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Renovations to the Gloucester Township Black Box Community Center 3 S. Black Horse Pike, Blackwood, NJ

Addendum No. 1

November 14, 2023

Architect's Project No. 1016G

GENERAL INFORMATION:

- There is currently no existing fire alarm vendor.
- Fees for the building permit will be waived by the Township.
- Contractor responsible for third party inspections. Please see testing allowance in specifications.
- Assume existing 4" basement slab for any new plumbing / concrete saw cuts, etc.
- Concerning repointing of exterior stone, please use 600 square feet as an approximate area of stone to be repointed.
- Concerning replacement / restoration of existing exterior crown moulding around the main portion of the building, use 25'-0" length of crown moulding to be replaced and 150'-0" length of crown moulding to be restored.
- Infill 30" wide x 18" high opening (previous AC opening) as necessary on side of building with granite masonry blocks to match existing.
- Clarification of scope of work for the Old Bank Building / Blackbox Community Center is as follows:

Exterior work includes, but is not limited to the following:

- Removal of existing aluminum storefront vestibule and installation of new entrance with exterior and interior stair. This also includes new columns with steel beam and columns to support the limestone lintel, etc. above.
- Stone mortar to be repaired / re-pointed at the exterior around the building as necessary. A mortar specialist is to be hired to determine existing mortar mix. Please note allowance for testing in the specifications.
- Exterior of the building to be cleaned.
- Roofing on the flat roof areas to be removed. New EPDM roofing with built-up insulation and aluminum capping to be installed. Work includes demolition of existing mechanical equipment, etc.
- Sloped slate roof with gutter system to be repaired. Please see roof report and allowance in the specifications for slate roof repair.
- Work also includes the structural roof repair work – see roof truss work in the structural drawings.

- Crown moulding around perimeter of high roof to be repaired / restored / replaced as necessary.
- Also note allowance (in specifications) for the removal of the vertical siding at the pediment above the main entrance and restoration / repair of the pediment. While the building is not registered as a historic building, the building is located in the Blackwood Historic District. Some of the funding for the project required a review by the State Historic Board and one of the requirements was to restore the front pediment, if possible. The local Historic Board will be notified once the vertical siding is removed.

ADA Work includes, but is not limited to the following:

- The demolition of the existing teller window and reconfiguration of that façade area to include a new handicap entry door and sliding window.
- The interior stair to be removed for the installation of a new chair lift.
- Installation of a new stair in the room with the chair lift.
- Installation of a handicap dressing room and ADA toilet rooms as per floor plans. Installation should include fixtures and finishes for a complete job.
- Installation of handicap water fountain.

Please see specifications for Breakdown #1 listed on the bid form. Also see Drawing A-1 for formula of percentages to determine Breakdown #1.

Just to clarify, the scope of this project does not include the fit-out of the main open area to the left on the first floor (including vault and raised stage areas), even though the MEP drawings show work in this area. This area will be fit-out in the next phase of work. Full engineering was required to be completed to determine MEP services for the whole building project. MEP work in the areas not in this scope of work is for reference only.

Also, this scope of work only includes limited work in the basement. Work in the basement includes the MEP and structural work in order to complete the ADA portion of the building. This work includes structural work in the ADA portion (sistering floor joists, etc.) and the necessary structural work for the new interior and exterior entrance stair. Plumbing work includes work for the first floor ADA toilet rooms, water fountain as mentioned and janitor's sink in the basement. Electrical work includes new service and the necessary work to complete the ADA portion of the building. Mechanical work includes the installation of the new mechanical unit and the associated work for the ADA portion of the building.

Alternate #1:

- Alternate #1 includes the removal of the existing arched windows located at the open area of the first floor and installation of new aluminum clad wood windows (design based on Pella windows). Note, this alternate to include arched window at stone wall above location for new chair lift.

END OF ADDENDUM NO. 1