

**GROVE & DALL'OLIO**  
A R C H I T E C T S <sup>pllc</sup>

**MEMORANDUM**

To: All Bidders

From: Matthew Grove  
Grove & Dall'Olio Architects PLLC  
304 267-2120

Date: August 3, 2020

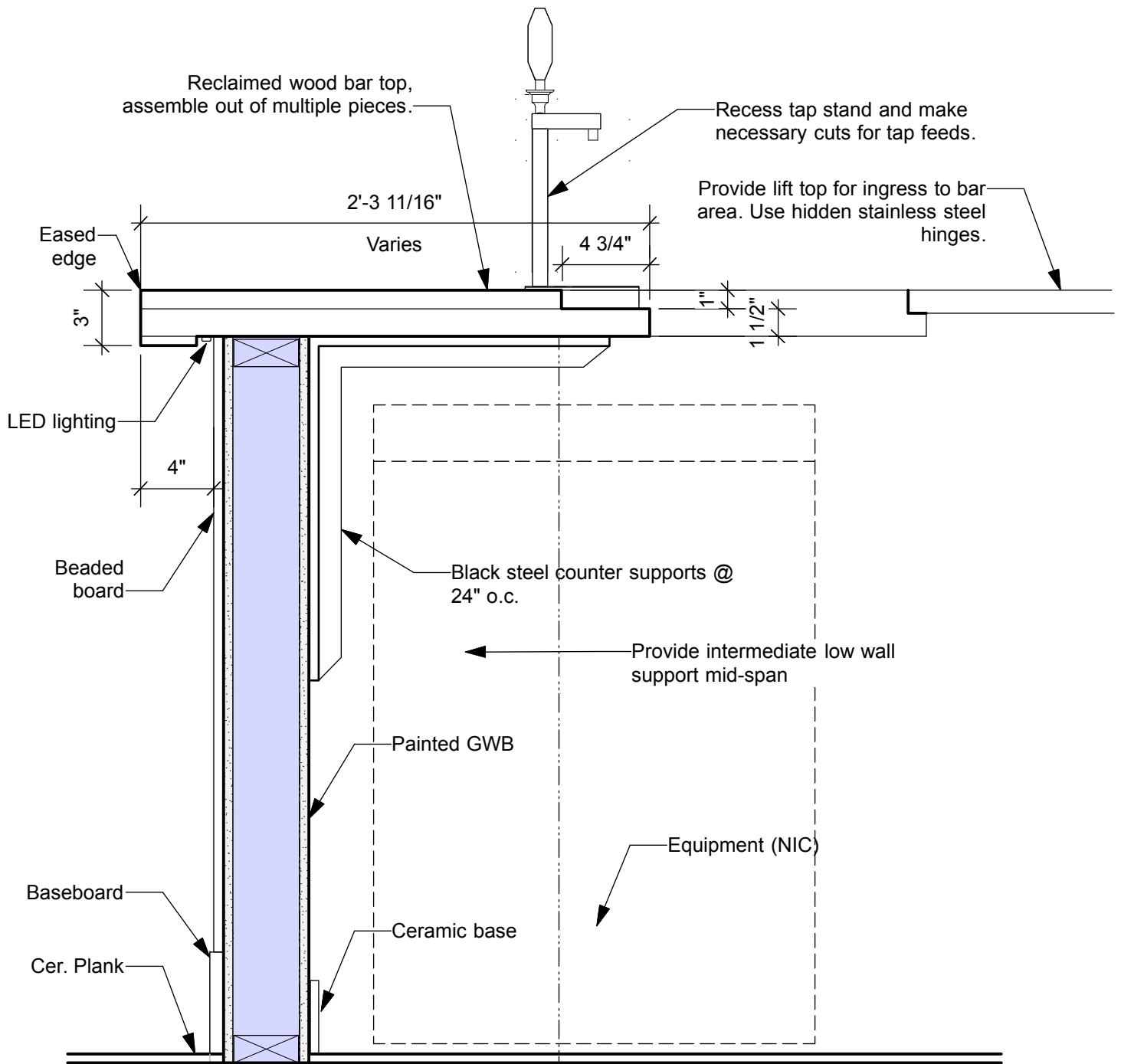
**Re: Shepherdstown Opera House Renovation**  
ADDENDUM No. 4

The following information amends or supersedes the current issue of architectural, structural, and MEP drawings/specifications dated June 22, 2020 and addendums #1, #2 and #3.

1. Remove existing concrete footing on the first floor beneath the wall between the existing auditorium and the existing restrooms. Footing extends full width of space (about 20' long). Also, the Contractor shall remove portions of concrete from previous renovations on first floor in order to allow for partition layouts and utility runs as indicated on the drawings.
2. The Contractor shall protect the existing wood treads of Stair A with ½" thick plywood during construction.
3. Substitute wall heater specified in Addendum #3 with the following: Berko VFK 484. Two units in attic and one unit in Stair C.
4. The Town of Shepherdstown will make the new fire line tap into the Town's water line. The Contractor shall be responsible for connecting the line from the tap into the building, backfilling and restoring pavement, curb and sidewalk. There is no tap fee.
5. The Contractor shall provide a separate dumpster for lumber which will be delivered to a local (Jefferson County) processing facility that grinds unpainted waste lumber (with metal fasteners) for horse bedding at the nearby race track.
6. Corrugated decorative metal called out for Performer's Lounge shall be 24 ga, ½" rise.
7. Custom wood awning panels in Performer's Lounge shall be painted beaded board 1x6 with 1x4 back framing.
8. See ASK-3 Bar Section for details on the reclaimed wood bar.
9. Substitutions must be submitted with specific model numbers.
10. The general contractor is ultimately responsible for installation of condensate drains and should decide which trade does the installation.
11. Lavatory in bathroom 102B shall be an L2 fixture per the new revised schedule.
12. The Shepherdstown Municipal Sales Tax of 1% does NOT apply to this project.
13. A5.1 Revised door types for doors 106B, 211C and 313A changed to "Type C". The limited glass area is 100 sq. in. This door type shows 5 panels with a larger glass panel (approximately the size of two panel heights). For these doors, the door type C will have 6 equal height panels, one of which will be glass. Apply wood trim to a solid core door with window cut-out to both sides and paint. Exact dimensions of panels can be refined during shop drawing submittals.
14. CPVC piping can NOT be used for sprinkler lines on this project.

**End Addendum No. 4**





A-SK  
3

## Bar Section

Scale: 1 1/2" = 1' 0"

Project: Shepherdstown Opera House Renovation

08/03/20

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