ADDENDUM NO. 3

DATE: February 9, 2023

REVISIONS TO:
Request for Bids Specification No. PW22-0287F
Beacon Activity Center HVAC Upgrade and Exterior Renovation

NOTICE TO ALL Bidders:

This addendum is issued to clarify, revise, add to or delete from, the original specification documents for the above project. This addendum, as integrated with the original specification documents, shall form the specification documents. The noted revisions shall take precedence over previously issued specification documents and shall become part of this contract.

REVISIONS TO THE SUBMITTAL DEADLINE:
- The submittal deadline has been changed to 11:00 a.m., Pacific Time, Tuesday, February 21, 2023.

REVISIONS TO THE TECHNICAL SPECIFICATIONS:
- SECTION 012200 UNIT PRICES, REPLACE with attached new section.
  Section “012200” was incorrectly numbered, revise this section to be Section “012300”. Additional revisions are clouded.
- SECTION 075300 SINGLE PLY ROOFING, paragraph 2.1, D, REVISE to state the following:
  “D. Manufacturing Standard: ASTM C-1289, Type II Class 2”

REVISIONS TO THE PLANS:
- REPLACE the following attached sheets (revisions are clouded):
  SHEET D-100 DEMOLITION FLOOR PLAN – LEVEL 1
  SHEET D-201 DEMO ELEVATIONS – NORTH & EAST
  SHEET D-300 DEMO WALL SECTIONS
  SHEET A-100 FLOOR PLAN – LEVEL 1
  SHEET A-200 EXTERIOR ELEVATIONS – SOUTH & WEST
  SHEET A-201 EXTERIOR ELEVATIONS – NORT & EAST
  SHEET A-300 BUILDING SECTIONS
  SHEET A-310 WALL SECTIONS & DETAILS
  SHEET A-400 ENLARGED RESTROOM PLANS & ELEVATIONS
  SHEET A-500 EXTERIOR DETAILS
  SHEET A-501 EXTERIOR DETAILS
  SHEET A-600 ASSEMBLIES & OPENINGS SCHEDULE
- ADD the following attached sheet:
  SHEET A-502 EXTERIOR DETAILS

QUESTIONS RECEIVED:
- Attached Questions and Answers (partial list).
- Additional questions regarding bidding, contracts, and general requirements were answered in Addendum #2 issued February 2, 2023.
NOTE: Acknowledge receipt of this addendum by initialing the corresponding space as indicated on the SIGNATURE PAGE. Vendors who have already submitted their bid/proposal may contact the Purchasing Division at 253-502-8468 and request return of their bid/proposal for acknowledgment and re-submittal. Or, a letter acknowledging receipt of this addendum may be submitted in an envelope marked Request for Bids Specification No. PW22-0287F Addendum No. 3. The City reserves the right to reject any and all bids, including, in certain circumstances, for failure to appropriately acknowledge this addendum.

cc: Mina Zarelli, PW/FM
PART 1 - GENERAL

1.01 SECTION INCLUDES
A. Administrative and procedural requirements for unit prices and allowances.

1.02 UNIT PRICING
A. A unit price is stated on the Bid Form, as a price per unit of measurement for materials or services added to or deducted from the Contract Sum by appropriate modification, if estimated quantities of Work required by the Contract Documents are increased or decreased.

1.03 PROCEDURES
A. Unit prices include all necessary equipment, labor, materials including cost for delivery, installation or removal, disposal, insurance, applicable taxes, overhead, and profit.

B. Owner reserves the right to reject Contractor's measurement of work-in-place that involves use of established unit prices and to have this work measured, at Owner's expense, by an independent surveyor acceptable to Contractor.

C. List of Unit Prices: A list of unit prices is included in Part 3. Specification Sections referenced in the schedule contain requirements for materials described under each unit price.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.01 LIST OF UNIT PRICES
A. The Unit Pricing is for the Assembly Types indicated on Drawing Sheet A-600 in small quantities as dry rot is discovered. The Unit Pricing is to be identified on the Bid Form:

1. Unit Price No. 1: TYPE EF-1: EXTERIOR FINISH- CEMENTITIOUS PANEL SIDING:
   a. Replacement of 2 stud width of exterior wall from plate to plate to include:
      1) Replace clapboard with plywood
      2) Replace gyp sheathing
      3) Replace 1-2 studs as required
      4) Replace interior gyp Bd
      5) Insulate cavity full with batt insulation
   b. Note: New siding system in main Bid not in Unit Price
2. Unit Price No. 2: TYPE EF-2: EXTERIOR FINISH- CEMENTITIOUS LAP SIDING
   a. Replacement of 2 stud width of exterior wall from plate to plate to include:
      1) Replace clapboard with plywood
      2) Replace gyp sheathing
      3) Replace 1-2 studs as required
      4) Replace interior gyp Bd
      5) Insulate cavity full with batt insulation
   b. Note: New siding system in main Bid not in Unit Price

3. Unit Price No. 3: TYPE R-1: TPO MEMBRANE ROOF
   a. Replacement of 2 joist width of roof framing from bearing points to include:
      1) Replace coverboard
      2) Replace rigid insulation in like depth
      3) Replace 1x decking
      4) Replace 2x over framing
      5) Replace blown in insulation with equivalent batt insulation thickness
   b. Note: New roofing system, including removal and replacement of rigid insulation and cover board, in main Bid not in Unit Price

END OF SECTION
GENERAL NOTES BY NUMBER

1. SCOPE OF DEMOLITION TO BE LIMITED TO THOSE FEATURES INDICATED HEREIN. INCIDENTAL DEMOLITION NOT
   INCLUDED.

2. REMOVE (E) COUNTERTOP, SUPPORT BRACKETS AND MIRROR.

3. REMOVE (E) VINYL SIDING.

4. REMOVE (E) FLOORING, WALL BASE & WAINSCOT.

5. REMOVE (E) TOILET PARTITIONS, GRAB BARS, SEAT COVER AND TOILET TISSUE DISPENSERS.

6. REMOVE (E) GUTTER AND DOWNSPOUT SYSTEM; PRESERVE DOWNSPOUT DRAIN LOCATIONS; COVER DRAINS DURING DEMOLITION PHASE.

7. REMOVE PAPER TOWEL AND SOAP DISPENSERS.

8. PROVIDE NECESSARY PROTECTION FROM HAZARDS, DUST AND DEBRIS FOR NEIGHBORING BUILDINGS, SITES AND PROPERTIES.

9. CONTRACTOR TO PROTECT AND MAINTAIN LIFE SAFETY SYSTEMS DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING.

10. REMOVE CONSTRUCTION AS INDICATED ON DEMOLITION FLOOR PLAN AND/OR DEMOLITION ROOF PLAN.

11. REMOVE (E) ROOFING MEMBRANE AND ALL ASSOCIATED LAYERS DOWN TO SUBSTRATE. LEAVE SUBSTRATE IN PLACE. PREPARE SURFACE FOR NEW ROOFING MEMBRANE, SEE ROOF PLAN AND SHEET A-600 FOR ROOF TYPE AND EXTENTS.

12. WHERE NEW FINISHES ARE TO BE INSTALLED ONTO (E) SURFACES TO REMAIN, REMOVE THE EXISTING FINISH HEREIN.

13. AREA OF DEMOLITION; SEE GENERAL NOTES('#' NOT USED).

14. AREA NOT IN CONTRACT (N.I.C.)

15. CONTRACTOR TO COORDINATE WITH THE OWNER AND ARCHITECT ANY ITEMS TO BE SALVAGED, STORED, RELOCATED, AND PROTECTED.

16. GRIDLINES (G.L.) RUNNING PROJECT NORTH-SOUTH ARE DESIGNATED ALPHABETICALLY (E.G., 1, 2, 3...); GRIDLINES RUNNING PROJECT EAST-WEST ARE DESIGNATED NUMERICALLY (E.G., A, B, C...). ANGLED GRIDLINES ARE DESIGNATED AS ... INTERSECTIONS UNLESS NOTED OTHERWISE. GRIDLINE LOCATIONS SHOWN HEREIN CORRESPOND TO OWNER-PROVIDED AS-BUILT DOCUMENTS.

17. CONTRACTOR TO DETERMINE THE Scope OF REMAINING MECHANICAL, ELECTRICAL, PLUMBING SYSTEMS WHICH ARE CONNECTED TO THE OPERATION OF MEP SYSTEMS OUTSIDE THE LIMIT OF DEMOLITION.

18. PROVIDE NECESSARY PROTECTION FROM HAZARDS, DUST AND DEBRIS FOR NEIGHBORING BUILDINGS, SITES AND PROPERTIES.

19. CONTRACTOR TO PROTECT AND MAINTAIN LIFE SAFETY SYSTEMS DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING.

20. REMOVE (E) DOWNSPOUT TO BE REMOVED DURING DEMOLITION AND RECLADDING; REINSTALL AFTER RECLAD IS COMPLETE.

21. WHERE INDICATED, REMOVE (E) ROOFING MEMBRANE AND ALL ASSOCIATED LAYERS DOWN TO SUBSTRATE. LEAVE SUBSTRATE IN PLACE. PREPARE SURFACE FOR NEW ROOFING MEMBRANE, SEE ROOF PLAN AND SHEET A-600 FOR ROOF TYPE AND EXTENTS.

22. GRAPHIC LEGEND

23. KEYNOTES BY NUMBER

24. DRAWN BY:

25. PROJECT STATUS:

26. BID SET:

27. PROJECT NO:

28. SHEET TITLE:

29. SHEET NO:

30. PLOT DATE & TIME:

31. SCALE:

32. GRAPHIC LEGEND:

33. KEYNOTES BY NUMBER:

34. PRINCIPAL-IN-CHARGE:

35. PROJECT ARCHITECT:

36. GRAPHIC DESIGN:

37. ASSOCIATE ARCHITECT:

38. DATE:

39. DRAWN BY:

40. DRAWN BY:
GENERAL NOTES

REFER TO THE FOLLOWING SHEET SERIES FOR ADDITIONAL DEMOLITION INFORMATION:

- STRUCTURAL DRAWINGS FOR STRUCTURAL REQUIREMENTS DURING DEMOLITION.
- MECHANICAL AND ELECTRICAL DRAWINGS FOR SPECIFIC DEMOLITION RELATED TO THOSE TRADES.

EXPLICITLY DEFINED IN DEMOLITION DOCUMENTS TO BE REPORTED TO AND VERIFIED BY APPLICABLE DESIGN DISCIPLINE BEFORE COMMENCEMENT OF DEMOLITION.

2. SCOPE OF DEMOLITION SHOWN DOES NOT INCLUDE CUTTING AND REMOVAL THAT IS NECESSARY FOR SYSTEMS TO BE IDENTIFIED IN CONSTRUCTION DOCUMENTS.

3. REFER TO COMPLETE SET OF ISSUED CONTRACT DOCUMENTS FOR APPLICABLE ANNOTATIONS, DRAWINGS AND SPECIFICATIONS. DO NOT SCALE THE DRAWINGS; IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING.

4. THESE DRAWINGS HAVE BEEN DEVELOPED FROM EXISTING DOCUMENTS AND/OR FIELD MEASUREMENTS WHICH MAY NOT REFLECT ACTUAL FIELD CONDITIONS. VERIFY THESE DRAWINGS WITH EXISTING FIELD CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF INCONSISTENCIES BETWEEN THEM AND ACTUAL CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.

5. DIMENSIONS NOTED ARE TO FACE OF EXISTING (E) FACE OF ARCHITECTURAL FEATURE, UNLESS OTHERWISE NOTED.

6. DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH APPLICABLE CODES AND AS SET FORTH BY GOVERNING AUTHORITIES.

7. BRACE OR PROTECT STRUCTURAL ELEMENTS UNLESS NOTED OTHERWISE DURING DEMOLITION. DO NOT CUT OR REMOVE INTERCONNECTING FRAMES, SUPPORTS, OR OTHER STRUCTURAL ELEMENTS.

8. SCHEDULE DEMOLITION WITH THE OWNER. COORDINATE WITH OWNER FOR THE REMOVAL OF MECHANICAL, ELECTRICAL, PLUMBING SYSTEMS WHICH ARE CONNECTED TO THE OPERATION OF MEP SYSTEMS OUTSIDE THE LIMIT OF DEMOLITION.

9. PROVIDE NECESSARY PROTECTION FROM HAZARDS, DUST AND DEBRIS FOR NEIGHBORING BUILDINGS, SITES AND PUBLIC.

10. CONTRACTOR TO PROTECT AND MAINTAIN LIFE SAFETY SYSTEMS DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING.

11. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER IF POTENTIAL HAZARDOUS MATERIAL IS DISCOVERED BEYOND WHAT WAS IDENTIFIED PRIOR TO CONSTRUCTION. SCOPE OF DEMOLITION SHOWN DOES NOT INCLUDE WHAT NEW CONSTRUCTION OR RELOCATIONS MAY ARISE AS TO THE REMOVAL OF ANY MATERIAL OR ITEM. CLARIFY THE POINT IN QUESTION WITH ARCHITECT BEFORE PROCEEDING.

12. REMOVE CONSTRUCTION AS INDICATED ON DEMOLITION FLOOR PLAN AND DEMOLITION REFLECTED CEILING PLAN.

13. WHERE NEW FINISHES ARE TO BE INSTALLED ONTO (E) SURFACES TO REMAIN, REMOVE THE EXISTING FINISH AND PREPARE THE EXISTING SURFACE TO RECEIVE THE NEW FINISH.

14. CONTRACTORS SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING DAMAGE CAUSED BY THEM OR THEIR SUBCONTRACTORS TO ALL SURFACES AFFECTED. REFINISH TO MATCH ADJACENT FINISH, OR AS NOTED HEREIN.

15. CONTRACTOR SHALL KEEP CONSTRUCTION AREA FREE OF DUST AND DEBRIS FOR THE DURATION OF CONSTRUCTION. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. AT NO TIME MAY THE CONTRACTOR REMOVE OR DISASSEMBLE ANY MATERIAL FROM THE SITE OR SITE STRUCTURES OR COMMISSION ANY WORK AS TO THE REMOVAL OF ANY MATERIAL OR ITEM BEFORE THE CONTRACTOR RECEIVES WRITTEN APPROVAL FROM THE ARCHITECT.

16. PRIOR TO DEMOLITION COMMENCING, COORDINATE WITH THE OWNER ANY ITEMS TO BE STORED, RELOCATED AND PROTECTED.

17. CHANGES OR ADDITIONS TO THE EXISTING DRAWINGS OR DOCUMENTATION SHALL BE MADE DURING THE COURSE OF WORK AND MAY AFFECT THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS AND DRAWINGS. THE CONSTRUCTED PROJECT WILL BE AS SPECIFIED ON THE DRAWINGS AND DOCUMENTATION. ALL CHANGES OR ADDITIONS TO THE EXISTING DRAWINGS OR DOCUMENTATION SHALL BE MADE WITH THE WRITTEN APPROVAL OF THE ARCHITECT.

18. PRIOR TO THE PREPARATION OF DRAWINGS OR DOCUMENTATION, THE CONTRACTOR SHALL PROVIDE REVISION DATES TO THE ARCHITECT FOR REVIEW. THE ARCHITECT SHALL APPROVE OR DISAPPROVE THE REVISED DRAWINGS OR DOCUMENTATION WITHIN 10 BUSINESS DAYS AFTER SUBMISSION. THE DATE OF SUBMISSION OF THE DRAWINGS OR DOCUMENTATION IS THE DATE OF THE SUBMISSION TO THE ARCHITECT.

19. ALL DRAWINGS OR DOCUMENTATION SHALL BE MAINTAINED IN THE PERFORMANCE OF THE WORK AND REMAIN AVAILABLE FOR INSPECTION BY THE ARCHITECT AND THE OWNER.

20. ALL DOCUMENTATION SHALL BE MAINTAINED IN THE PERFORMANCE OF THE WORK AND REMAIN AVAILABLE FOR INSPECTION BY THE ARCHITECT AND THE OWNER.

21. ALL DRAWINGS OR DOCUMENTATION SHALL BE MAINTAINED IN THE PERFORMANCE OF THE WORK AND REMAIN AVAILABLE FOR INSPECTION BY THE ARCHITECT AND THE OWNER.

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25. ALL DRAWINGS OR DOCUMENTATION SHALL BE MAINTAINED IN THE PERFORMANCE OF THE WORK AND REMAIN AVAILABLE FOR INSPECTION BY THE ARCHITECT AND THE OWNER.
1. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE.

2. CONTRACTOR SHALL REPORT DISCREPANCIES TO ARCHITECT IF FRAMING AND INTERIOR CLEAR DIMENSIONS ARE FOUND TO CONFLICT WHERE DIMENSIONS INDICATED AS "MINIMUM" OR "CLEAR".

3. CONTINUE FLOOR FINISH UNDER APPLIANCES AND CABINETS REFERRED FOR ACCESSIBLE PULL-IN CLEARANCE, U.N.O.
1. Exterior wall finishes panels dimensioned according to manufacturer-provided nominal sizes; installer to adjust panel layout as needed to accommodate horizontal and vertical joints.

2. Siding installer to mock-up joints, transitions, fastener type and pattern, and applied finishes (including paint and stain) for owner and architect approval before installation.

Refer to:
- G-000 Series for additional general notes
- A-000 Series for code plans and compliance notes
- A-000 Series for occupant load and graphic extents of fire-rated partitions
- A-100 Series for basic and finish wall, floor, ceiling, and roof types
- A-200 Series for overall floor plans and framing information
- A-300 Series for building elevations and window type tags
- A-400 Series for typical unit floor plans, interior elevations, and door type tags
- A-500 Series for exterior and interior details and enlarged details
- A-600 Series for window and door types and schedules

Exterior Finishes - Exterior Trim

- Cementitious Lap Siding, Paint P-4
- Cementitious Panel Siding, Paint P-3

EF-1 Type: EF-2 Type:

Exterior Elevations - Building Section

Symbols & Designations

- New unit by mechanical; placement per structural
- New gutters and downsputs, typical all flat roof locations
- New exterior heat pumps; refer to mechanical
- New thru-wall fans; refer to mechanical

Keynotes by Number

1. FRY REGLET H1 HORIZONTAL, PRIMED FINISH [PRODUCT CODE: FCP-HOZ 50-375]
2. NO VERTICAL TRIM REQ'D - INTEGRAL SHIPLAP JOINT ALONG 8' LENGTHS
3. FRY REGLET OC1 OUTSIDE CORNER TRIM, PRIMED FINISH [PRODUCT CODE: FCP-OUTSIDE CNR]
4. FRY REGLET IC1 INSIDE CORNER TRIM, PRIMED FINISH [PRODUCT CODE: FCP-INSIDE CNR]
5. Refer to A-600 for wall & roof finish info

Exterior Elevations - South & West

Scale: @ FULL SCALE 1/8" = 1'-0"
1. EXTERIOR WALL FINISH PANELS DIMENSIONED ACCORDING TO MANUFACTURER-PROVIDED NOMINAL SIZES; INSTALLER TO ADJUST PANEL LAYOUT AS NEEDED TO ACCOMMODATE HORIZONTAL AND VERTICAL JOINTS.

2. SIDING INSTALLER TO MOCK-UP JOINTS, TRANSITIONS, FASTENER TYPE AND PATTERN, AND APPLIED FINISHES (INCLUDING PAINT AND STAIN) FOR OWNER AND ARCHITECT APPROVAL BEFORE INSTALLATION.

REFER TO: G-000 SERIES FOR ADDITIONAL GENERAL NOTES
REFER TO: A-000 SERIES FOR CODE PLANS AND COMPLIANCE NOTES
REFER TO: A-000 SERIES FOR OCCUPANT LOAD AND GRAPHIC EXTENTS OF FIRE RATED PARTITIONS
REFER TO: A-100 SERIES FOR BASIC AND FINISH WALL, FLOOR, CEILING, AND ROOF TYPES
REFER TO: A-200 SERIES FOR OVERALL FLOOR PLANS AND FRAMING INFORMATION
REFER TO: A-300 SERIES FOR BUILDING ELEVATIONS AND WINDOW TYPE TAGS
REFER TO: A-400 SERIES FOR TYPICAL UNIT FLOOR PLANS, INTERIOR ELEVATIONS, AND DOOR TYPE TAGS
REFER TO: A-500 SERIES FOR EXTERIOR AND INTERIOR DETAILS AND ENLARGED DETAILS
REFER TO: A-600 SERIES FOR WINDOW AND DOOR TYPES AND SCHEDULES
ROOFING FLASHING STRIP, HOT-AIR WELDED ROOF ASSEMBLY PER PLAN
ROOFING MEMBRANE
WOOD FURRING
FIBER CEMENT PANEL, PAINT PER ELEVATIONS
EXISTING WALL ASSEMBLY
0' - 8"
FASTENER PER ROOFING MFR
PREFINISHED METAL FLASHING
FLUID-APPLIED FLASHING
COUNTER FLASHING & SEALANT
GASKETED FASTENER
TERM BAR & SEALANT PER ROOFING MFR
0' - 3 1/2"
VINYL WINDOW PER ASSEMBLIES
PREFINISHED JAMB FLASHING, SET IN SEALANT AT ROUGH OPENING
FIBER CEMENT TRIM, PAINT TO MATCH ADJACENT SIDING PANELS
SEALANT & BACKER ROD
EXISTING WALL ASSEMBLY
FURRING PER ASSEMBLIES
Questions and Answers

Beacon Activity Center HVAC Upgrade and Exterior Renovation
RFB Specification No. PW22-0287F

All interested parties had the opportunity to submit questions in writing by email to Tina Eide, Senior Buyer by January 27, 2023. The answers to the questions received are provided below and posted to the City’s website at www.TacomaPurchasing.org: Navigate to Current Contracting Opportunities / Public Works and Improvements Solicitations, and then click Questions and Answers for this Specification. This information IS NOT considered an addendum. Respondents should consider this information when submitting their proposals.

*Note: This is a partial list of questions that were submitted. Questions regarding Contracting and General Requirements were answered with Addendum #2.

Question 1: Addendum 2 provided information on the Electrical Distribution. We have heard from electrical contractors that this equipment is requiring significant lead time. This appears to apply to all manufacturers at this time.
   a) The City (Owner) acknowledges that the current lead time for electrical equipment is extensive and could possibly impact the completion date. Contractor shall make all reasonable efforts to prevent and mitigate the effects of any delay. Please refer to the “GENERAL CONDITIONS FOR WASHINGTON STATE FACILITY CONSTRUCTION” regarding potential equitable adjustments in Contract Time and/or Sum.

Question 2: Sheet A-600 Exterior Assemblies. James Hardie does not make a 7/16 Fiber Cement Panel of any kind. The Fine Sand panel comes in 5/16”. This 5/16” Fine Sand has a shiplap edge which wouldn’t work with the Vertical reveal. According to the Hardie Rep, the 5/16” Fine Sand cannot be installed over furring strips so that would not work over the assembly called out for existing siding with furring strips. The 5/16” Fine Sand shiplap edge is also very brittle and tends to get damaged easily. We need a panel product specified that is available.
   a) It has been confirmed with Hardie that the 7/16" Reveal System has been discontinued, but the 5/16" Hardie Architectural Panels in Fine Sand can be installed over furring strips. The drawings have been updated to reflect 5/16" panels which have a shiplap edge along the 8' length. These edges should be oriented vertically; trim pieces for other conditions have been revised to Fry Reglet and the appropriate product number.

Question 3: Sheet A-200 Building Graphic Legend. Under Exterior Trim there is a list for James Hardie Reveal Trims. Unfortunately, James Hardie no longer produces these trims. The architect has not provided any details that would indicate the shape of these trims either. There are other manufacturers such as Tamlyn. However, there are so many different styles, depths and shapes of each of these trims that it is impossible to provide a quote without a specific manufacturer and trim style.
   a) Sheets A-200 and A-201 have been updated to show Fry Reglet trim pieces that work with the 5/16" Hardie Architectural panels. Assembly Types on A-600 have been updated to reflect the correct panel thickness and vertical joint.
Questions and Answers

Question 4: Please confirm there is no venting required at the new soffit panels.
   a) Confirmed. Not vented.

Question 5: Regarding: 075300 2.1.D vs F. Item 2.1 D specifies the roof insulation as being Type II, Class 1. Item 2.1 F specifies the roof insulation as having a coated glass facer. These two statements contradict each other and represent two different classes of polyiso insulation. The coated glass facer will carry a price premium when compared to the Class 1 felt facer. Please clarify if the insulation is to have a felt facer (Class 1) or a coated glass facer (Class 2).
   a) Please provide coated glass facer – Type II, Class 2.

Question 6: Regarding: 075300 3.3.A. Item 3.3 indicates that the existing roofing to be removed includes any damaged insulation. The R-1 roof assembly provided on sheet A-600 indicates that one layer of existing polyiso insulation is to be left in place. Please provide a description of the existing system, to include the thickness of each layer, so the removal can be quantified. Please provide a basis of quantity to be assumed for the replacement of damaged insulation. We presume the damage is anticipated from a previous infrared scan.
   a) After further review, it has been determined that separating the existing insulation from the surrounding coverboard would be prohibitive; the drawings have been revised to note that the existing roofing should be demolished down to the top of the 1x6 decking. Refer to C1/D-300 for a demolition roof detail noting the layers of existing roof to be demolished and their approximate depths. Roof assembly type R-1 on A-600 has been updated to indicate a 4” layer of insulation over an air and vapor barrier over the existing decking. The remaining new roofing elements remain as previously drawn. The removal of all of the existing polyiso insulation eliminates the need for replacement of damaged insulation sections. Unit Price No. 3 has been revised in the specifications, so that insulation and cover board is in the main bid. The Unit Pricing is intended to address any unforeseen damage exposed during demolition. An infrared scan was not performed, to the Owner’s knowledge, and so quantities of damage is not known.

Question 7: Regarding: 075300 3.6.A.2. Item 2 indicates that the new insulation is to be installed in two or more layers. The R-1 roof assembly provided on sheet A-600 indicates an R-10 layer of insulation is to be added to the assembly. Using polyiso insulation, this is achieved with a layer that is 1.75” thick. Please clarify if the maximum thickness of each layer can be increased to allow for this assembly to be installed with one layer of new insulation.
   a) A single 4” thick layer of insulation should be installed over the existing roof decking as noted in the previous response above.

Question 8: Regarding: C3/A-310 Detail C3 is called out on sheet A-120 for the roof to wall condition. This detail does not provide any information for the intended termination location of the new roof membrane. Please provide a detail to indicate how and how high above the roof deck the new roof assembly is to be terminated and flashed. Please clarify if this detail applies to the lower roof.
   a) New detail A5/A-502 has been added noting the extents of the new roof membrane and flashing where the flat roofs meet the walls above.
Questions and Answers

**Question 9:** Regarding: Addendum 1 Pictures 5. The three pictures provided as a core cut in Addendum 1 indicate a layer of wood fiber board of unknown thickness adhered to a layer of insulation of unknown thickness. These two layers will not separate without substantial damage to both layers. We believe there are two options for reroofing this building: a) A full tear-off down to the nailed base sheet or wood deck, and b) An overlay with or without added insulation and with or without a cover board. Please provide the thickness of the existing layers, should a tear-off option be chosen, or the design to proceed with for an overlay.

a) After further review, it has been determined that separating the existing insulation from the surrounding coverboard would be prohibitive; the drawings have been revised to note that the existing roofing should be demolished down to the top of the 1x6 decking. Refer to C1/D-300 for a demolition roof detail noting the layers of existing roof to be demolished and their approximate depths. Roof assembly type R-1 on A-600 has been updated to indicate a 4" layer of XPS insulation over an air and vapor barrier over the existing decking. The remaining new roofing elements remain as previously drawn.

**Question 10:** The exterior elevations imply that there is some type of trim around the windows. The details for the still and head indicate flashing. There are no details for the window jambs nor for the mullions for the windows.

a) Correct. The windows will have frames; details B4/A-500, B1/A-501, and A4/A-501 have been updated to reflect accurate head conditions; sheet A-502 with details B5, and C5 has been added to reflect accurate jamb conditions.

**Question 11:** A-201. There are windows between grids C and D that are not identified. Are these windows to remain?

a) Two (2) windows are new, one (1) is to remain. Both the floor plan and elevations have been updated to note these window types (W-5). The center window is currently used as venting for the laundry room and will not be modified.

**Question 12:** There are no locations for Windows 3 or 5. Are these window types used?

a) See previous response for Type W-5 locations; W-3 is located on east elevation nearest the north corner and was previously noted.

**Question 13:** Details on A500 and A501 indicate to repair & replace wood trim as required for window installation. We were not allowed to review all of the interior window trim at the pre-bid. There is no way to know if the existing jambs will need to be removed or altered to place the window in the wall as the details indicate until the existing windows are removed. There is no way to know if the existing window trim needs to be repaired or not with the given information.

a) Plan on reusing wherever possible; notify owner if replacement is needed; additional work to be addressed by Change Order.