAC	•	•		•			
7139CS-W	917-0019	120 VAC/9 VDC	•	•			•	•	•
7139CS-C	917-0020	120 VAC/9 VDC	•		•		•	•	•
7139CSX-W	917-0021	120 VAC/9 VDC	•	•			•	•	•
7139CSX-C	917-0022	120 VAC/9 VDC	•		•		•	•	•
7139LS	917-0018	120 VAC/9 VDC	•	•		•			•

NOTES:

Candela Rating: 177 Candela UL Listed Strobe Light
Flash Rate per Minute : 60 Minimum

Available in square configuration only.

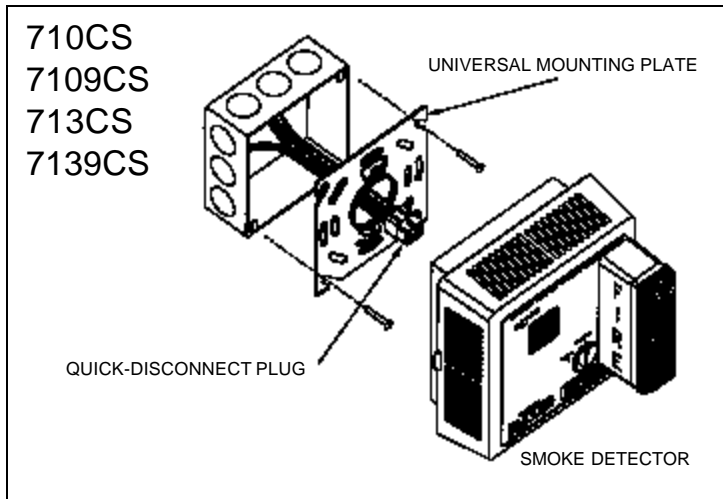
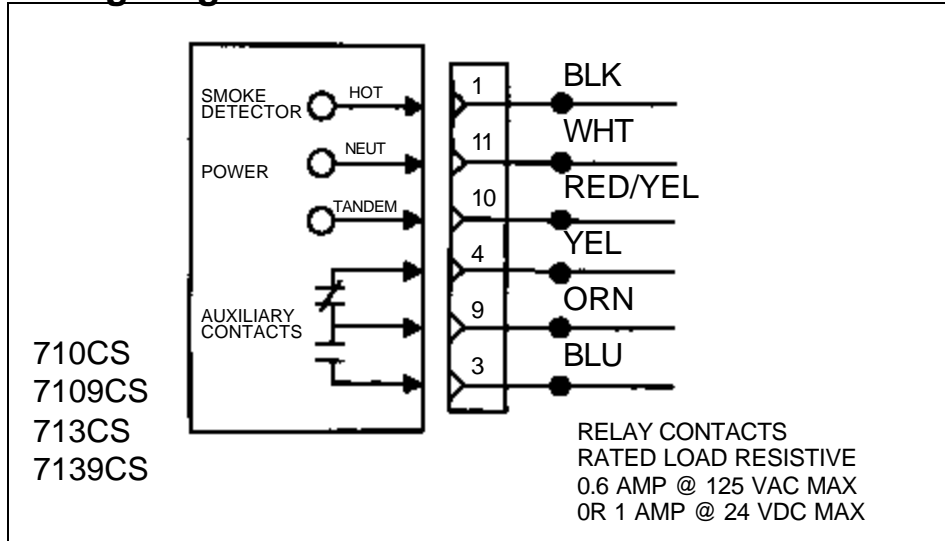
Ceiling mount not available in line cord models.

The X models have the ability to turn the strobe on from a field mounted relay.

*"W" = Wall Mount

*"C" = Ceiling Mount

Wiring Diagram



Electrical Specifications

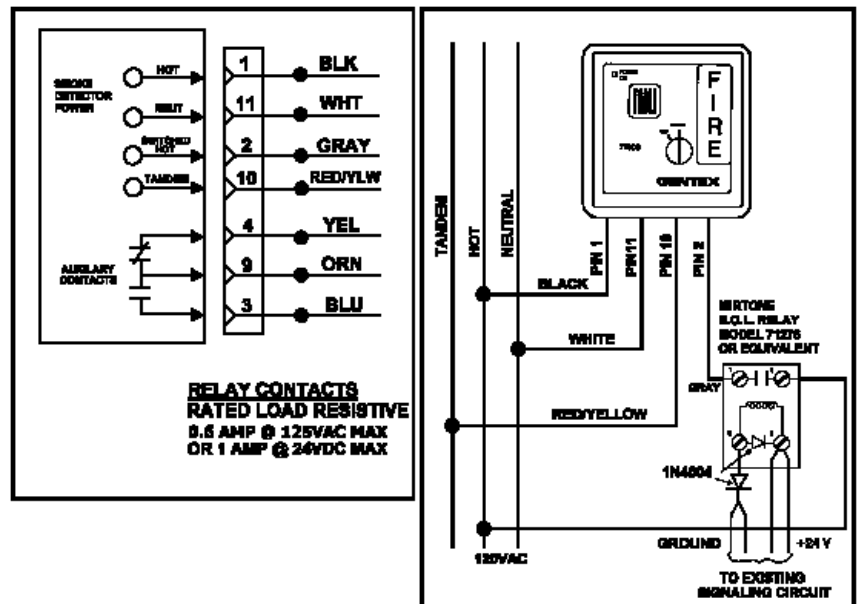
Operating Voltage	120 VAC, 60Hz
Operating Current	0.400 amps (Peak)
Operating Ambient Temp Range	40°F to 100°F
Alarm Horn Rating	90 Decibels at 10 Ft.
Nominal Sensitivity	2.5% Obscuration
Auxiliary Relay (Standard)	1 Form C (0.6 amp)

(710/713CS and 7109/7139CS)

*9 VDC alkaline battery (supplied)

The CSX models are used for remote annunciation of the strobe.

710CSX/7109CSX WIRING DIAGRAM



Architect & Engineering Specifications

The Photoelectric Detector Shall be a Gentex Model 710/713LS/7109/7139LS or approved equal which shall provide at least the following features and functions.

1. Nominal sensitivity shall be 2.5%.
2. The detector shall utilize an infrared LED sensing circuit which pulses in 4 to 5 second intervals; when subjected to smoke the pulse rate shall increase 8 times. After 2 consecutive pulses in smoke, the detector will alarm.
3. The detector shall provide minimum 5-to-1 signal-to-noise ratio in the optics frame to assure stability of operation in environments of high RF and transient conditions.
4. The sensing chamber shall be fully screened to prevent entrance of small insects, thus reducing the probability of false alarms.
5. A solid state piezo alarm rated at 90dBA at 10 ft.
6. A visual LED monitor (condition indicator) will pulse in normal operation and steady on in alarm.
7. The visual signal shall have a minimal light output of 177 Candela.
8. An easily accessible test knob shall be provided. The test knob in the TEST position will simulate an actual smoke condition of approximately 3.5% causing the detector to alarm within 20-36 seconds. Also the detector shall test for the most sensitive setting. An alarm during this test will be a maintenance indicator.
9. The detector shall be provided with a 9 foot line cord with a strain relief connection, if a portable unit.
10. Unit must be capable of providing a monitored battery back-up.
11. Unit must be UL 217 listed for wall mount.
12. Unit shall also meet all requirements of the State of California Fire Marshal, Bureau of Standards and Appeals and the Americans with Disabilities Act (ADA).

Architect & Engineering Specifications

The Photoelectric Detector Shall be a Gentex Model 710/713CS/7109/7139CS or approved equal which shall provide at least the following features and functions.

1. Nominal sensitivity shall be 2.5%.
2. The detector shall utilize an infrared LED sensing circuit which pulses in 4 to 5 second intervals; when subjected to smoke the pulse rate shall increase 8 times. After 2 consecutive pulses in smoke, the detector will alarm.
3. The detector shall provide minimum 5-to-1 signal-to-noise ratio in the optics frame to assure stability of operation in environments of high RF and transient conditions.
4. The sensing chamber shall be fully screened to prevent entrance of small insects, thus reducing the probability of false alarms.
5. A solid state piezo alarm rated at 90dBA at 10 ft.
6. A visual LED monitor (condition indicator) will pulse in normal operation and will remain solid in alarm.
7. The visual signal shall have a minimal light output of 177 Candela and will flash one time per second.
8. An easily accessible test knob shall be provided. The test knob in the TEST position will simulate an actual smoke condition of approximately 3.5% causing the detector to alarm within 20-36 seconds. Also the detector shall test for the most sensitive setting. An alarm during this test will be a maintenance indicator. Return to Gentex for maintenance.
9. The detector shall be provided with a Form C contact for remote annunciation purposes.
10. The manufacturer shall provide other compatible detector models with the following optional features: a) auxiliary Form C relay contact for initiating remote functions and annunciation; b) relay option that is capable of activation by tandem interconnect wire.
11. Unit must be capable of providing a monitored battery back-up.
12. Unit must be UL 217 and UL 1971 listed for wall mount.
13. Unit shall also meet all requirements of the State of California Fire Marshal, Bureau of Standards and Appeals and the Americans with Disabilities Act (ADA).

All equipment shall be completely factory assembled, wired and tested, and the contractor shall be prepared to submit a certified letter testifying to this condition. Detectors which do not meet all of the requirements of this specification will not be considered.