

JIM WHELAN
BOARDWALK HALL

TO: Proposal Responders

FROM: Clark Hughes

DATE: July 31, 2025

SUBJECT: JWBWH STOREFRONT RENOVATION & DOOR REPLACEMENT– ADDENDUM #2

COMMENT

1. Refer to the attached RFI responses created by PS&S Architects
2. Refer to the bid responders sign in sheet.
3. The submission date will remain the same upon further notice
Periodically check the website.

END OF ADDENDUM #2

ATTN: RFI Responses
Bid Responders Sign in Sheet

CC: Jim McDonald
Marie Remer



JIM WHELAN BOARDWALK HALL STOREFRONT AND DOOR REPLACEMENT DESIGN

ADDENDUM #2

July 29, 2025

The Bidder shall acknowledge the receipt of this Addendum in their Form of Proposal and distribute a copy to all principal subcontractors.

Education

Energy Utility

Healthcare

Public Works

Real Estate

Science & Technology

A. BIDDER SUBMITTED QUESTIONS and CLARIFICATION:

1. **Q:** Will the new windows above the ceiling on the interior side need to be tinted to match existing?
A: *Windows above the ceiling will not be tinted but will have removable opaque film to match the existing window film at SO1 and installed from the exterior. Provide sample for Architect & Owner Approval.*
2. **Q:** Are permits required?
A: *Yes, drawings will be submitted to NJDCA by PS&S but all permitting will be by contractor.*
3. **Q:** Who will be responsible for the visual graphics on the sub-station windows/ door?
A: *Police Sub-Station visual graphics will be provided and installed by Owner.*
4. **Q:** Will temporary walls be required, if so, is there an egress plan that will need to be followed?
A: *Yes, see attached PDF, A-100. Owner can provide temporary walls previously used in other Owner projects for Contractor's use. Contractor to disclose in bid if they will be reusing the temporary walls or providing their own.*
5. **Q:** During the site visit it was said there would be a Phase Plan issued and clarification on adding window films.
A: *Phase Plan, see attached PDF, A-100. Refer to Answer to Questions #1 & #3.*

B. Pre-Bid Walk Thru Clarification:

1. Maintain all window blind pockets in ceilings.
2. Maintain all existing interior lighting fixtures and sprinkler heads in ceilings.
3. Masonry cleaning is limited to the windowsills and window surrounds.
4. Door Hardware:
 - a. Oak View (Owner) requested attic stock for hardware, GC to provide (3) sets.
 - b. Oak View (Owner) confirmed removable cores for hardware.
5. Any painted sills are to be repainted. Color to be selected by Owner.
6. Storefront/window mullion profiles are to be per design drawings as these are a requirement of SHPO Grant.

3 Mountainview Road
PO Box 4039
Warren, NJ 07059

t. 732.560.9700

www.psands.com



C. DRAWING CHANGES – ADDENDUM 2:

1. A-100:
 - a. 1/A-100: First Floor Construction Plan indicates locations of temporary walls and phasing of construction work.
2. A-101
 - a. 4 & 5/A-101: Storefront Elevations indicate location for new removable opaque window film to be installed at upper windows. Contractor to provide samples for Architect and Owner approval.

D. SPECIFICATIONS & REPORTS:

1. None

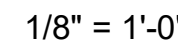
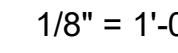
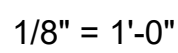
E. FORMS:

1. None.

F. ALLOWANCES:

1. None.

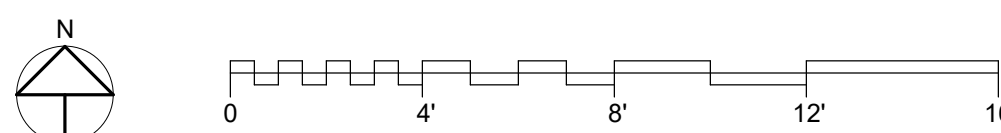
[END OF ADDENDUM #2]



1. FIELD VERIFY ALL EXISTING OPENINGS.
2. BODY YKK AP - YHS 50 TU, FIELD GLAZED WITH CUSTOM AND 2 1/2" SIGHTLINE DEPTH PER DETAILS, OUTSIDE (WET/DRY), BASE DEPTH 5" WITH SPACER GRILLE BETWEEN GLASS PANES
3. GLAZING LOW E2, 1/16" LAMINATED IGU, RATED HURRICANE IMPACT FIELD GLAZED
4. CONTACT : Bruce A. Brecht at Atlantic Window & Door
813 Asbury Avenue, Asbury Park, NJ 07712
O 732.988.9220 ext. 106
C 732.770.2227
www.awdnj.com
bruceb@awdnj.com
5. STOREFRONT FINISH BY MANUFACTURER - CUSTOM COLOR RAL TO BE EITHER 611 OR 621, PPG 3 COAT PAINT. SAMPLES TO BE PROVIDED FOR APPROVAL
6. 1/16" TEMPERED INSULATED GLASS (1 LT. 1/4" SOLARBAN60 TEMPERED GLASS, 1/2" A.S., 1 LT. 9/16" CLEAR LAMINATED GLASS [2 LTS. 1/4" CLEAR GLASS WITH .090 SENTRY GLASS INTERLAYER])

SHEET NO. _____

A-100



001	PROVIDE REPLACEMENT ALUMINUM STOREFRONT WINDOWS, DOORS AND ASSOCIATED HARDWARE. INSTALL TIE AND PLUMB CLEAN OUT AND RECALLK ALL JOINTS. FRAME COLOR TO MATCH EXISTING COLONNADAE WINDOWS. SUBMIT FOR APPROVAL TO BE COORDINATED WITH OWNERS EXISTING SECURITY SYSTEM SECURITY VENDOR.
002	INSTALL REPLETING THRESHOLD IN GROUT SETTING BED. SECURELY ANCHOR THRESHOLD TO CONCRETE SUBSTRATE.
003	PROVIDE REPLACEMENT ALUMINUM STOREFRONT WINDOWS, INSTALL TIE AND PLUMB; CLEAN OUT AND RECALLK ALL JOINTS. FRAME COLOR TO MATCH EXISTING COLONNADAE WINDOWS, SUBMIT FOR APPROVAL FOR APPROVAL.
004	PROVIDE LOWER RAIL PRE-DRILL FOR ALL ATTACHMENTS. BOY AID ARCHITECTURAL, ITEM # 1118 "RALL RAIL" IS NOT TO RECEIVE A LOWER RAIL, OR APPROVED EJECT, TO EXTEND ACROSS THE SILL AND 6" FROM THE FACE OF THE WALL AND 2" FROM THE PLASTER.
005	PROVIDE NEW PLASTER REFERRED TO DETAIL ON DRAWING.
006	REMOVE RUST ON INTERIOR WINDOW PRECAST STONE SILL.

[illegible]

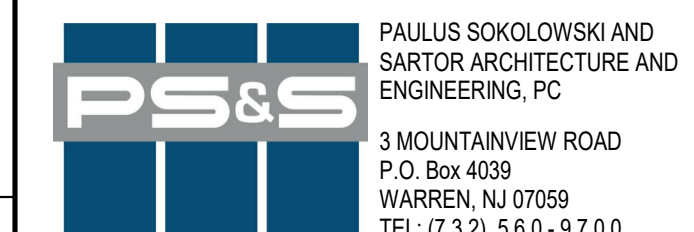
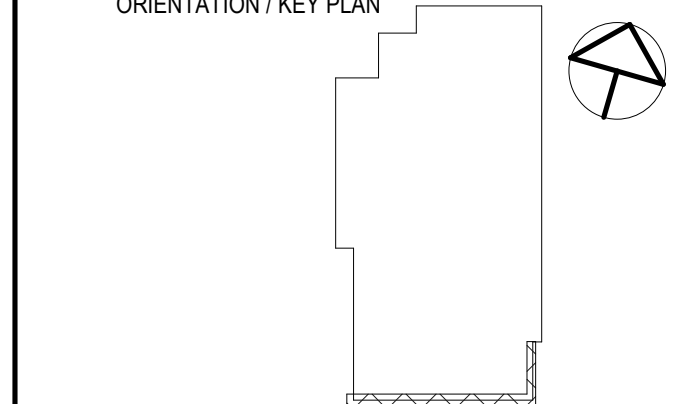
CLIENT



CLIENT



ORIENTATION / KEY PLAN



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Harry T. Osborne
Registered Architect . New Jersey
License no. 21A01002400

SIGNATURE _____ DATE _____

CLIENT

JIM WHELAN
BOARDWALK HALL

PROJECT

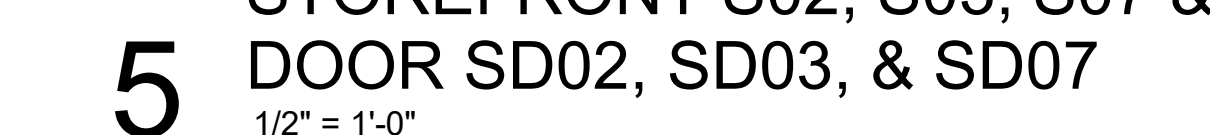
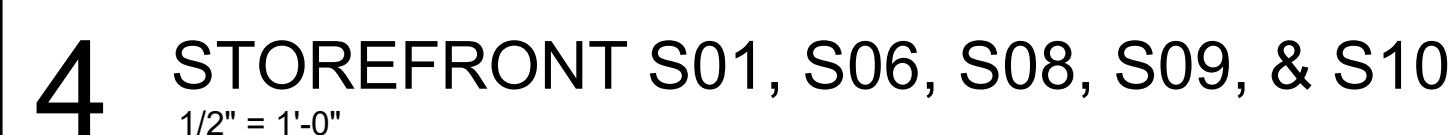
STOREFRONT AND
DOOR REPLACEMENT
DESIGN

2301 BOARDWALK, ATLANTIC CITY, NJ 08401

SHEET NAME

ENLARGED PLANS AND
ELEVATIONS

JOB NO.:	02220.0008
DATE:	05/21/25
DRAWN:	BB/IV
CHECK:	AG/WN
SCALE:	As indicated
SHEET NO.	



A-101