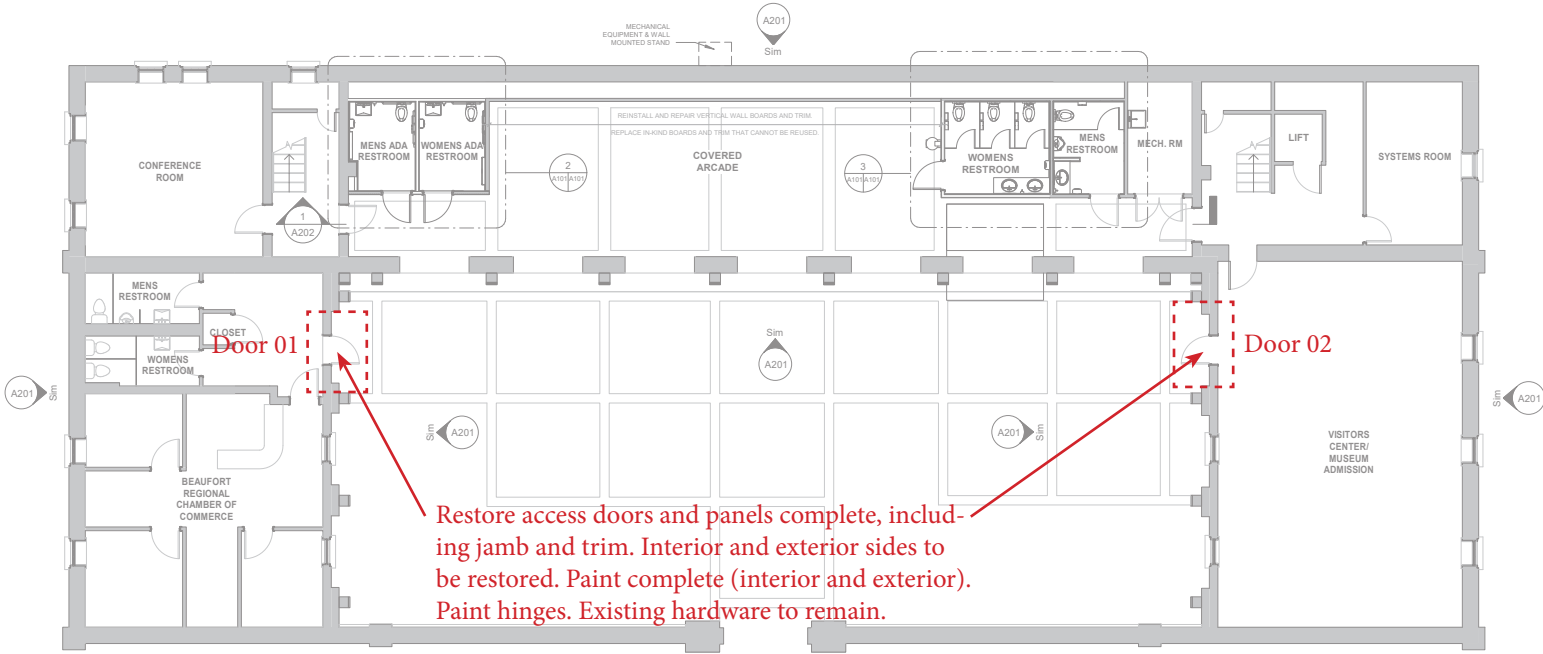


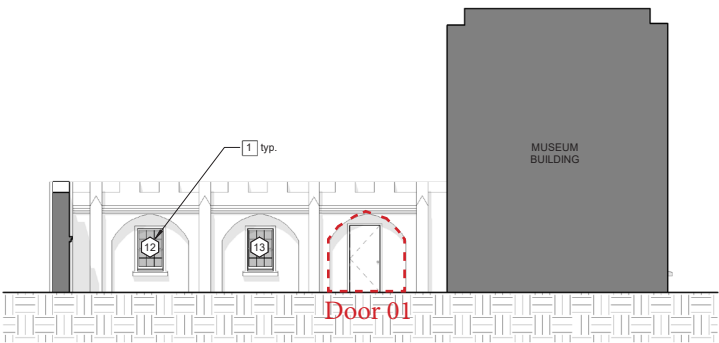
Beaufort Arsenal- Window Restoration and Restroom Renovation Project

Addendum #2: Reference Diagrams and Photographs for Alternate #4

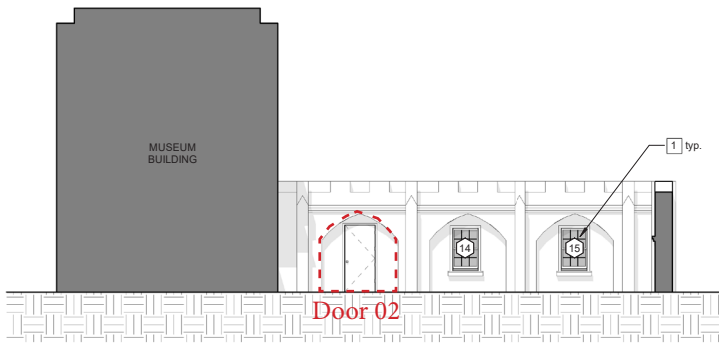
Date: 02.27.19



1 1ST FLR PROPOSED PLAN
1/8" = 1'-0"



5 EXISTING EAST INTERIOR ELEVATION
1/8" = 1'-0"



6 EXISTING WEST INTERIOR ELEVATION
1/8" = 1'-0"

Door 01- Exterior Side



No Smoking

Watch
Your Step

Visitor Center

**COME IN
WE'RE OPEN!**
MONDAY THRU SATURDAY
9 AM - 5 PM
www.beaufortsc.org

Door 01- Interior Side



Concert Series
Fripp Island Friends of Music - 2018-2019 Season

Acoustic Violin / Piano Duo December 21, 2018	Electronic String Ensemble January 27, 2019
Bass / Piano Duo / UK Trio December 3, 2018	Aerial Whistling Classical Piano February 26, 2019
Folk Musician March 26, 2019	

Reservations: \$10 per person at the Frripp Island Community Center
All Musicians: Special requests: Please email to: frrippislandfriends@gmail.com
All times are in Eastern Standard Time. Doors open 30 minutes before the start of the concert.
The concert is held at the Frripp Island Community Center, 100 Frripp Island Road, Frripp Island, NY 11742.
For more information, please visit our website: www.frippislandfriends.com

PORT
MUSEUM
AIRS
Saturday
Apr
1000-1200
1000-1200



COME IN
WE'RE OPEN!



Door 02- Interior Side

101

BAA STUDIO
"It's For Texture Paint Workshop with Eve Miller"
Thursday & Friday April 11 & 12, 2018 - 10 a.m. - 5 p.m.
The Retreat at Lady's Island, 9 Sunset Blvd.
Cost: \$25 BAA Members, \$35 Non BAA Members
An all-day retreat with a focus on texture painting and watercolor techniques.

2019 Books Sandwiched In
USCB Performing Arts Center
PROGRAMMING: 10 shows - 1 day each from 10:00 AM - 12:00 PM
Presented by the Board of the Beauport History Museum

JANUARY 7	FEBRUARY 11
JANUARY 14	FEBRUARY 18
JANUARY 21	FEBRUARY 25
FEBRUARY 4	MARCH 4

Love of a Man
SAINT PETERS
Tour of Elegance
FRIDAY FEBRUARY 19 - 6:00 PM
ST. PETER'S CATHOLIC CHURCH
FREEWILL OFFERING

EXHIBIT
Cash On Hand
February 22nd & 23rd

AMT
ROBERT'S
BIRTHDAY

The Post Literary Society's Third Annual
MARCH FORTH
WEDNESDAY, MARCH 2, 2019, 10:00 A.M. TO 4:00 P.M.
Hosted by St. Andrew's Episcopal Church

ST. FREMONT TOUR
Join us for a tour of the historic site of St. Fremont.

BAND
BREW BE
February 22nd & 23rd
Friday 5:30
Saturday 5:30
www.fochospice.org

White shelving unit containing:
- BAA Studio brochures
- Beauport History Museum brochures
- St. Andrew's Episcopal Church brochures
- St. Fremont tour brochures
- Stacks of Beauport History Museum magazines



THE ISLAND NEWS
FREE

White wire rack containing stacks of newspapers and magazines.

SECTION 012300 - ALTERNATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for alternates.

1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
 - 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.4 PROCEDURES

- A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated revisions to alternates.
- C. Execute accepted alternates under the same conditions as other work of the Contract.
- D. Schedule: A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. Alternate No. 1: Window Film (museum space only)
 - 1. Base Bid: Temporarily remove plastic covers. Reinstall after window restoration.
 - 2. Alternate: Remove plastic covers. Salvage for owner. Install new 3M Climate Control 75 Film on interior of windows #3-11 and #20-28 (sash and arched transom). Film must be installed by certified installer.
 - 3. State amount to ADD.

- B. Alternate No. 2: Temporary Restrooms (Public Use)
 - 1. Base Bid: None
 - 2. Alternate: Provide Portable/Mobile Restroom Trailer with One (1) ADA Compliant unit, One (1) men's unit, and One (1) women's unit for duration of construction. All three restroom units to be connected if possible (see image below for preferred configuration). Location to be determined by owner.
 - 3. State amount to ADD.



- C. Alternate No. 3: Window Glazing Abatement
 - 1. Base Bid: Remove glazing putty on all windows. Install new glazing putty on all windows.
 - 2. Alternate: Abate glazing putty on all windows. Install new glazing putty on all windows. Note: Glazing putty is in the process of being tested for the presence of hazardous materials.
 - 3. State amount to ADD.

- D. Alternate No. 4: Door Restoration
 - 1. Base Bid: None
 - 2. Alternate: Restore access doors and panels complete, including jamb and trim. Interior and exterior sides to be restored. Paint complete (interior and exterior). Paint hinges. Existing hardware to remain.
 - 1) See Diagram provided in Addendum #2.
 - 3. State amount to ADD.

END OF SECTION 012300

SECTION 082000 – DOOR RESTORATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
- B. Section 0803520: Historic Treatment of Wood Windows
- C. Section 099000: Architectural Coatings
- D. Codes and standards set forth by:
 - 1. "Guide to Preserving Historic Buildings: Wood" "U.S. Department of the Interior, National Park Service, 1995"
 - 2. All work shall be performed in accordance with the "Secretary of the Interior's Standards for Rehabilitation, "U.S. Department of the Interior, National Park Service, 1995."

1.2 SUMMARY

- A. Work includes, but is not necessarily limited to, the following
 - 1. Restoration or replacement of damaged wooden elements, jamb, and trim of specified doors. Panels adjacent to doors to be restored.
 - a. See drawings included in Addendum #2 noting location of two doors scheduled to be restored.

1.3 DEFINITIONS

- A. Restoration: the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

1.4 SCOPE

- A. General: Provide all labor, materials, equipment, and services required to complete wood door restoration as specified herein, and required by existing conditions and authorities having jurisdiction.
- B. Wood door restoration may include, but is not limited to, the following:
 - 1. Restore damaged wood doors while maintaining current profiles.
 - 2. Restore all door trim, frames, and jambs to sound condition and appearance.
 - 3. Restore all panels to sound condition and appearance.
 - 4. Paint and finish all wood elements to match original finishes.
 - 5. Paint all hinges.

6. Install temporary doors with adequate weatherproofing where door elements are to be removed.

C. Intent: It is the specific intent of this Section that repairs will maximize the retention of historic fabric while making the doors weather resistant for long-term use and serviceable for cyclical maintenance.

1.5 PROJECT CONDITIONS

A. Do not install products that are wet, moisture damaged, or contaminated.

B. The Contractor must create a catalog of all items removed site with a template approved by the Architect prior to removal. Template shall include a description of each item, location in structure, date of removal, location to which item was removed to, and date of return to the site.

C. The Contractor is responsible for protecting existing adjacent materials and surfaces during the execution of the work, and shall provide all necessary protection and follow all necessary work procedures to avoid damage to existing material assemblies not a part of the work in the Section.

D. The Contractor shall provide visible barriers and / or warning tape around the perimeter of the work area for visitor protection and shall also provide that nearby vehicles and adjacent structures will be protected from damage during the course of the work.

1.6 ENVIRONMENTAL CONDITIONS

A. General: Perform work only when temperature of products being used and air temperature and humidity comply with the manufacturer's requirements and requirements of this Section. In case of conflict, the most stringent requirements shall govern.

1.7 QUALITY ASSURANCE

A. Craftspeople: Wood door restoration shall be carried out by a crew of skilled craftspeople who are thoroughly experienced with materials and methods specified. Craftspeople and carpenters employed to carry out work must have a minimum of five years' experience working with historic building materials.

B. Laws, Codes, and Regulations: All work of this Section shall comply with all applicable federal, state, and local laws, codes, and regulations.

C. Submittals

1. Product Data: For each material proposed to be furnished and installed under this portion of the Work. This shall in no way be construed as permitting substitutions of materials for those specified or approved for this Work by the Architect. All substitutions must be approved by architect prior to installation.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials to site and store in manufacturer's original unopened containers and packaging, bearing labels as to type and names of products and manufacturers, and which shall show grade, batch, and production data.
- B. Deliver, store, and handle all products and materials to prevent damage, deterioration, or degradation and intrusion of foreign materials
 - 1. Storage procedures shall follow those specified in Section 015000 Temporary Facilities and Controls.
- C. Replacements: In the event of damage to the products, immediately make all repairs and replacements necessary to the approval of the Architect and at no additional cost to the Owner.

PART 2 - PRODUCTS

2.1 Materials

- A. STANDARDS: American Softwood Lumber Standard PS20 American Plywood Association, American Wood Preservers Bureau Standards. AWI Architectural Woodwork Quality Standards
- B. Door Trim: Sapele shall be used for all new and replacement exterior trim.
- C. Exterior Fasteners: All exterior fasteners shall be stainless steel grade 304 or better.
- D. Wood Filler
 - 1. Use a Bisphenol A based low viscosity liquid epoxy resin with appropriate hardener that cures to a high strength plastic solid under room temperatures.
 - 2. Epoxy to hardener ratio shall not exceed 5:1.
 - 3. Product shall be specifically designed to bond with historic wood fiber and must be able to be sanded and shaped when cured.
- E. Caulking Materials: Sealant with 20-year life expectancy. Sealant to be paintable.
 - 1. Exterior
 - a. Sonneborn Sonolastic NP1 One component polyurethane
 - b. Sashco Big Stretch Sealant
 - c. An approved equalNOTE: Sealants must be primed

PART 3 - EXECUTION

3.1 GENERAL: DOORS

- A. Match existing detailing.

- B. In kind replacement: Except as specifically indicated otherwise, provide replacement elements with configurations, profiles, dimensions and joinery exactly matching those of existing elements.
- C. Machining and Surfacing: Machine and surface all new and replacement wood elements to provide smooth even surfaces without saw marks or plane marks. Wood with surface irregularities, including but not limited to scratches, saw marks, and plane knife marks, visible after finish has been applied will be rejected and shall be replaced with properly finished wood elements at no additional cost
- D. Existing Wood Doors: Repair and retain existing doors. All doors shall be adjusted to swing and lock properly.
- E. Replacement Door Trim & Frame: Match existing or as detailed on drawings. Dutchman repairs shall be in kind.
- F. Painting: Paint exterior doors, trim, frames, jambs, and side panels complete. Paint hinges complete.

3.2 CLEAN UP

- A. Upon completion of wood door restoration, remove tools, equipment, and other unnecessary materials from site. Return adjacent area and surrounding property to the condition which existed prior to the start of work.
- B. Remove and legally dispose off-site all debris, rubbish, and other materials resulting from operations of this section.

END OF SECTION 082000