



# 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**

ATTH: 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.

Energy Utility

Education

Healthcare

### A. BIDDER SUBMITTED QUESTIONS and CLARIFICATION:

Public Works

Real Estate

Science & Technology

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 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



### 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

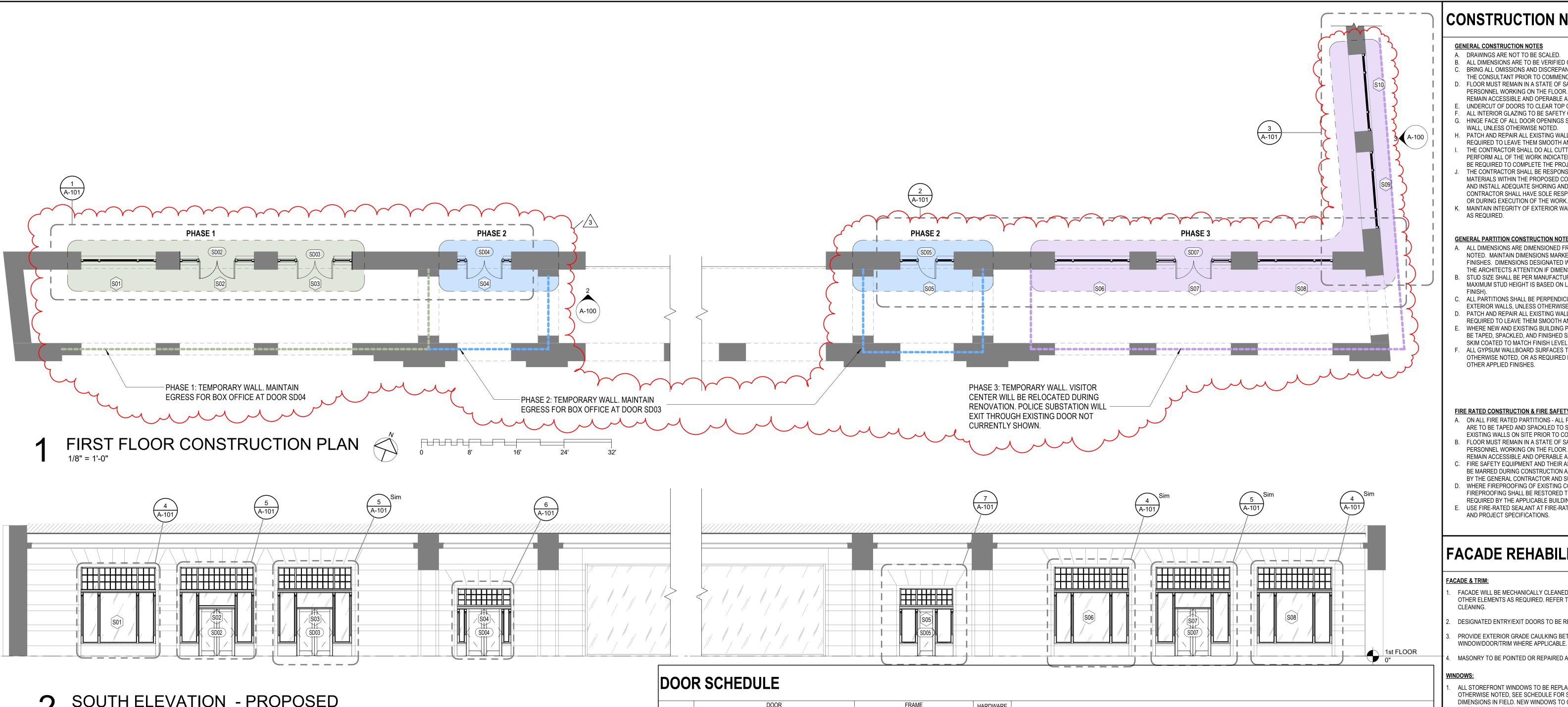
### E. FORMS:

1. None.

### F. ALLOWANCES:

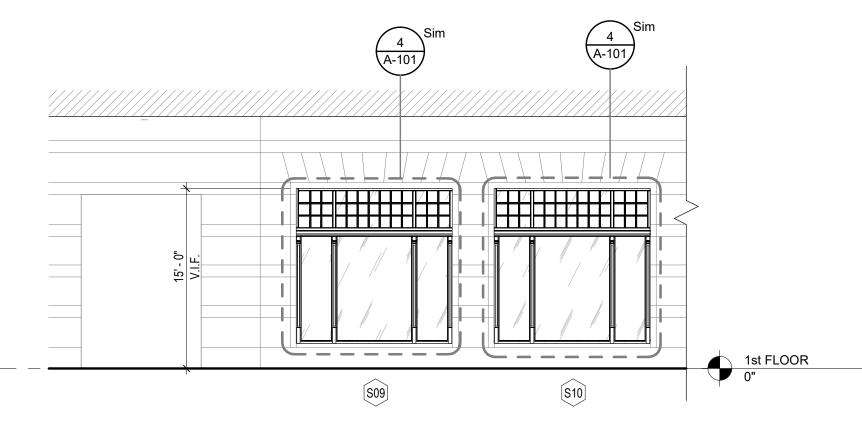
1. None.

[ END OF ADDENDUM #2 ]



SOUTH ELEVATION - PROPOSED

1/8" = 1'-0"



3 PARTIAL EAST ELEVATION - PROPOSED

	DOOR			FRAME			HARDWARE		
MARK	TYPE	WIDTH	HEIGHT	MATERIAL	TYPE	MATERIAL	DETAIL	SET	COMMENTS
1st FLOOR									
SD02	A1	6' - 0"	8' - 0"	ALUMINUM	ALUMINUM	ALUMINUM	4/6/7/A-102	1	FIELD VERIFY ALL DIMENSIONS IN EXISTING OPENING - GC TO PROVIDE COLOR SAMPLES FOR COLOR MATCH AND APPROVAL
SD03	A1	6' - 0"	8' - 0"	ALUMINUM	ALUMINUM	ALUMINUM	4/6/7/A-102	1	FIELD VERIFY ALL DIMENSIONS IN EXISTING OPENING - GC TO PROVIDE COLOR SAMPLES FOR COLOR MATCH AND APPROVAL
SD04	A1	6' - 0"	8' - 0"	ALUMINUM	ALUMINUM	ALUMINUM	4/6/7/A-102	1	FIELD VERIFY ALL DIMENSIONS IN EXISTING OPENING - GC TO PROVIDE COLOR SAMPLES FOR COLOR MATCH AND APPROVAL
SD05	A2	3' - 0"	8' - 0"	ALUMINUM	ALUMINUM	ALUMINUM	4/6/7/A-102	2	FIELD VERIFY ALL DIMENSIONS IN EXISTING OPENING - GC TO PROVIDE COLOR SAMPLES FOR COLOR MATCH AND APPROVAL
SD07	A1	6' - 0"	8' - 0"	ALUMINUM	ALUMINUM	ALUMINUM	4/6/7/A-102	1	FIELD VERIFY ALL DIMENSIONS IN EXISTING OPENING - GC TO PROVIDE COLOR SAMPLES FOR COLOR MATCH AND APPROVAL

BOD DOORS YKK AP - PROTEK HURRICANE & BLAST SOLUTIONS 35H ENTRANCE SYSTEM, 3 1/2" STILES

CONTACT: Bruce A. Brecht at Atlantic Window & Door

913 Asbury Avenue, Asbury Park, NJ 07712 O 732.988.9220 ext. 106

www.awdnj.com

bruceb@awdnj.com

3. DOOR FINISH BY MANUFACTURER - CUSTOM COLOR RAL TO BE EITHER 611 OR 621. PPG 3 COAT PAINT. SAMPLES TO BE PROVIDED FOR APPROVAL 4. 15/16" 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]

# **HARDWARE SET #1**

<b>MANUFACTURER</b>	<u>DESCRIPTION</u>	QUANTITY	PART OR SERIES	<u>FINISH</u>
			<u>NUMBER</u>	
FIRST CHOICE	CONCEALED VERTICAL ROD	(2)	FL3690 SERIES WITH	"BRONZE"
	EXIT DEVICE AND LEVER		SERIES L3 LEVERS	
			(ADA COMPLIANT)	
YKK AP	THERMALLY BROKEN	LENGTH OF	BE9-0465 4-1/2"	MILL
	THRESHOLDS FOR 35H	OPENING	THERMAL	
	ENTRANCES		THRESHOLD (ADA	
			COMPLIANT)	
ALLEGION	HEAVY DUTY	(2)	LCN 4040XP	"BRONZE"
	CLOSER/ANSI/BHMA A156.4			
	GRADE 1 RATED/MEETS ADA			
	OPENING FORCE			
	REQUIREMENTS			
YKK AP	COMMERCIAL OFFSET PIVOT	(2)	H-2101 AND H-2102	
	HINGES			
YKK AP	BOTTOM-RAIL DOOR SWEEP	(2)	H-7107	
	WITH WEATHERSTRIP BOTH			

# **HARDWARE SET #2**

MANUFACTURER	DESCRIPTION	QUANTITY	PART OR SERIES NUMBER	<u>FINISH</u>
FIRST CHOICE	CONCEALED VERTICAL ROD EXIT DEVICE AND LEVER	(1)	FL3690 SERIES WITH SERIES L3 LEVERS (ADA COMPLIANT)	"BRONZE"
YKK AP	THERMALLY BROKEN THRESHOLDS FOR 35H ENTRANCES	LENGTH OF OPENING	BE9-0465 4-1/2" THERMAL THRESHOLD (ADA COMPLIANT)	MILL
ALLEGION	HEAVY DUTY CLOSER/ANSI/BHMA A156.4 GRADE 1 RATED/MEETS ADA OPENING FORCE REQUIREMENTS	(1)	LCN 4040XP	"BRONZE"
YKK AP	COMMERCIAL OFFSET PIVOT HINGES	(2)	H-2101 AND H-2102	
YKK AP	BOTTOM-RAIL DOOR SWEEP WITH WEATHERSTRIP BOTH INTERIOR AND EXTERIOR	(2)	H-7107	

# STOREFRONT SCHEDULE

INTERIOR AND EXTERIOR

				DETAILS					
MARK	DESCRIPTION			CENTER					
		WIDTH	HEIGHT	HEAD	MULLION	JAMB	SILL	REMARKS	
S01	STOREFRONT WINDOW	VARIES- VIF	12' - 11"	2/A-102	3/A-102	4/A-102	5/A-102	SEE NOTES/ GC TO PROVIDE COLOR SAMPLES FOR COLOR MATCH AND APPROVAL	
S02	STOREFRONT WINDOW	VARIES- VIF	12' - 11"	2/A-102	3/A-102	4/A-102	5/A-102	SEE NOTES/ GC TO PROVIDE COLOR SAMPLES FOR COLOR MATCH AND APPROVAL	
S03	STOREFRONT WINDOW	VARIES- VIF	12' - 11"	2/A-102	3/A-102	4/A-102	5/A-102	SEE NOTES/ GC TO PROVIDE COLOR SAMPLES FOR COLOR MATCH AND APPROVAL	
S04	STOREFRONT WINDOW	VARIES- VIF	9' - 4"	2/A-102	3/A-102	4/A-102	5/A-102	SEE NOTES/ GC TO PROVIDE COLOR SAMPLES FOR COLOR MATCH AND APPROVAL	
S05	STOREFRONT WINDOW	VARIES- VIF	9' - 4"	2/A-102	3/A-102	4/A-102	5/A-102	SEE NOTES/ GC TO PROVIDE COLOR SAMPLES FOR COLOR MATCH AND APPROVAL	
S06	STOREFRONT WINDOW	VARIES- VIF	12' - 11"	2/A-102	3/A-102	4/A-102	5/A-102	SEE NOTES/ GC TO PROVIDE COLOR SAMPLES FOR COLOR MATCH AND APPROVAL	
S07	STOREFRONT WINDOW	VARIES- VIF	12' - 11"	2/A-102	3/A-102	4/A-102	5/A-102	SEE NOTES/ GC TO PROVIDE COLOR SAMPLES FOR COLOR MATCH AND APPROVAL	
S08	STOREFRONT WINDOW	VARIES- VIF	12' - 11"	2/A-102	3/A-102	4/A-102	5/A-102	SEE NOTES/ GC TO PROVIDE COLOR SAMPLES FOR COLOR MATCH AND APPROVAL	
S09	STOREFRONT WINDOW	VARIES- VIF	12' - 11"	2/A-102	3/A-102	4/A-102	5/A-102	SEE NOTES/ GC TO PROVIDE COLOR SAMPLES FOR COLOR MATCH AND APPROVAL	
S10	STOREFRONT WINDOW	VARIES- VIF	12' - 11"	2/A-102	3/A-102	4/A-102	5/A-102	SEE NOTES/ GC TO PROVIDE COLOR SAMPLES FOR COLOR MATCH AND APPROVAL	

# . FIELD VERIFY ALL EXISTING OPENINGS.

- BOD 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 5/16" LAMINATED IGU, RATED HURRICANE IMPACT FIELD GLAZED
- 4. CONTACT: Bruce A. Brecht at Atlantic Window & Door 913 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 5/16" 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]

# CONSTRUCTION NOTES

### **GENERAL CONSTRUCTION NOTES** A. DRAWINGS ARE NOT TO BE SCALED.

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE. BRING ALL OMISSIONS AND DISCREPANCIES, INCLUDING DIMENSIONS, TO THE ATTENTION OF

- THE CONSULTANT PRIOR TO COMMENCEMENT OF ANY WORK. FLOOR MUST REMAIN IN A STATE OF SAFE CONDITIONS WITH REGARD TO FIRE SAFETY FOR PERSONNEL WORKING ON THE FLOOR. ALL FIRE STAIRS, ALARMS, SPEAKERS, ETC. MUST REMAIN ACCESSIBLE AND OPERABLE AT ALL TIMES. UNDERCUT OF DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4" UNLESS OTHERWISE NOTED.
- ALL INTERIOR GLAZING TO BE SAFETY GLAZING IN ACCORDANCE WITH APPLICABLE CODES. HINGE FACE OF ALL DOOR OPENINGS SHALL BE LOCATED 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE NOTED.
- PATCH AND REPAIR ALL EXISTING WALLS, COLUMNS AND SURFACES SCHEDULED TO REMAIN AS REQUIRED TO LEAVE THEM SMOOTH AND EVEN TO RECEIVE NEW SCHEDULED FINISHES. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, AND PREPARING AS REQUIRED TO

PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS AND ALL OTHER WORK THAT MAY

- BE REQUIRED TO COMPLETE THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREAS. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ANY STRUCTURAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMANGE OR INJURY CAUSED BY
- OR DURING EXECUTION OF THE WORK. MAINTAIN INTEGRITY OF EXTERIOR WALL CONTINUITY, ASSEMBLIES, INSULATION, AND FINISHES

### **GENERAL PARTITION CONSTRUCTION NOTES**

- NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR" OR "HOLD." ALLOW FOR THICKNESS OF FINISHES. DIMENSIONS DESIGNATED WITH "+/-" ARE TO BE VERIFIED ON SITE AND BROUGHT TO THE ARCHITECTS ATTENTION IF DIMENSIONS VARY BY MORE THAN 1". STUD SIZE SHALL BE PER MANUFACTURER SPECIFICATION FOR HEIGHT. GAUGE AND SPACING.
- MAXIMUM STUD HEIGHT IS BASED ON L/240 (L/360 FOR PARTITIONS WITH TILE AND/OR STONE ALL PARTITIONS SHALL BE PERPENDICULAR OR PARALLEL TO BUILDING CORE AND/OR

ALL DIMENSIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE

- EXTERIOR WALLS, UNLESS OTHERWISE NOTED. PATCH AND REPAIR ALL EXISTING WALLS, COLUMNS AND SURFACES SCHEDULED TO REMAIN AS REQUIRED TO LEAVE THEM SMOOTH AND EVEN TO RECEIVE NEW SCHEDULED FINISHES.
- WHERE NEW AND EXISTING BUILDING PARTITIONS ARE SHOWN TO ALIGN, THE JUNCTION SHALL BE TAPED, SPACKLED, AND FINISHED SMOOTH. EXISTING ADJACENT WALL SURFACE TO BE SKIM COATED TO MATCH FINISH LEVEL OF ADJACENT PARTITION AS REQUIRED.
- ALL GYPSUM WALLBOARD SURFACES TO RECEIVE MINIMUM LEVEL 4 FINISH, UNLESS OTHERWISE NOTED, OR AS REQUIRED BY THE MANUFACTURER FOR WALL COVERINGS AND OTHER APPLIED FINISHES.

### FIRE RATED CONSTRUCTION & FIRE SAFETY NOTES

- A. ON ALL FIRE RATED PARTITIONS ALL PENETRATIONS TO BE FIRESAFED AND SEALED AT JOINTS ARE TO BE TAPED AND SPACKLED TO SLAB. THE CONTRACTOR IS TO VERIFY RATING OF
- EXISTING WALLS ON SITE PRIOR TO CONSTRUCTION. FLOOR MUST REMAIN IN A STATE OF SAFE CONDITIONS WITH REGARD TO FIRE SAFETY FOR PERSONNEL WORKING ON THE FLOOR. ALL FIRE STAIRS, ALARMS, SPEAKERS, ETC MUST
- REMAIN ACCESSIBLE AND OPERABLE AT ALL TIMES. FIRE SAFETY EQUIPMENT AND THEIR ASSOCIATED CONDUIT AND WIRING SYSTEMS SHALL NOT BE MARRED DURING CONSTRUCTION AND SHALL BE PROTECTED FROM ANY PHYSICAL DAMAGE BY THE GENERAL CONTRACTOR AND SUBCONTRACTOR FOR THE DURATION OF THE PROJECT. WHERE FIREPROOFING OF EXISTING COLUMNS OR BEAMS IS DISTURBED BY NEW WORK, THE
- FIREPROOFING SHALL BE RESTORED TO PROVIDE A MINIMUM RESISTANCE RATING AS REQUIRED BY THE APPLICABLE BUILDING CODE. USE FIRE-RATED SEALANT AT FIRE-RATED PARTITIONS AS REQUIRED BY THE PARTITION TYPE AND PROJECT SPECIFICATIONS.

# FACADE REHABILITATION NOTES

### FACADE & TRIM:

FACADE WILL BE MECHANICALLY CLEANED. PROTECT WINDOWS, TRIM, LIGHTING FIXTURES, AND OTHER ELEMENTS AS REQUIRED. REFER TO SPECIFICATION 049010 MASONRY RESTORATION AND

DESIGNATED ENTRY/EXIT DOORS TO BE REPLACED PER CONSTRUCTION DRAWINGS. PROVIDE EXTERIOR GRADE CAULKING BETWEEN DISSIMILAR MATERIALS. COLOR TO MATCH

MASONRY TO BE POINTED OR REPAIRED AS NOTED ON CONSTRUCTION DRAWINGS.

ALL STOREFRONT WINDOWS TO BE REPLACED IN THEIR EXACT FRAMED LOCATIONS, UNLESS OTHERWISE NOTED, SEE SCHEDULE FOR SIZES AND ELEVATIONS FOR LOCATIONS. VERIFY EXACT DIMENSIONS IN FIELD. NEW WINDOWS TO CONFORM TO U-FACTOR AS SPECIFIED IN THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE AND LISTED IN ENERGY ANALYSIS SECTION OF BUILDING CODE ANALYSIS PAGES.

DAMAGED STONE SILLS TO BE REPLACED IN KIND AS REQUIRED AS NOTED ON CONSTRUCTION

REPLACE ROTTEN OR DAMAGED SHIMS & BLOCKING WITH NEW FRT WOOD SHIMS & BLOCKING OF EQUAL AS REQUIRED.

INSPECT STEEL AND MASONRY LINTELS UPON REMOVAL OF STOREFRONT WINDOWS FOR SIGNS OF CRACKING, RUST, & DEGRADATION. REPLACE LINTELS IN POOR CONDITION PER DETAILS.

ALL STOREFRONT WINDOWS TO BE ENERGY STAR COMPLIANT. SEE SPECIFICATIONS AND STOREFRONT WINDOW SCHEDULE.

**ENERGY CODE CHART** 

CLIMATE ZONE 4 (A,B,C)

VERTICAL FENESTRATION

OPAQUE DOORS

Swinging

Entrance Door

ENERGY SUBCODE PRESCRIPTIVE TABLE - BUILDING ENVELOPE REQUIREMENTS

U-0.370

OPAQUE ELEMENTS ASSEMBLY MAXIMUM INSULATION MIN. R-VALUE

ASSEMBLY

MAX. SHGC MIN. VT/SHGC

1.10

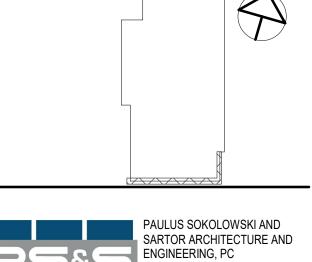
0.36 0.33

EXACT QUANTITIES, DIMENSIONS, AND LOCATIONS OF FACADE FIXTURES, TRIM, MATERIALS, DOORS & STOREFRONT WINDOWS TO BE CONFIRMED IN FIELD.

# DATE **ISSUE DESCRIPTION** 08/13/2024 NJ REGISTER APP 03/21/2025 NJHPO 05/22/2025 IFB 3 07/29/2025 ADDENDUM #2







3 MOUNTAINVIEW ROAD P.O. Box 4039 WARREN, NJ 07059 TEL: (732) 560-9700

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Harry T. Osborne Registered Architect . New Jersey License no. 21AI01002400

JIM WHELAN **BOARDWALK HALL** 

# STOREFRONT AND DOOR REPLACEMENT **DESIGN**

2301 BOARDWALK, ATLANTIC CITY, NJ 08401

1ST FLOOR PLAN, ELEVATIONS & SCHEDULES

JOB NO.: 02220.0008 DATE: 05/21/25 DRAWN:

CHECK: AG/WN SCALE: As indicated

SHEET NO.

