

**Addendum 3:
Campus House Renovations
University of Puget Sound
March 29, 2017
Bid Document Clarifications**

The following documents are issued for bidders' reference, to be used in conjunction with the Campus House Pricing Set dated 3/3/2017, Addendum 2 dated 3/17/2017, and University Response to Request for Clarifications dated 3/27/2017:

1. Addendum 3 – Summary
2. Specification – Laminate Casework
3. Specification – Exterior Siding and Weather Membrane
4. SK-001
5. SK-002
6. SK-003
7. SK-004
8. SK-005
9. SK-006
10. SK-007
11. SK-008

End of Addendum 3

Addendum 3 - Summary
 Campus House Renovations
 Bid Document Clarification

Item#	Sheet #	House Address	Description	SK Sheet #
1	CS0.1		Added WAC 51-51 to Applicable Codes and Standards.	
2	A0.1		Added specification for laminate casework. See attached document.	
3	A0.1		Added specification for exterior siding and weather membrane. See attached document.	
4	A0.1		LT 5 added to Lighting Schedule. <div style="border: 1px solid black; padding: 5px;"> TYPE: SURFACE MOUNTED LED TROFFER MANUFACTURER: LITHONIA MODEL/ SIZE: LBLED 4' WRAPAROUND OR APPROVED EQ. LOCATION: BASEMENT </div>	
5	A0.1		M2, M3, M4, M5 added to Mechanical Schedule. <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 5px; width: 48%;"> <p>M2</p> TYPE: VENTED RANGE HOOD MANUFACTURE: BROAN MODEL/ SIZE: 403001- 30" WHITE LOCATION: ALL KITCHENS- PROVIDE VENTING </div> <div style="border: 1px solid black; padding: 5px; width: 48%;"> <p>M4</p> TYPE: IN WALL HEATER MANUFACTURER: CADET OR APPROVED EQUAL MODEL/ SIZE: REPLACE EXISTING IN KIND LOCATION: BATHROOM 202 3207 N. 11TH ST </div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 5px; width: 48%;"> <p>M3</p> TYPE: SURFACE MOUNTED HEATER MANUFACTURER: CADET OR APPROVED EQUAL MODEL/ SIZE: REPLACE EXISTING IN KIND LOCATION: BATHROOM 202 3207 N. 17TH ST </div> <div style="border: 1px solid black; padding: 5px; width: 48%;"> <p>M5</p> TYPE: VENTING FAN MANUFACTURER: DELTA, PANASONIC OR APPROVED EQUAL MODEL/ SIZE: CAPACITY: CFM AS REQUIRED PER SPACE LOCATION: BASEMENT LAUNDRYAREAS </div> </div>	
6	A0.1		P8 added to Plumbing Schedule. <div style="border: 1px solid black; padding: 5px;"> TYPE: BATH TUB MANUFACTURER: DELTA MODEL/ SIZE: CLASSIC 400 30 X 60- WHITE </div>	
7	A0.1		Door 01 and Door 02 added to Door Schedule. <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 5px; width: 48%;"> <p>DOOR 01</p> SIZE/ TYPE: 3'-0" X 6'-8" X 1-3/4" METAL, PAINTED FRAME: HOLLOW METAL HARDWARE: BEST COREMAX 9K73AB, 15DS3 626 FINISH UNIVERSITY TO PROVIDE CORE LOCATION: BASEMENT PARTITION WALLS </div> <div style="border: 1px solid black; padding: 5px; width: 48%;"> <p>DOOR 02</p> SIZE/ TYPE: VIF 3'-0" X 7'-0" X 1-3/4" FIBERGLASS, 2-PANEL 3/4 ARCH TOP,PAINTED MANUFACTURER:JELD-WEN FRAME: EXISTING HARDWARE: BEST COREMAX 9K73AB, 15DS3 626 FINISH BALL BEARING HINGES UNIVERSITY TO PROVIDE CORE LOCATION: FRONT DOOR OF 1120 N. ALDER ST </div> </div>	
8	A0.1		Ceiling schedule added to sheet A0.1. <div style="border: 1px solid black; padding: 5px;"> <p>ACT 01</p> TYPE: SUSPENDED ACOUSTICAL CEILING GRID MANUFACTURER: ARMSTRONG MODEL/ SIZE:TILE: CORTEGA SQUARE LAY-IN 24X48, </div>	

9	A0.1		Paint Type 4: Finish to be eggshell.	
10		3207 N. 17th St	Added partition walls and door in basement.	SK-001
11		1120 N. Alder St	Added partition walls and door in basement.	SK-002
12		1210 N. Alder St	Added partition walls and door in basement.	SK-003
13	A1.1/1	3211 N. 17th St	All receptacles/switches on wall at kitchen counter to be recessed.	
14	A1.2, A3.2	3207 N. 11th St, 3211 N. 17th	Added locations for sill replacement.	SK-004
15	A3.1/9	3207 N. 11th St	Note on Detail 9: Bathroom 104 vanity width to be 3'.	
16	A3.1	3207 N. 11th St	Shower replaced with 60" bathtub (P8).	SK-005
17	A4.2/2	1120 N. Alder St	Added clarification to first floor plan: flooring transition at kitchen/ living room.	SK-006
18	A2.0/2, A5.0/2	3207 N. 17th St, 1210 N. Alder	Added locations for electrical wiring to be recessed at living room walls and ceilings	SK-007
19	A3.0	3207 N. 11th St	Note on plans: all existing rubber base attached to wood base be removed. Wood base shall be cleaned and glue residue removed, and prepped to be painted	
20	A5.1	1210 N. Alder St	Numbering sequence corrected for elevations 10-12	SK-008
21	A5.2	1210 N. Alder St	Add note: Exterior sheathing to match existing style and exposure.	
22	A1.0, A2.0, A3.0, A4.0 & A5.0	All houses	Added demolition plan note 11: Demolish all existing light fixtures. Maintain existing circuit for reconnection. Added demolition plan note 12: Remove all existing carpet and rubber base.	
23	A1.0, A2.0, A3.0, A4.0 & A5.0	All houses	Added clarification note: All rooms to be painted throughout houses (walls, ceiling, trim)	
24	A2.2	3207 N. 17th St	Added note: Replace 2nd floor window as noted on plan. Window to match existing mullion configuration as 1st floor window directly below.	

SPECIFICATION - LAMINATE CASEWORK

SHOP DRAWINGS

- A. Plans, elevations, sections, and details necessary to demonstrate fabrication and installation requirements for interior architectural woodwork. Include location of each item, large-scale details, attachment devices, and other components.
 - 1. Indicate locations and sizes of required furring, blocking, and hanging strips, including concealed blocking and reinforcement specified in other Sections and to be provided by others.
 - 2. Identify blocking to be installed during rough framing.
 - 3. Indicate locations and sizes of cutouts and holes for plumbing fixtures, soap dispensers and other items to be installed in architectural woodwork.
 - 4. Obtain equipment and fixture templates.

PROJECT CONDITIONS

- A. Field Measurements: Where woodwork is indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication, and indicate measurements on Shop Drawings. Locate concealed framing, blocking, and reinforcements that support woodwork by field measurements before being enclosed, and indicate measurements on Shop Drawings.
- B. Established Dimensions: When Project schedule precludes making field measurements prior to commencing fabrication, establish dimensions and proceed with fabrication without field measurements.
 - 1. Coordinate construction to ensure that actual dimensions correspond to established dimensions.
 - 2. Account for fitting and trimming at Project site.

CABINET HARDWARE AND ACCESSORIES

- A. General: Provide cabinet hardware that complies with (Builders Hardware Manufacturers Association) BHMA A156.9 "Cabinet Hardware."

Basis-of-Design Product: Provide Doug Mockett & Company; or comparable product acceptable to Architect.
- B. Frameless Concealed Hinges (European Type): BHMA A156.9, B01602, 170 degrees of opening.
- C. Back-Mounted Pulls: BHMA A156.9, B02011.

1. Wire Pulls: Back mounted, solid metal, 4 inches long, 5/16 inch in diameter.
- D. Catches: Magnetic catches, BHMA A156.9, B03141 or roller catches, BHMA A156.9, B03071.
- E. Shelf Rests: BHMA A156.9, B04013; metal, two-pin type with shelf hold-down clip.
- F. Drawer Slides: BHMA A156.9, B05091.
 1. Standard Duty (Grade 1, Grade 2, and Grade 3): Side mounted and extending under bottom edge of drawer; full-extension type; epoxy-coated steel with polymer rollers.
 - a. Box Drawer Slides: Grade 1; for drawers not more than 6 inches high and 24 inches wide.
 2. Heavy Duty (Grade 1HD-100 and Grade 1HD-200): Side mounted; full-extension type; zinc-plated steel ball-bearing slides.
- K. Exposed Hardware Finishes: For exposed hardware, provide finish that complies with BHMA A156.18 for BHMA finish number indicated.
 1. Satin Chromium Plated: BHMA 626 for brass or bronze base; BHMA 652 for steel base.
 2. Satin Stainless Steel: BHMA 630.
- L. Concealed Hardware Finishes: Manufacturer's standard finish that complies with product class requirements in BHMA A156.9.

FABRICATION

- A. Plastic-Laminate Cabinets:
 1. AWI Type of Cabinet Construction: Flush overlay.
 2. Cabinet Body Construction:
 - a. Particle Board: 3/4 inch thick unless indicated otherwise.
 - b. Joinery: Glued and doweled.
 1. Minimum 6 dowels per joint for 24 inch deep cabinets; 4 dowels per joint for 12 inch deep cabinets.
 - c. Cabinet Backs: minimum 1/4 inch thick medium density fiberboard.
 - d. Bases: 3/4 inch exterior-grade plywood, glued and doweled.
 - e. Drawers: AWI Premium grade drawer construction.
 - f. Drawer/Door Fronts: 3/4 inch particleboard.
 - g. Shelves: 3/4 inch particle board.

- B. Wall Shelving:
 - 1. Plastic-Laminate Shelving:
 - a. Substrate: 1 inch thick particleboard.

INSTALLATION

- A. Grade: Custom.
- B. Assemble woodwork and complete fabrication at Project site to comply with requirements for fabrication in Part 2, to extent that it was not completed in the shop.
- C. Install woodwork level, plumb, true, and straight. Shim as required with concealed plastic shims. Install level and plumb (including tops) to a tolerance of 1/8 inch in 96 inches.
- D. Scribe and cut woodwork to fit adjoining work, refinish cut surfaces, and repair damaged finish at cuts.
- E. Anchor woodwork to anchors or blocking built in or directly attached to substrates. Secure with countersunk, concealed fasteners and blind nailing as required for complete installation. Use fine finishing nails or finishing screws for exposed fastening, countersunk and filled flush with woodwork and matching final finish if transparent finish is indicated.
- F. Cabinets: Install without distortion so doors and drawers fit openings properly and are accurately aligned. Adjust hardware to center doors and drawers in openings and to provide unencumbered operation. Complete installation of hardware and accessory items as indicated.
 - 1. Install cabinets with no more than 1/8 inch in 96-inch sag, bow, or other variation from a straight line.
 - 2. Fasten wall cabinets through back, near top and bottom, at ends and not more than 16 inches o.c. with No. 10 wafer-head screws sized for 1-inch penetration into wood framing, blocking, or hanging strips and No. 10 wafer-head sheet metal screws through metal backing or metal framing behind wall finish.
- G. Countertops: Anchor securely by screwing through corner blocks of base cabinets or other supports into underside of countertop.
 - 1. Align adjacent solid- surface material countertops and form seams to comply with manufacturer's written recommendations using adhesive in color to match countertop. Carefully dress joints smooth, remove surface scratches, and clean entire surface.
 - 2. Install countertops with no more than 1/8 inch in 96-inch sag, bow, or other variation from a straight line.
 - 3. Secure backsplashes to walls with adhesive.
 - 4. Caulk space between backsplash and wall with mildew-resistant sealant.

END OF SECTION

SPECIFICATION – EXTERIOR SIDING AND WEATHER BARRIER MEMBRANE

EXTERIOR SIDING

- A. Exterior siding to be HardiePlank or approved alternative.
- B. Match existing style, texture and exposure of siding, trim, and shakes.
- C. All patterns to be approved by owner prior to installation.
- D. Install HardiePlank siding products in accordance with manufacturers printed installation manual "best practices version 8.2, may 2016."
- E. Prior to installation of siding ensure contractor and subcontractors protect trees, shrubs and exterior plantings from damage or harm from materials or equipment
- F. Contractors and subcontractors shall establish a separate staging and parking area for materials and equipment when not in use
- G. Provide shop drawings: layout, dimensions, weatherproofing, penetrations, terminations, trim and installation methods
- H. Repair substrate flaws or defects before applying siding or soffits
- I. Where necessary, fur surfaces to an even plane and free from obstructions before application
- J. After installation of siding and soffits, check entire surface for obvious flaws or defects
- K. Replace and repair any problem areas
- L. Remove all fingerprints and soiled areas
- M. Upon completion of siding application, clean entire area, removing all scrap, packaging, and unused materials related to this work without damaging or harming trees, shrubs and plantings

WEATHER BARRIER MEMBRANE

MATERIAL

Approved Weather Barrier Membrane

- A. Weather barrier membrane (DuPont™ Tyvek® HomeWrap®)
- B. Seam Tape (DuPont™ Tyvek®Tape)
- C. Flashing (DuPont™ FlexWrap and/DuPont™ Thru-Wall Flashing)
- D. Fasteners (DuPont™ Tyvek® Wrap Caps)

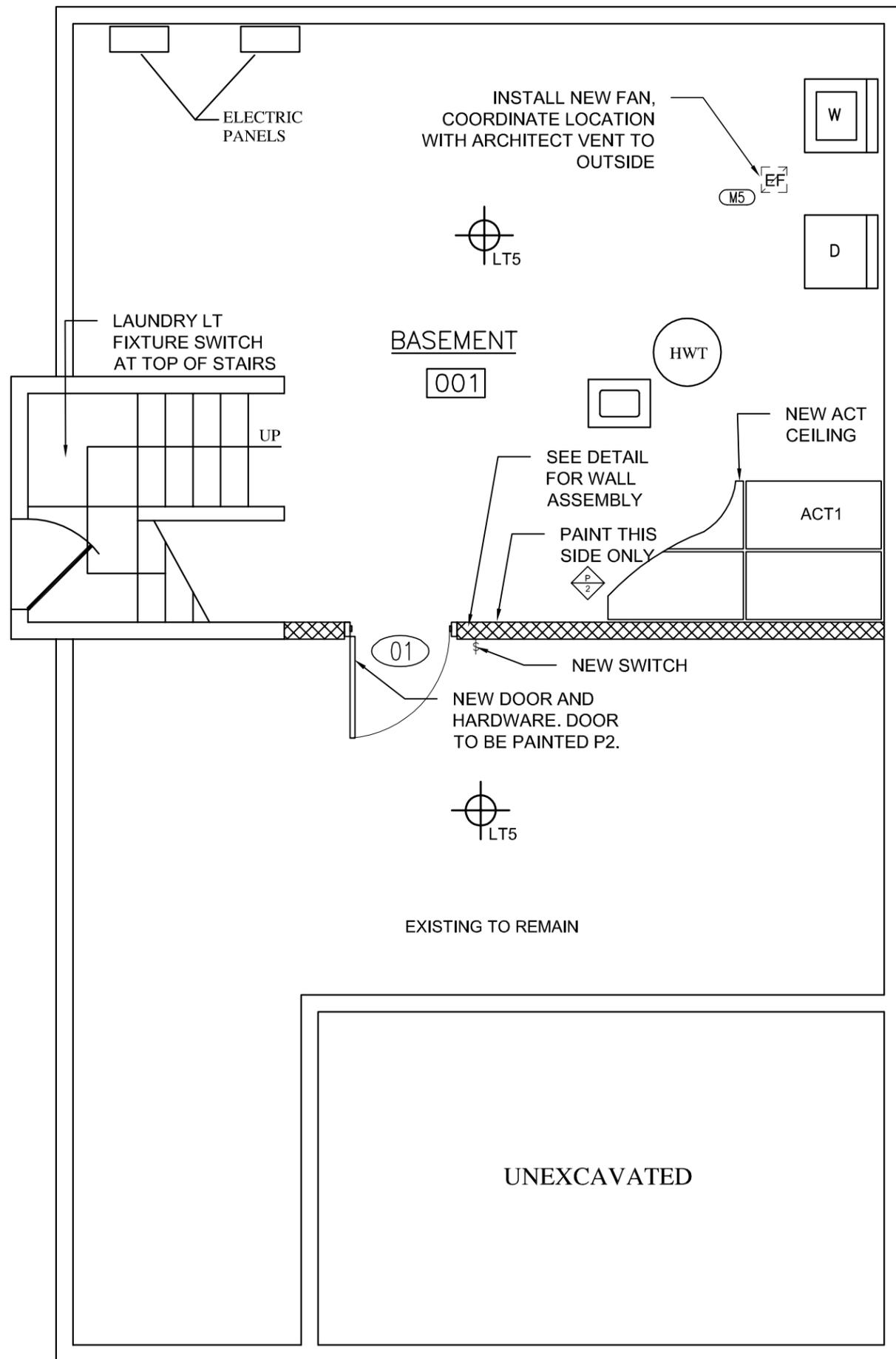
INSTALLATION

Install weather barrier over exterior face of exterior wall substrate in accordance with manufacturer recommendations.

- A. Start weather barrier installation at a building corner, leaving 6-12 inches of weather barrier extended beyond corner to overlap.
- B. Install weather barrier in a horizontal manner starting at the lower portion of the wall surface. Maintain weather barrier plumb and level.
- C. Extend bottom roll edge over sill plate interface 2" to 3" minimum. Seal weather barrier with sealant or tape. Shingle weather barrier over back edge of thru-wall flashings and seal weather barrier with sealant or tape. Ensure weeps are not blocked.
- D. Subsequent layers shall overlap lower layers a minimum of 6 inches horizontally in a shingling manner.

END OF SECTION

REVISIONS	
NO.	DATE



LIGHTING		
	TYPE:	SURFACE MOUNTED LED TROFFER
MANUFACTURER:	LITHONIA	
MODEL/ SIZE:	LBLED 4' WRAPAROUND OR APPROVED EQUAL	
LOCATION:	BASEMENT	

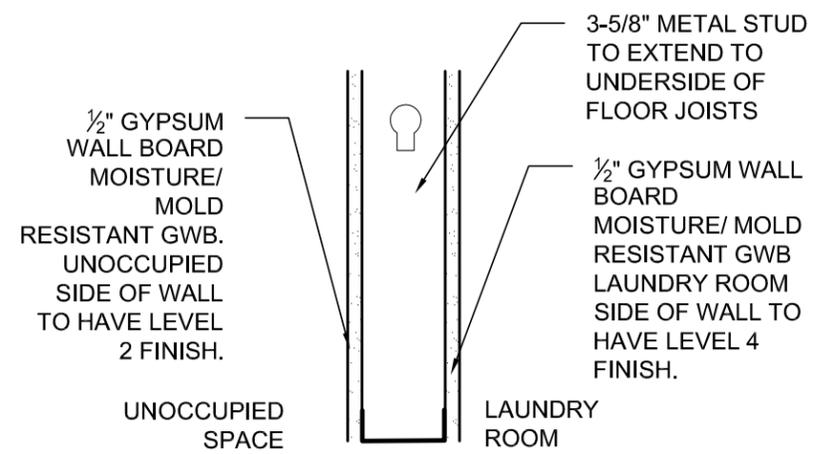
- BASEMENT LIGHTING NOTES:**
1. PROVIDE FIXTURE FOR LAUNDRY AREA AND NEWLY PARTITIONED OFF AREA. EACH FIXTURE TO HAVE DEDICATED SWITCH AS NOTED ON PLAN.

CEILING		
	TYPE:	SUSPENDED ACOUSTICAL CEILING GRID
MANUFACTURER:	ARMSTRONG	
MODEL/ SIZE:	TILE: CORTEGA SQUARE LAY-IN 24X48, GRID: PRELUDE XL $\frac{15}{16}$ " T-BAR	

- BASEMENT CEILING NOTES:**
1. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.
 2. MEASURE EACH CEILING AREA AND ESTABLISH LAYOUT OF ACOUSTICAL TILES TO BALANCE BORDER WIDTHS AT OPPOSITE CEILING EDGES UNLESS OTHERWISE NOTED. AVOID USE OF LESS THAN HALF WIDTH TILE AT BORDERS.
 3. ALL PANELS, DIFFUSERS, AND COVER PLATES TO BE FACTORY PAINTED WHITE.
 4. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
 5. COORDINATE WITH ARCHITECT MAXIMUM CEILING HEIGHT FOR EACH AREA PRIOR TO INSTALLATION.

PAINT - P		
	MANUFACTURER:	BENJAMIN MOORE
COLOR/ NO:	TBD	
FINISH:	SEMIGLOSS	

DOOR SCHEDULE		
	SIZE/ TYPE:	3'-0" X 6'-8" X 1-3/4" METAL, PAINTED
FRAME:	HOLLOW METAL	
HARDWARE:	BEST COREMAX 9K73AB, 15DS3 626 FINISH UNIVERSITY TO PROVIDE CORE	



2 WALL ASSEMBLY AT BASEMENT
SCALE: 1-1/2" = 1'

1 BASEMENT PLAN
SCALE: 1/4" = 1'



REVISIONS	
NO.	DATE

LIGHTING		
 (LT5)	TYPE:	SURFACE MOUNTED LED TROFFER
	MANUFACTURER:	LITHONIA
	MODEL/ SIZE:	LBLED 4' WRAPAROUND OR APPROVED EQUAL
	LOCATION:	BASEMENT

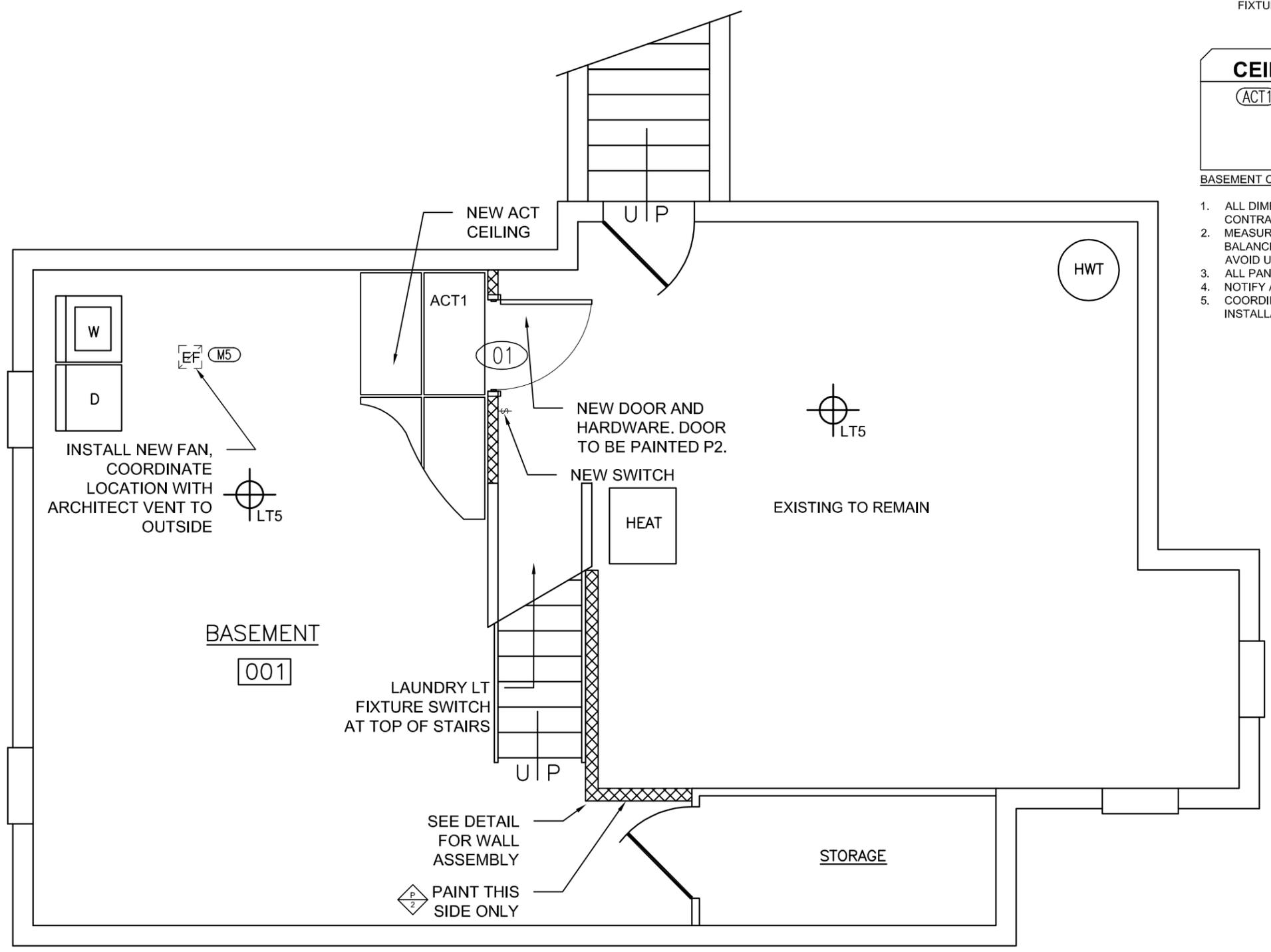
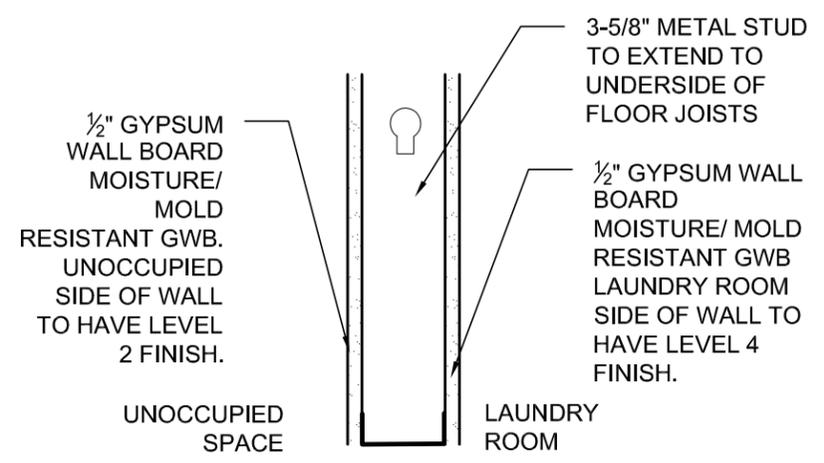
- BASEMENT LIGHTING NOTES:**
1. PROVIDE FIXTURE FOR LAUNDRY AREA AND NEWLY PARTITIONED OFF AREA. EACH FIXTURE TO HAVE DEDICATED SWITCH AS NOTED ON PLAN.

CEILING		
(ACT1)	TYPE:	SUSPENDED ACOUSTICAL CEILING GRID
	MANUFACTURER:	ARMSTRONG
	MODEL/ SIZE:	TILE: CORTEGA SQUARE LAY-IN 24X48, GRID: PRELUDE XL $\frac{15}{16}$ " T-BAR

- BASEMENT CEILING NOTES:**
1. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.
 2. MEASURE EACH CEILING AREA AND ESTABLISH LAYOUT OF ACOUSTICAL TILES TO BALANCE BORDER WIDTHS AT OPPOSITE CEILING EDGES UNLESS OTHERWISE NOTED. AVOID USE OF LESS THAN HALF WIDTH TILE AT BORDERS.
 3. ALL PANELS, DIFFUSERS, AND COVER PLATES TO BE FACTORY PAINTED WHITE.
 4. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
 5. COORDINATE WITH ARCHITECT MAXIMUM CEILING HEIGHT FOR EACH AREA PRIOR TO INSTALLATION.

PAINT - P		
 P/2	MANUFACTURER:	BENJAMIN MOORE
	COLOR/ NO:	TBD
	FINISH:	SEMIGLOSS

DOOR SCHEDULE		
(01)	SIZE/ TYPE:	3'-0" X 6'-8" X 1-3/4" METAL, PAINTED
	FRAME:	HOLLOW METAL
	HARDWARE:	BEST COREMAX 9K73AB, 15DS3 626 FINISH UNIVERSITY TO PROVIDE CORE

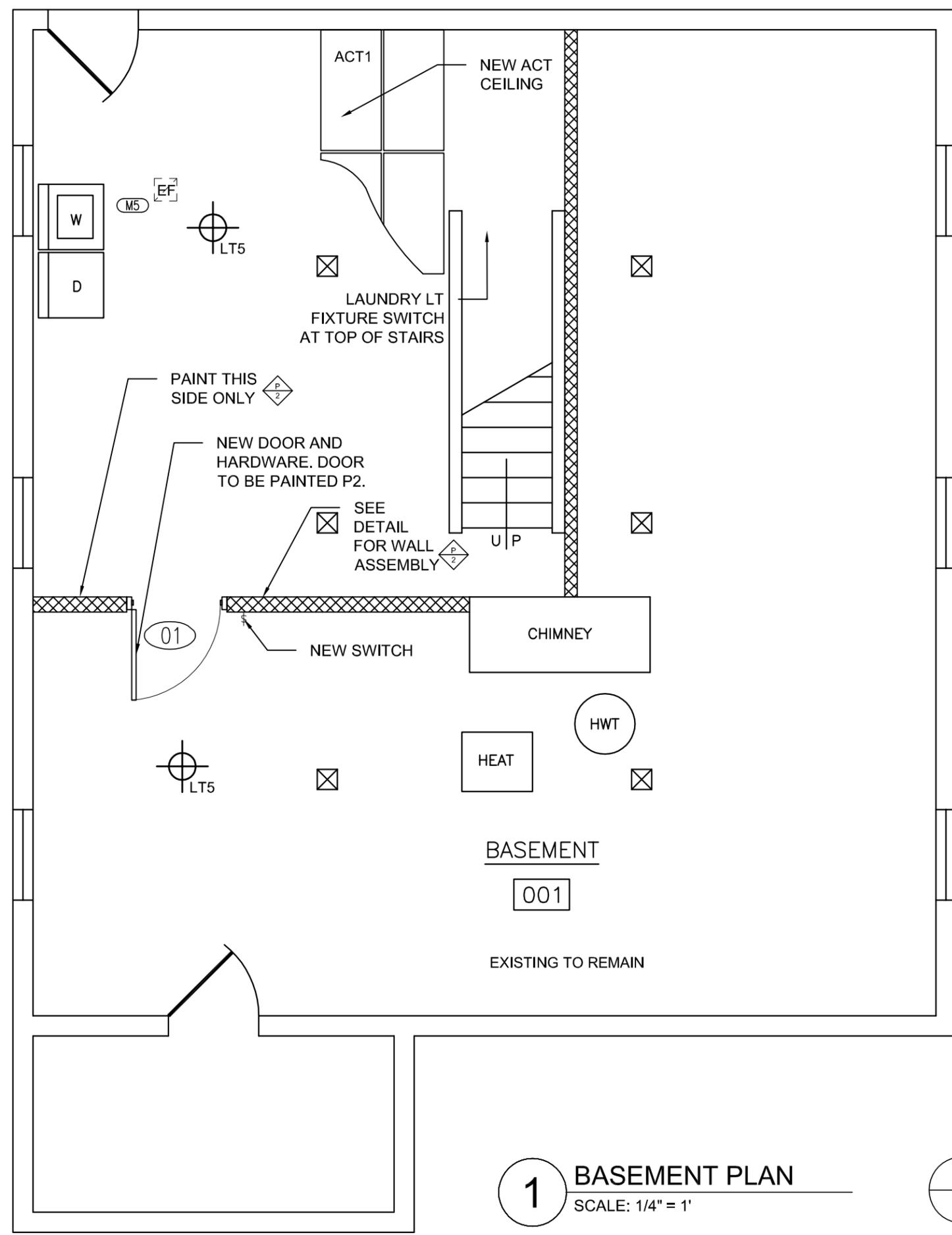


1 BASEMENT PLAN
SCALE: 1/4" = 1'



2 WALL ASSEMBLY AT BASEMENT
SCALE: 1-1/2" = 1'

REVISIONS	
NO.	DATE



1 BASEMENT PLAN
SCALE: 1/4" = 1'

LIGHTING		
	(LT5) TYPE:	SURFACE MOUNTED LED TROFFER
	MANUFACTURER:	LITHONIA
	MODEL/ SIZE:	LBLED 4' WRAPAROUND OR APPROVED EQUAL
	LOCATION:	BASEMENT

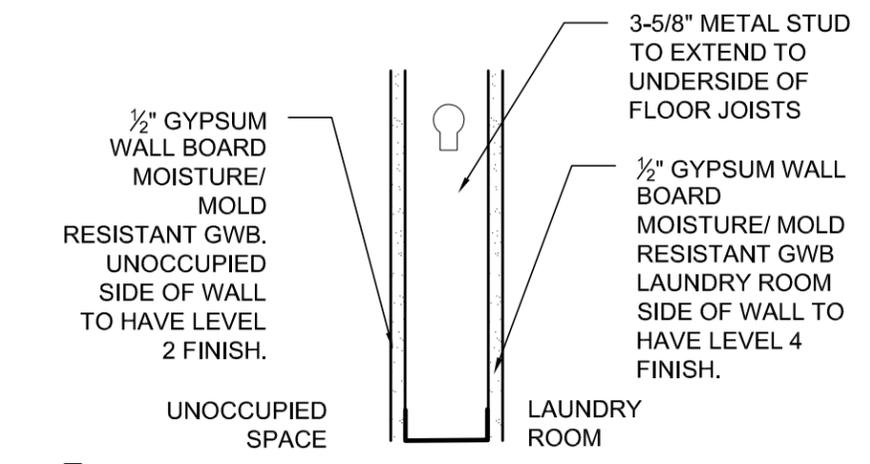
- BASEMENT LIGHTING NOTES:**
1. PROVIDE FIXTURE FOR LAUNDRY AREA AND NEWLY PARTITIONED OFF AREA. EACH FIXTURE TO HAVE DEDICATED SWITCH AS NOTED ON PLAN.

CEILING		
	(ACT1) TYPE:	SUSPENDED ACOUSTICAL CEILING GRID
	MANUFACTURER:	ARMSTRONG
	MODEL/ SIZE:	TILE: CORTEGA SQUARE LAY-IN 24X48, GRID: PRELUDE XL 15/16" T-BAR

- BASEMENT CEILING NOTES:**
1. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.
 2. MEASURE EACH CEILING AREA AND ESTABLISH LAYOUT OF ACOUSTICAL TILES TO BALANCE BORDER WIDTHS AT OPPOSITE CEILING EDGES UNLESS OTHERWISE NOTED. AVOID USE OF LESS THAN HALF WIDTH TILE AT BORDERS.
 3. ALL PANELS, DIFFUSERS, AND COVER PLATES TO BE FACTORY PAINTED WHITE.
 4. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
 5. COORDINATE WITH ARCHITECT MAXIMUM CEILING HEIGHT FOR EACH AREA PRIOR TO INSTALLATION.

PAINT - P		
	MANUFACTURER:	BENJAMIN MOORE
	COLOR/ NO:	TBD
	FINISH:	SEMIGLOSS

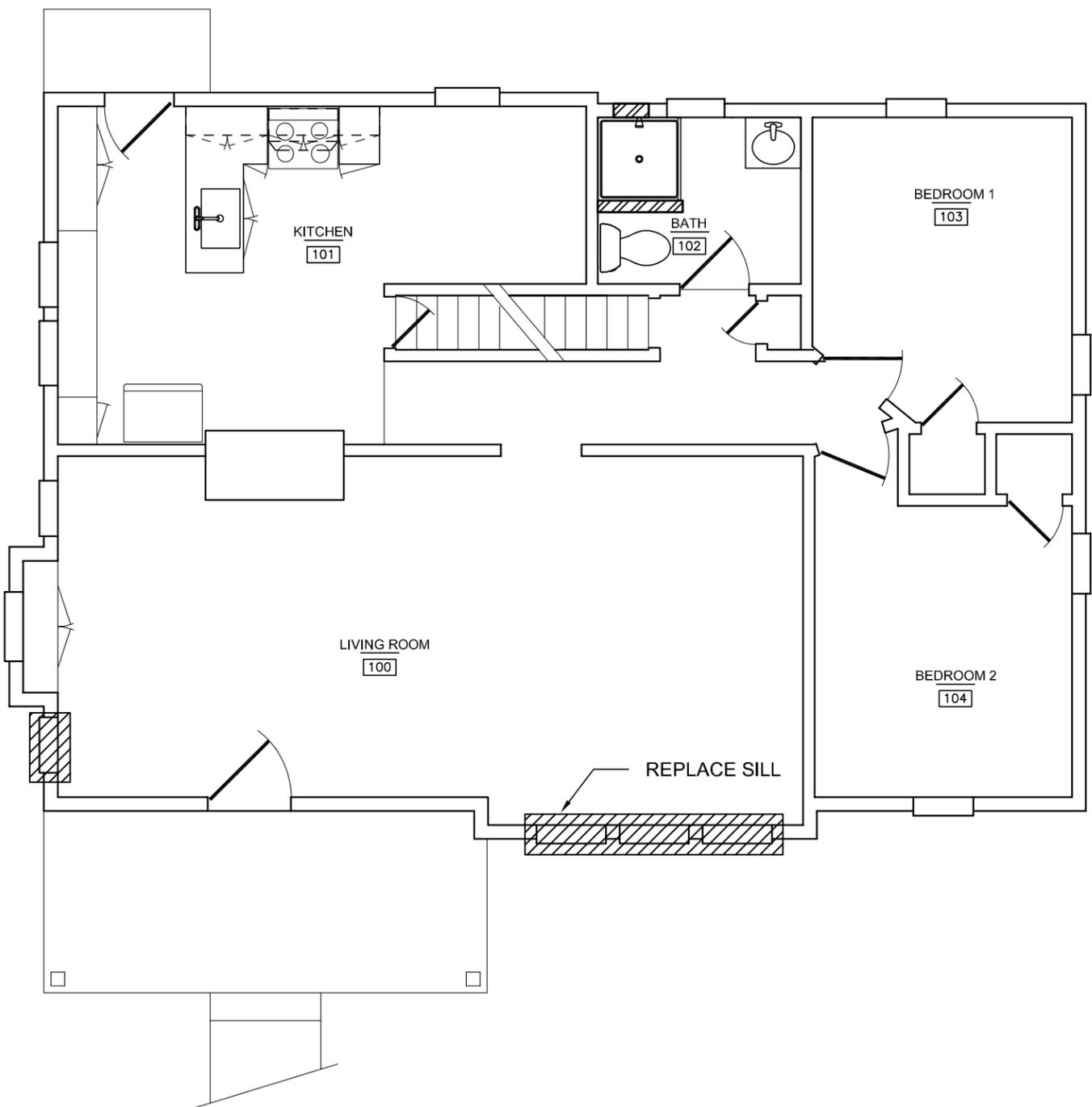
DOOR SCHEDULE		
	SIZE/ TYPE:	3'-0" X 6'-8" X 1-3/4" METAL, PAINTED
	FRAME:	HOLLOW METAL
	HARDWARE:	BEST COREMAX 9K73AB, 15DS3 626 FINISH UNIVERSITY TO PROVIDE CORE



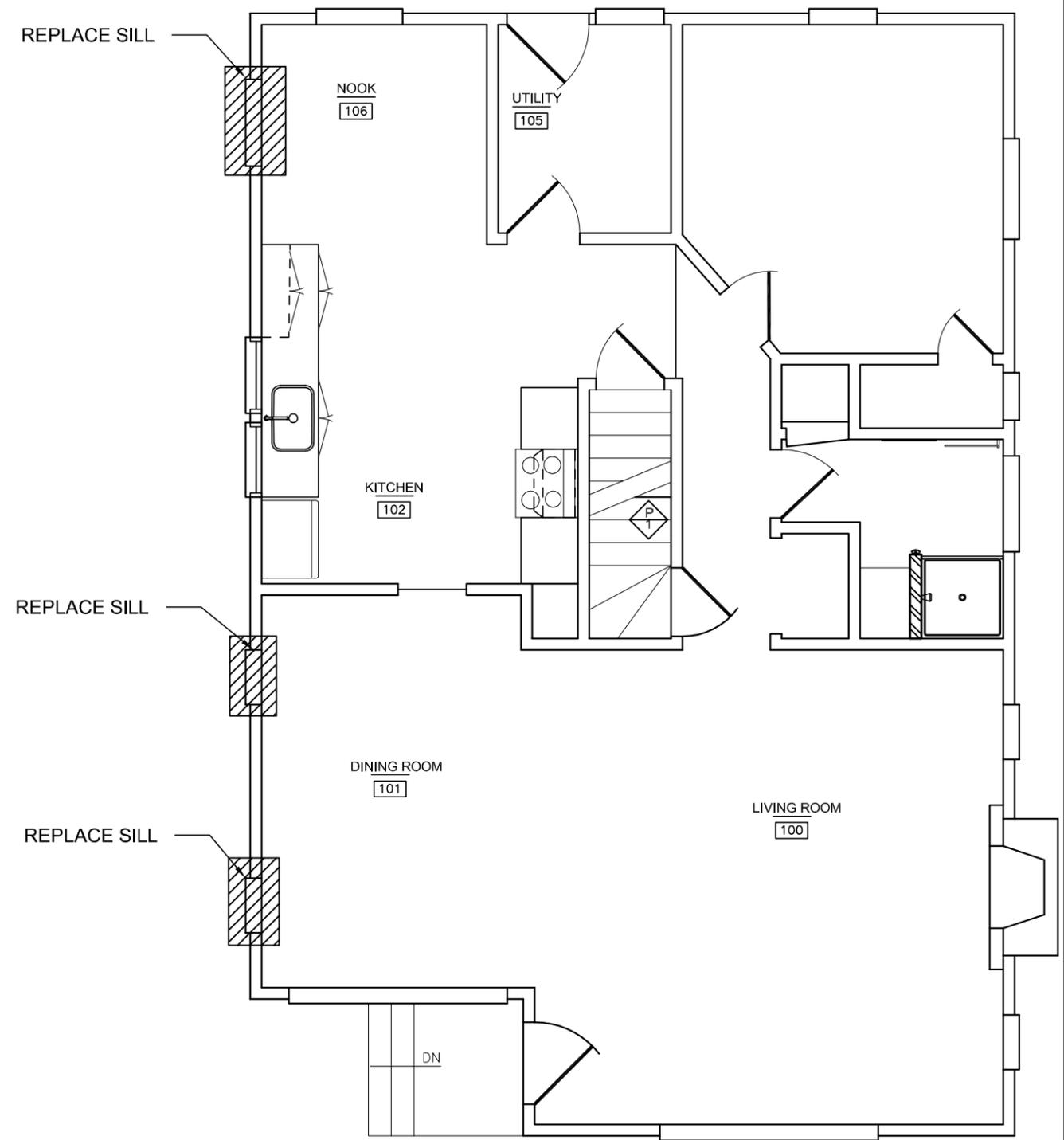
2 WALL ASSEMBLY AT BASEMENT
SCALE: 1-1/2" = 1'

REVISIONS	
NO.	DATE

2017 CAMPUS HOUSE
RENOVATIONS
PRICING SET
NOT FOR CONSTRUCTION
03.29.17



1 3211 N. 17TH ST
FIRST FLOOR SILL REPLACEMENT PLAN
SCALE: 3/16" = 1'



2 3207 N. 11TH ST
FIRST FLOOR SILL REPLACEMENT PLAN
SCALE: 1/4" = 1'

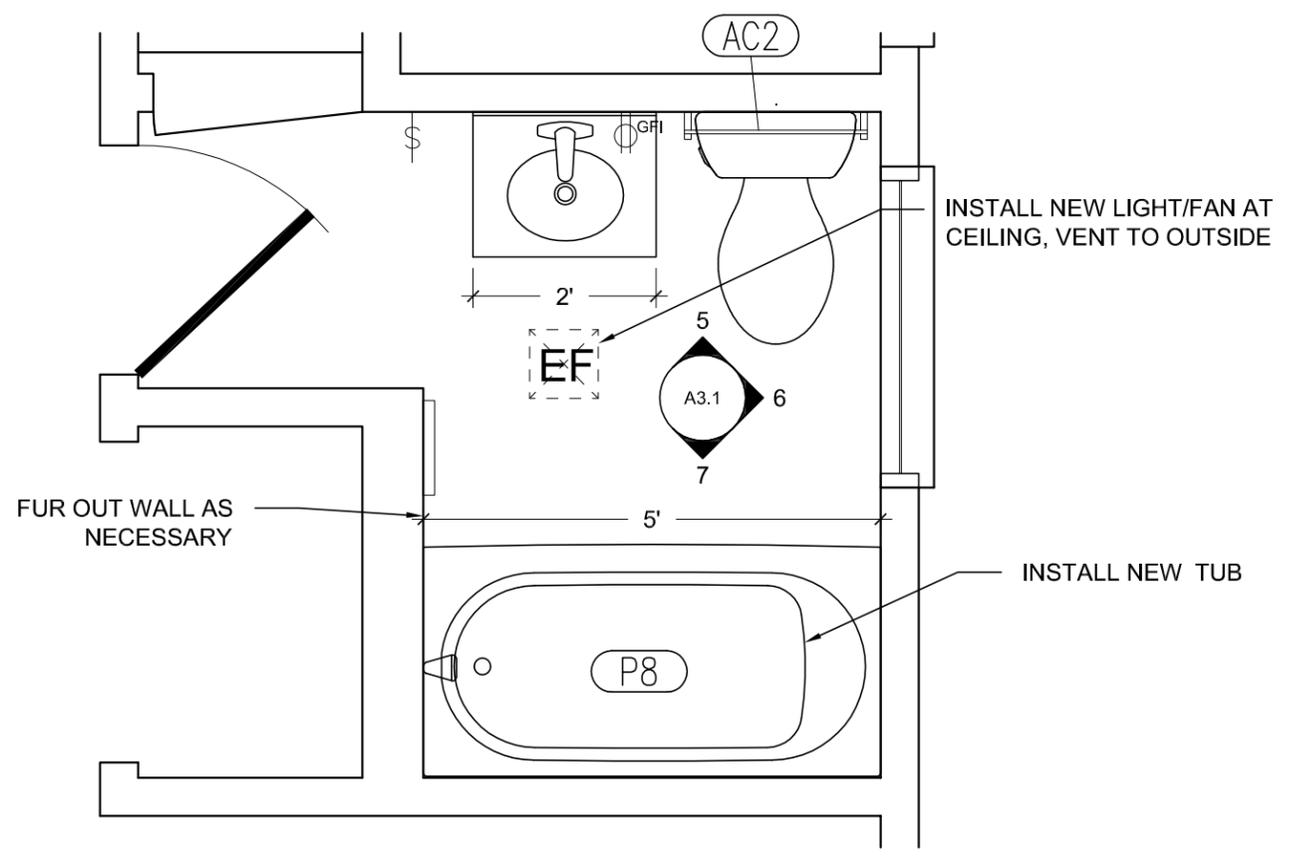


REVISIONS	
NO.	DATE

REVISIONS	
NO.	DATE

**2017 CAMPUS HOUSE
RENOVATIONS**
 PRICING SET
 NOT FOR CONSTRUCTION
 03.29.17

3207 N. 11TH ST



1 BATHROOM 104 PLAN
SCALE: 1/2" = 1'

University of Puget Sound
Capital Development
1500 North Warner Street
#1058
Tacoma, WA 98416

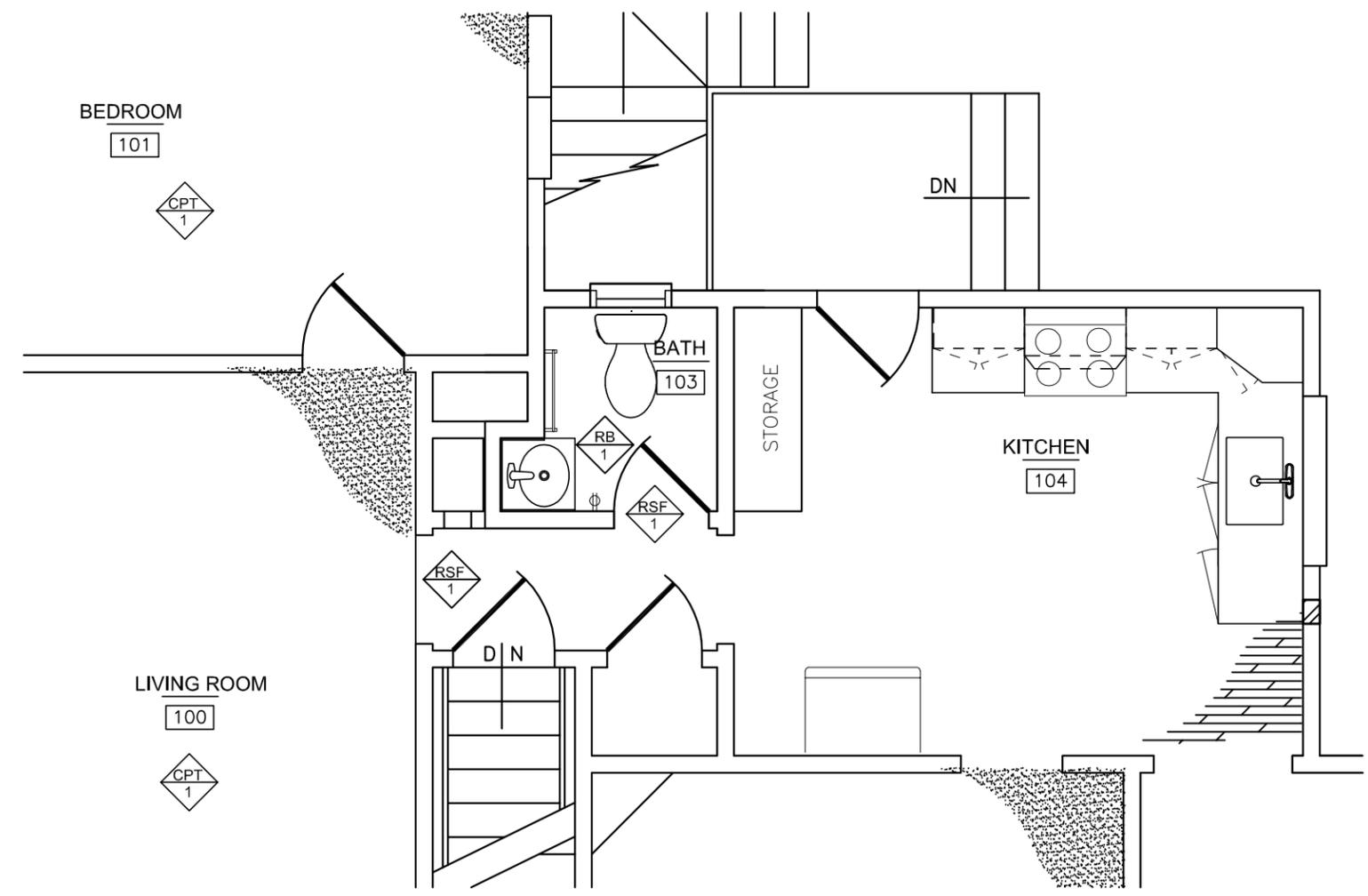
REVISIONS	
NO.	DATE

DESCRIPTION

**2017 CAMPUS HOUSE
RENOVATIONS**
 PRICING SET
 NOT FOR CONSTRUCTION
 03.29.17

1120 N. ALDER ST

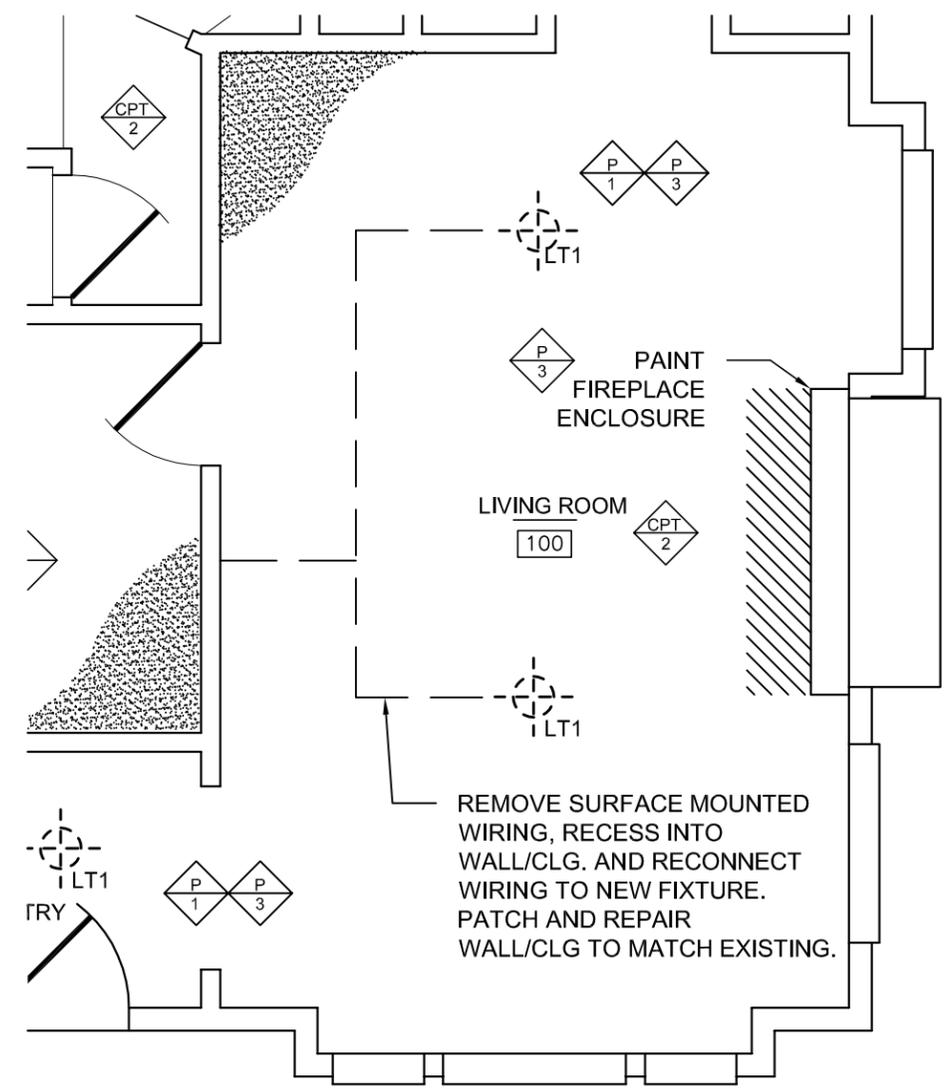
SK-006



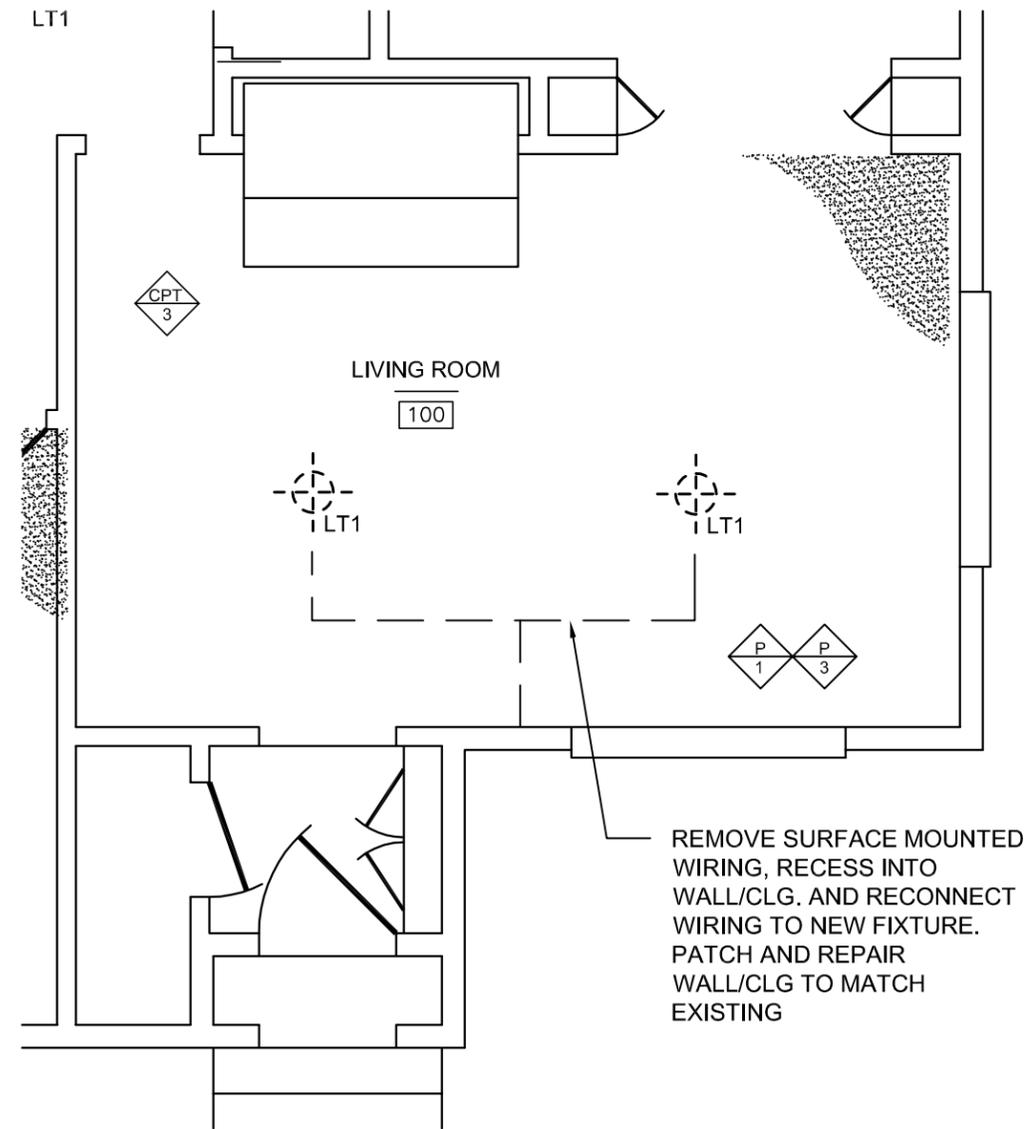
1 PLAN
SCALE: 1/4" = 1'

REVISIONS	
NO.	DATE

**2017 CAMPUS HOUSE
RENOVATIONS**
 PRICING SET
 NOT FOR CONSTRUCTION
 03.29.17



1 LIVING ROOM PLAN- 3207 N. 17th.
SCALE: 1/4" = 1'



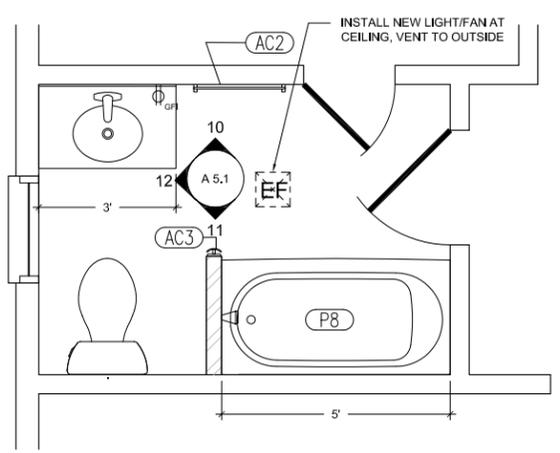
2 LIVING ROOM PLAN- 1210 N. ALDER ST
SCALE: 1/4" = 1'

University of Puget Sound
Capital Development
1500 North Warner Street
#1058
Tacoma, WA 98416

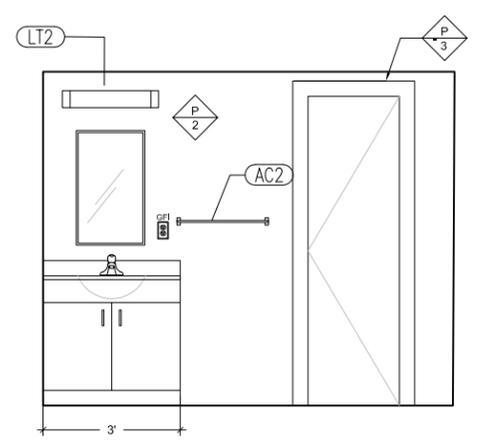
REVISIONS	
NO.	DATE

REVISIONS	
NO.	DATE

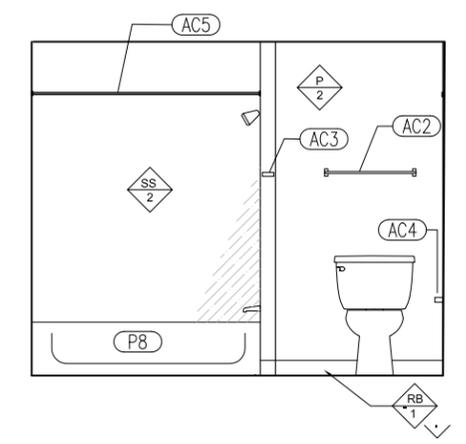
**2017 CAMPUS HOUSE
RENOVATIONS**
PRICING SET
NOT FOR CONSTRUCTION
03.29.17



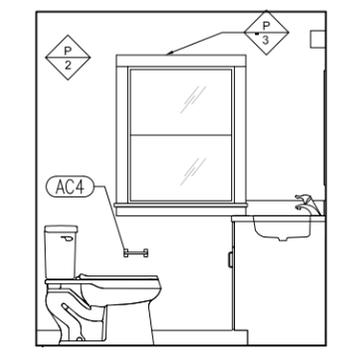
9 BATHROOM 203 - PLAN
SCALE: 1/2" = 1'
PLAN



10 BATHROOM 203 - ELEVATION
SCALE: 1/2" = 1'



11 BATHROOM 203 - ELEVATION
SCALE: 1/2" = 1'



12 BATHROOM 203 - ELEVATION
SCALE: 1/2" = 1'