

ADDENDUM NUMBER ONE

Project: Exterior Rehabilitation of the St. Augustine Light Station Keeper's House
81 Lighthouse Avenue, St. Augustine, FL
Project Number 2509.00

Owner: St. Augustine Lighthouse and Maritime Museum

This Addendum modifies the Contract documents dated 11/07/2025 including the Construction Manual and Contract drawings as indicating in the following and attached documents. Any questions relating to the original documentation and this Addendum are to be addressed to the contacts below:

- a. Jason Titcomb - jasontitcomb@staugustinelighthouse.org
- b. Sarah Ryan- sr@sarahryanarchitect.com
- c. Mark McConnel – mm@sarahryanarchitect.com

2. NOTE There is no window schedule. Bidders are required to do an inventory of the windows on the project and take whatever measurements are necessary to inform an accurate estimate. As necessary, destructive investigation to determine exact window measurements will be possible after bid award and prior to commencement of the work.

3. NOTE All areas of the project are accessible to the public and the contractors are encouraged to visit the site. Site visits are to be arranged by calling 904.829.0745 or emailing:

- a. Jay Smith - JDsmith@staugustinelighthouse.org
- b. Jason Titcomb - jasontitcomb@staugustinelighthouse.org
- c. Lee Capitano - lcapitano@staugustinelighthouse.org

4. NOTE Drawings specify that the bottom of the second-floor porch decking is to be beaded and that the material is Acoya or similar. Both of these statements

are correct. The T&G flooring will need to be milled to add the necessary beaded profile on the bottom.

5. REPLACE Section 102000 – Lighting with the attached. The initial section did not have the fixture cut sheets included. Actual fixture selection may change once samples are procured and the fixture cost must be individually noted on the Schedule of Values.
6. REMOVE All references to oil-based painting products on the drawings. Painting products will be per the specifications.
7. REPLACE Section 099000 – Painting and Coating with the attached.

**SECTION 099000
PAINTING AND COATINGS**

PART 1 GENERAL

1.01 SUMMARY

- A. Work includes furnishing of materials and equipment, preparation of surfaces and completion of painting and finishing of surfaces as required by Drawings and specified herein.

1.02 RELATED WORK

- A. Factory, pre-finished items as specified in various sections.
- B. Shop painting specified in respective sections.
- C. Architectural woodwork.
- D. Surfaces not to be painted:
 - 1. Pre-finished wall, ceiling and floor coverings.
 - 2. Items with factory-applied final finish.
 - 3. Concealed ducts, pipes and conduit.
 - 4. Surfaces specifically scheduled or noted on Drawings not to be painted.

1.03 SUBMITTALS

- A. Product data:
 - 1. Not less than thirty (30) days before beginning work, submit a complete list of materials proposed for use, together with manufacturer's specifications.
 - 2. Paint materials and products shall be subject to Architect's approval.
- B. Color samples:
 - 1. Prepare color and finishes on samples, 8-1/2" x 11" in size.
 - 2. Submit samples as requested until required sheen, color and texture is achieved.
 - 3. Prepare wood samples on type and quality of wood specified for use on project.
 - 4. Label and identify each sample as to location and application.

1.04 COLORS

- A. Colors are to be selected or approved by Architect and actual color chips shall be supplied to Contractor for matching. All undercoats shall be tinted to approximately half the color of finish coat.
- B. Approval of final colors: Do not apply final coat of paint until colors have been approved by Architect.
- C. The number of colors to be used shall be as determined by Architect. Architect reserves right to vary colors throughout project.

1.05 DELIVERY, STORAGE AND HANDLING

- A. Deliver paint materials in sealed original labeled containers bearing manufacturer's name, type of paint, stock number, color and instructions for reducing or mixing where applicable.
- B. Paint materials and equipment
 - 1. Store only acceptable project materials on site.
 - 2. Store in a suitable location.
 - 3. Restrict storage to paint materials and related materials.
 - 4. Comply with health and fire regulations.

1.06 PROJECT CONDITIONS

- A. Comply with manufacturer's recommendations as to environmental conditions under which coatings and coating systems can be applied. Do not apply paint or coatings when temperature

is below 50°F. Do not apply exterior paint in damp or rainy weather; ensure that the surface has dried thoroughly before proceeding. Surface temperature must be at least 5°F above dew point before painting.

- B. Do not apply finish in areas where dust or contaminants are being generated.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Basis-of-Design Product: Provide products listed from Sherwin Williams Paints, or comparable products by one of the following. Other manufacturers to conform to materials listed and be approved by Architect.
 - 1. Behr Paints (The)
 - 2. Benjamin Moore & Company
- B. Materials selected for coating systems for each type surface shall be the product of a single manufacturer.
- C. Accessory materials such as thinner, linseed oil, putty and shellac shall be of the highest quality and by approved manufacturer.
- D. Paints shall be ready-mixed except field catalyzed coatings.
- E. Do not thin finish coats without Architect's approval.
- F. Unsuitability of specified products: Claims concerning unsuitability of any material specified or inability to satisfactorily produce the work will not be entertained, unless such claim is made in writing to Architect before work is started.
- G. Number of coats scheduled is minimum. Apply additional coats at no additional cost if necessary to completely hide base materials, produce uniform color and provide satisfactory finish result.
- H. Submitted paints and coating shall comply with current local, state and federal air quality regulations.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Examine surfaces scheduled to receive paint and finishes for conditions that will adversely affect execution, permanence or quality of work and which cannot be put into acceptable condition through preparatory. Notify Owner's Representative in writing of any defects or conditions which will prevent a satisfactory installation.
- B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially effect proper application.
- C. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows;
 - 1. Wood: 9 percent
- D. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.
- E. Proceed with surface preparation and coating application only after unsatisfactory conditions have been corrected.

1. Application of coating is construed as acceptance of surfaces and conditions.

3.02 PREPARATION

- A. Surfaces to receive paint shall be clean, dry, and dust free before application of any coatings. Prepare surfaces as follows:
 1. **WOOD SUBSTRATES:** Remove mill glaze and dust, sand smooth. Fill open joints, cracks, nail holes and other pits or depressions flush and smooth with wood filler after priming. Use wood putty to match finish paint coat. Touch up knots or sap streaks with a stain-blocking sealer before priming. Sand all surfaces, no exceptions.
 2. **PAINTED FERROUS METAL:** Remove contaminants and foreign matter. Touch up abrasions with a suitable ferrous metal primer.
- B. Surfaces, which cannot be prepared or painted as specified, shall be immediately brought to attention of Architect in writing.
 1. Starting of work without such notification will be considered acceptance by the Contractor of surfaces involved.
 2. Replace unsatisfactory work caused by improper or defective surfaces as directed by Architect at no additional cost to Owner.

3.03 APPLICATION

- A. Do not apply initial coating until moisture content of surface is within limitations recommended by paint manufacturer.
- B. Application:
 1. Apply paint with suitable brushes, rollers or spraying equipment.
 2. Apply stain in accordance with manufacturer's recommendations.
 3. Rate of application shall not exceed that as recommended by paint manufacturer for surface involved.
- C. Comply with recommendations of product manufacturer for drying time between succeeding coats.
- D. Leave parts of molding and ornaments clean and true to details with no undue amount of paint in corners and depressions.
- E. Make edges of paint adjoining other material or color clean and sharp with no overlapping.
- F. Apply materials evenly with proper film thickness and free of runs, sags, skips and other defects. Hard, glossy finishes shall be sanded lightly between coats, dusted and cleaned before recoating.
- G. Remove hardware, hardware accessories, plates, lighting fixtures and similar items in place prior to painting and replaced upon completion of each space.
- H. Paint visible surfaces behind vents, registers or grilles flat black.
 1. Wash exposed metal with solvent then prime and paint as scheduled.

3.04 CLEANUP

- A. Upon completion of work, remove equipment, excess material and debris, remove paint splatters and leave area in a neat and orderly condition.

3.05 PROTECTION

- A. Protect work of other trades, whether to be painted or not, against damage by painting. Correct damage by cleaning, repairing or replacing, and repainting, as acceptable to Architect.
- B. Provide "wet paint" signs to protect newly painted finishes. Remove temporary protective wrappings provided by others for protection of their work after completion of painting operations.
 1. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.06 FINISH SCHEDULE

- A. Finish surfaces in accordance with schedule. Catalog names and numbers refer to products as manufactured by the Sherwin Williams Paint Company, except as otherwise specified.
- B. Provide paint finishes of even uniform color, free from cloudy or mottled appearance. Properly correct non-complying work to satisfaction of Owner's representative and representative of Behr Process Corporation.
- C. If full coverage and opacity is not obtained with typical number of coats, apply additional coats as necessary to produce required finish.
- D. Application Finish Schedule:
 - 1. Exterior
 - a. Steel/Ferrous Metal
 - 1) Primer: B50WZ0001 - Kem Kromik® Universal Metal Primer Off White
 - 2) Intermediate Coat: B66W01501 - PRO INDUSTRIAL MULTI SURFACE ACRYLIC GLOSS
 - 3) Topcoat: B66W01501 - PRO INDUSTRIAL MULTI SURFACE ACRYLIC GLOSS
 - b. Galvanized Metal
 - 1) Primer: B66W01310 - Pro Industrial Pro-Cryl Universal Acrylic Primer
 - 2) Intermediate Coat: B66W01501 - PRO INDUSTRIAL MULTI SURFACE ACRYLIC GLOSS
 - 3) Topcoat: B66W01501 - PRO INDUSTRIAL MULTI SURFACE ACRYLIC GLOSS
 - c. Wood – Exterior
 - 1) Primer: Y24WB8005 - A-100 Exterior Fast Dry Stain Blocking Alkyd Wood Primer
 - 2) Intermediate Coat: K64W00651 - LATITUDE EXTERIOR ACRYLIC LATEX GLOSS
 - 3) Topcoat: K64W00651 - LATITUDE EXTERIOR ACRYLIC LATEX GLOSS
 - d. Wood deck (Accoya wood)
 - 1) Topcoat: SD7W00251 - SUPERDECK WATERBORNE SOLID COLOR WOOD STAIN

Notes: Per Accoya recommendation
 - 2. Interior
 - a. Wood – Interior
 - 1) Primer: B28W08111 - Premium Wall & Wood Primer, Interior Latex White
 - 2) Topcoat: A88W01251 - SUPERPAINT INTERIOR LATEX SEMI-GLOSS
 - 3) Intermediate Coat: A88W01251 - SUPERPAINT INTERIOR LATEX SEMI-GLOSS

END OF SECTION

**SECTION 102000
EXTERIOR LIGHTING**

PART 1 GENERAL

1.01 RELATED REQUIREMENTS

- A. Section 099000 - Painting: Ceilings.

1.02 SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Cut sheets for all fixtures indicating materials, glazing, wet location certification, warranty information, and installation instructions.
- C. Samples: Submit one sample each light fixture type. Note that in the event the sample is rejected, the contractor must be able to return the item at no cost to the owner.
- D. Certificate: Submit labels and certificates required by Underwriters Laboratories.

1.03 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section, with not less than three years of documented experience.

1.04 DELIVERY, STORAGE, AND HANDLING

- A. Package, deliver and store fixtures in accordance with Section 016000.
- B. Accept fixtures after painting, wiring, and all work on site in proximity to the installation in manufacturer's packaging, and inspect for damage.
- C. Protect fixtures with resilient packaging sealed with heat shrunk plastic.

1.05 WARRANTY

- A. Exterior Light Fixtures: Provide manufacturer's warranty of the finish and materials for 10 years.

2.01 PRODUCTS - SEE CUT SHEETS ATTACHED AT THE END OF THIS SECTION.

PART 3 EXECUTION

3.01 PREPARATION

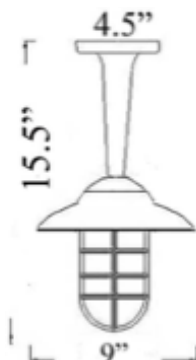
- A. Remove existing sconce and pendant fixtures.
- B. Remove mounting plates but leave wiring and boxes in place.
- C. Re-use existing wiring if possible. If not possible, coordinate re-wiring with the architect.
- D. Remove existing emergency lighting fixtures. New battery backup is to be installed connected to the lighting fixtures on the second-floor porches. Access to the attic for installation of new batteries will be available.

3.02 INSTALLATION

- A. Install fixture and lamp with approved bulb.
- B. Remove protective coverings and clean finger prints and other blemishes.
- C. All sconce locations: H-2 Large Hooded Wall Mount
- D. First floor pendant locations C-3TUB Large Hooded Pole Light
- E. Second floor pendant locations: C-3ARM Large hooded Pendant

END OF SECTION

C-3ARM: LARGE HOODED PENDANT



LISTED ; Interior / Exterior (Covered) Residential & Commercial Use

Max Wattage:

100w LED Equivalent; 60w Incandescent Bulb ;
Medium Base (E26) Socket, Dimmable (GU-24 also available)

Glass: Clear or Frosted Glass Available

Mounting: 4.5" Mounting surface to standard box. All Install Hardware Provided.

Options: Chain (C-3), Flush (C-3F), Pole (C-3TUB) and Wall Mounts (H-2) Available

Material: Solid Brass Construction

Available Finishes

Standard Finishes:

Unlacquered Brass – \$555
Polished Chrome – \$655

*Typically in-stock & available
for immediate shipment*

Replacement Glass:

Clear - \$45
Frosted - \$45

Custom Finishes*: \$685 Each

Brass (Antique, Lacquered, Satin)
Copper (Antique, Polished, Satin)
Nickel (Antique, Polished, Satin)
Oil Rubbed Bronze ~ Pewter
Satin Chrome ~ Verdigris
Powder Coat (All Colors Available)
Custom Matching Also Available

**Custom Finish Info: 4-8 weeks unless in-stock; Rush Available; Special Orders not Refundable; Custom Lights often in-stock ; Minimum of two lights if not in-stock*

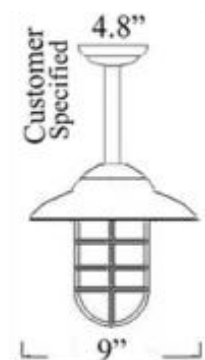
Shiplights
Residential & Commercial Lighting

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C-3TUB: LARGE HOODED POLE LIGHT



LISTED ; Interior / Exterior (Covered) Residential & Commercial Use

Max Wattage:
100w LED Equivalent; 75w Incandescent Bulb ;
Medium Base (E26) Socket, Dimmable (GU-24 also available)

Glass: Clear or Frosted Glass Available

Mounting: 4.8" Mounting back plate attaches to standard box. Overall height is adjusted to customer specification. All Install Hardware Provided.

Options: Chain (C-3), Flush (C-3F), Pendant (C-3ARM) and Wall Mounts (H-2) Available

Material: Solid Brass Construction

Available Finishes

Standard Finishes:

- Unlacquered Brass – \$585
- Polished Chrome – \$685

Typically in-stock & available for immediate shipment

Replacement Glass:

- Clear - \$45
- Frosted - \$45

Custom Finishes*: \$699 Each

- Brass (Antique, Lacquered, Satin)
- Copper (Antique, Polished, Satin)
- Nickel (Antique, Polished, Satin)
- Oil Rubbed Bronze ~ Pewter
- Satin Chrome ~ Verdigris
- Powder Coat (All Colors Available)
- Custom Matching Also Available

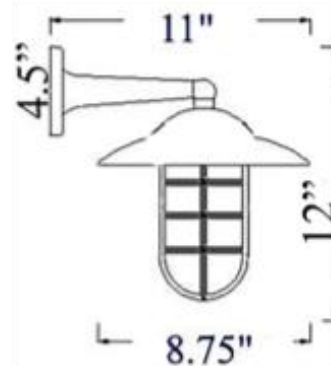
**Custom Finish Info: 4-8 weeks unless in-stock; Rush Available; Special Orders not Refundable; Custom Lights often in-stock ; Minimum of two lights if not in-stock*



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H-2: LARGE HOODED WALL MOUNT



LISTED Suitable for Wet Locations

Interior / Exterior Residential & Commercial Use

Max Wattage:

100w LED Equivalent; 75w Incandescent Bulb ;

Medium Base (E26) Socket, Dimmable (GU-24 also available)

Glass: Clear or Frosted Glass Available

Mounting: 4.5" Mounting Plate attaches to standard box. All Install Hardware Provided.

Options: Ceiling Mounts and Smaller Size Available

Material: Solid Brass Construction

Available Finishes

Standard Finishes:

Unlacquered Brass – \$599

Polished Chrome – \$725

*Typically in-stock & available
for immediate shipment*

Replacement Glass:

Clear - \$45

Frosted - \$45

Custom Finishes*: \$759 Each

Brass (Antique, Lacquered, Satin)

Copper (Antique, Polished, Satin)

Nickel (Antique, Polished, Satin)

Oil Rubbed Bronze ~ Pewter

Satin Chrome ~ Verdigris

Powder Coat (All Colors Available)

Custom Matching Also Available

**Custom Finish Info: 4-8 weeks unless in-stock; Rush Available; Special Orders not Refundable; Custom Lights often in-stock; Minimum of two lights if not in-stock*



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