PROJECT MANUAL
ISSUED FOR BID - Addenda 1
July 25, 2023
FRANK LLOYD WRIGHT TRUST
ARCHIVES AND LEARNING CENTER
925 CHICAGO AVENUE, OAK PARK, ILLINOIS 60302

Owner: Frank Lloyd Wright Trust
The Rookery
209 S. LaSalle Street, Suite 118
Chicago, IL 60604

By: Architect
Brush Architects, LLC
4200 N. Francisco Avenue
Chicago, IL 60618
Email: mary@brusharchitects.com

Addenda 1 consists of the following items
A. Pre Bid Attending Contractors
   1. Scan of sign in attached.
B. Change in dates
   1. Last Day for Questions: Friday July 28, 2023 2:00 pm
   2. Addenda 2 issuance with answers: Tuesday August 2, 2023
   3. Bids Due Wednesday August 9, 2023 12:00 noon via email
C. List of Drawings with modifications
   • Additional sheets have been added to the drawing index on the Cover Sheet. Please see G-001.
   • No longer demolition of the existing roof. The existing roof has to remain. Please see AD102.
   • No longer demolition of the existing roof. The existing roof has to remain. Existing security cameras and connecting conduit to remain. Please see A-201.
   • No longer demolition of the existing roof. The existing roof has to remain. Please see A-201.
   • Details 2, 4, 9, 10, and 11 are no longer needed as the scoop has been removed. Please see A-402.
D. List of specifications with modifications
   1. Not applicable
E. **Scope Modifications are as follows:**

1. **Existing south low slope roof. No new roof replacement.**
   a) It will be existing non-conforming since it does not have code-compliant insulation.
   b) South low slope roof and bay window roof are now EPDM. Remove new roofs from scope
   c) Removal of the porch will require the trim and gutter installation to match the design documents. New trim is to be installed on solid wood and primed pre installation and painted.
   d) Add EPDM repair and remove south stack as it is obsolete and new EPDM repair at new stacks for vent and plumbing.

2. **The east bay roof also has no work and is existing non-conforming.**

3. **Security Cameras have been installed**
   a) Existing cameras will have to be protected for the duration of the project
   (1) GC to notify Owner if disconnection is needed due to the Work
   (2) GC is to provide all site security for the duration of the project independent of the Owner's security Camera

4. **Landscape**
   a) Information has been provided
   b) Driveway brick pavers on the west side of the house have been removed by Owner

5. **Civil drawings**
   a) Information has been provided.

6. **Window questions**
   a) If new window alternate is selected, modifications for the jamb casing and sill trim is to be installed on the building exterior rather than the more ornate interior trim.
Pre Bid Sign in

ADAPTIVE REUSE OF A BALLOON FRAME RESIDENCE INTO THE
FRANK LLOYD WRIGHT TRUST ARCHIVES AND LEARNING CENTER
925 CHICAGO AVENUE, OAK PARK, ILLINOIS 60302

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CONVERSION OF A RESIDENTIAL BUILDING INTO A COMMERCIAL ARCHITECTURAL AND LEARNING CENTER

230 S. LAKESIDE STREET, SUITE 118
CHICAGO, IL 60604

THE STRUCTURAL GROUP
837 HAYES AVENUE
OAK PARK, IL 60302

ARCHITECTURAL CONSULTING ENGINEER
4200 N FRANCISCO AVENUE
CHICAGO, IL 60618

MESP ENGINEER
837 HAYES AVENUE
OAK PARK, IL 60302

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ACCOUNTABLE CONTRACTOR:
209 S. LASALLE STREET, SUITE 118
CHICAGO, IL 60604

847.562.1977

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**DEMOLITION NOTES**

1. **MOLDING**
   - Catalogue and retain all interior trim, casing, and plaster of all exterior walls.
   - Salvage all doors, windows; see alternate 1 (G-101).

2. **OWNER'S STORAGE**
   - Retain all doors for use on the 2nd floor and all interior plaster to remain on exterior walls.
   - Best practices and codes are responsible to follow all applicable codes and best trade practices and is responsible to follow all applicable codes and best practices.

3. **CONTRACTOR**
   - Acknowledges this understanding of existing conditions.
   - Responsible for planning, coordinating, and scheduling all work.
   - Responsible for communications, coordination, and scheduling all work.
   - Responsible for protecting the work and the adjacent areas from damage.

4. **NOTES**
   - Retain all windows, remove and replace all storm window, and install alternate (C-150).
   - Enclose all doors.
   - Retain interior plaster of all exterior walls.
   - Catalogue and remove all interior trim, casing, and molding.

5. **GENERAL**
   - All work shall be performed in accordance with the current building codes and regulations of construction standards.
   - The architect and owner are responsible for insurance and all necessary zoning permits.
   - Contractor shall be responsible for approving all work with the work of similiar project types and comply with codes and regulations at no additional cost to the owner.

6. **MATERIALS**
   - All materials remaining on site are to be protected and stored per owner.
   - All materials remaining on site are to be protected and stored per owner.

7. **PERMITTED WORK**
   - Remove kitchen for new location.
   - Dismantle downsput, see floor plan.
   - Demolish downsput.
   - Demolish all items including all obsolete utility wiring, conduit, anchorage, etc.

8. **SCALE**
   - 1/4" = 1'-0"
PROPOSED NORTH ELEVATION

EXISTING ROOF + CHIMNEY & GUTTERS TO REMAIN (TYP).

EXISTING ROOF TO REMAIN.

NEW EXTERIOR TRIM TO MATCH EXISTING.

REPLACE EXISTING EXTERIOR TRIM + PLATFORM TO NEW WIDTH.

NEW LIVING.

NEW LOUNGE.

NEW BASEMENT ENTRANCE.

NEW BASEMENT ENTRANCE.

EXISTING ROOF + CHIMNEY & GUTTERS TO REMAIN (TYP).

EXISTING ROOF TO REMAIN.

EXISTING ROOF TO REMAIN.

NEW SHEETING & CLAPBOARD TO MATCH EXISTING.

EXISTING ROOF TO REMAIN.

EXISTING ROOF TO REMAIN.

NEW BASEMENT ENTRANCE.

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A-402: ROOF DETAILS

JOISTS - RETAIN EXTERIOR TRIM, PRIME ALL SIDES AND EDGES OF RETAIN EXTERIOR TRIM, EAVE, PRIME ALL SIDES AND EDGES PERPENDICULAR TO EXISTING GUTTER, FLASHINGS, AND ALL NEW WOOD. PAINT EXTERIOR TREATED LUMBER TONGUE & EXTERIOR FACE TO MATCH EXISTING COLORS.

REMOVING EXISTING ROOF, EXCEPT EXTERIOR TRIM AND SIDING, PRIME ALL SIDES AND EDGES OF NEW WOOD, PAINT EXTERIOR TREATED LUMBER TO MATCH EXISTING COLORS.

Existing Roof Demo, east west edge, new gutter detail.

East west edge, new gutter detail.

Low slope siding.
The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the tree. ANY EX. ON SITE FENCE SHALL BE REMOVED.

CONCRETE WALK

PERMIT

20

4 9 .9 4

DATE

4-7-94

PER J.U.L.I.E. MARKS

/
1. Place plants as indicated on Plan and approved by using agency. Do not damage plant roots when excavating planting holes.
2. Maintain a weed-free condition throughout the maintenance period.
3. Prune dead stalks and remove any dead leaves.
4. Remove pots completely prior to placing plants in holes.
5. Place plants so that finished grade is flush with soil pot bottom and encircling roots. Remove all pots prior to planting. By hand, remove pot completely prior to placing plants in holes.
6. Prune dead stalks and remove any dead leaves.

**Typical Shrub Planting**

- **Planting Soil**: Place roots directly on pedestals of compacted, undisturbed soil or grass or bed, Typ.
- **Grass or Bed, Typ.**: Place the shrubs in a natural manner similar to the detail plan shown.
- **Plant 1, Typ.**: Tapering to 0" at base of shrub. Create contiguous mulch bed for settling and maintenance through warranty period.
- **Plant 2, Typ.**: Tilt drainage interface 1" minimum between existing subgrade and planting soil. See plant schedule for species details.
- **Shrub Height**: Leave space between plant stalks and mulch. Plan shown.
- **Placement**: Place plants so that finished grade is flush with soil pot bottom and encircling roots. Remove all pots prior to planting. By hand, remove pot completely prior to placing plants in holes.
- **Mulch Ring**: 2" shredded hardwood bark around trunk. Mulch to be 3" from basal flare.
- **Finish Grade**: Basal flare. Place 1" to 3" above finish grade. If basal flare is not visible, maintain 3" from basal flare. Soil backfill is to be placed and backfilled after planting is complete.

**Typical Perennial Planting**

- **Plant 1, Typ.**: Tilt drainage interface 1" minimum between existing subgrade and planting soil. See plant schedule for species details.
- **Plant 2, Typ.**: Tilt drainage interface 1" minimum between existing subgrade and planting soil. See plant schedule for species details.
- **Plan, Natural Placement, Typ.**: Place plants as indicated on plan and approved by using agency. Do not damage plant roots when excavating planting holes.
- **Plan, Natural Placement, Typ.**: Place plants so that finished grade is flush with soil pot bottom and encircling roots. Remove all pots prior to planting. By hand, remove pot completely prior to placing plants in holes.
- **Planting Soil**: Place roots directly on pedestals of compacted, undisturbed soil or grass or bed, Typ.
- **Grass or Bed, Typ.**: Place the shrubs in a natural manner similar to the detail plan shown.
- **Plant 1, Typ.**: Tapering to 0" at base of shrub. Create contiguous mulch bed for settling and maintenance through warranty period.
- **Plant 2, Typ.**: Tilt drainage interface 1" minimum between existing subgrade and planting soil. See plant schedule for species details.
- **Shrub Height**: Leave space between plant stalks and mulch. Plan shown.
- **Placement**: Place plants so that finished grade is flush with soil pot bottom and encircling roots. Remove all pots prior to planting. By hand, remove pot completely prior to placing plants in holes.
- **Mulch Ring**: 2" shredded hardwood bark around trunk. Mulch to be 3" from basal flare.
- **Finish Grade**: Basal flare. Place 1" to 3" above finish grade. If basal flare is not visible, maintain 3" from basal flare. Soil backfill is to be placed and backfilled after planting is complete.

**Typical Sod Detail**

- **Sod, Typ.**: Laying sod rolls perpendicular to slope.
- **Sod, Typ.**: Place sod rolls and butt joints in soil together.
- **Sod, Typ.**: Measure and locate all areas for sod installation.
- **Sod, Typ.**: Place sod rolls so that finished grade is flush with soil pot bottom and encircling roots. Remove all pots prior to planting. By hand, remove pot completely prior to placing plants in holes.
- **Mulch Ring**: 2" shredded hardwood bark around trunk. Mulch to be 3" from basal flare.
- **Finish Grade**: Basal flare. Place 1" to 3" above finish grade. If basal flare is not visible, maintain 3" from basal flare. Soil backfill is to be placed and backfilled after planting is complete.

**Typical Tree Planting Detail**

- **Tree Planting Pit**: Must drain and be free of construction scrap, trash, debris, and non-soil material.
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**Notes**
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