

ADDENDUM NO. 002
MAY 21, 2024

**HOUSING AUTHORITY OF THE CITY OF GOLDSBORO
GOLDSBORO, NORTH CAROLINA
RENOVATION TO FAIRVIEW APARTMENTS – NC 15-1 & NC 15-3
#6041-B**

The following items or modifications to original Plans and Project Manual shall be included as part of the contract work. All general conditions, special conditions, etc., as originally specified shall apply to these items.

ITEM #1: Responses to Contractor Questions

- Q1:** I've been told by a concrete contractor that the slope of the concrete ADA sidewalk shall be a maximum of 2% or degrees or less of the travelable area and is to be measured with a straight edge level.
Can you make a statement about this for everyone bidding?
- R1:** The cross slope of any walk shall be 2% maximum. The running slope of a walk shall not exceed 1:20 or 5% maximum. Anything over 1:20 is considered a ramp and a ramp shall have handrails on both sides which extend 12" beyond the ramp.
- Q2:** Is moisture resistant drywall required in the bathrooms?
- R2:** See Specification Section 092017 Gypsum Drywall, page 1, Type, Provide moisture resistant drywall at the baths, washer/dryer closets and mechanical closets. This applies to all apartments.
- Q3:** What is the floor covering in the Linen closets that are inside the bathrooms? LVT or ceramic?
- R3:** A linen closet inside the bathroom shall have the same floor finish as the bathroom, Ceramic tile. A linen closet inside a bedroom or hall shall have the same floor finish as the room that it is in.
- Q4:** Are you still accepting questions in reference to the Renovation to Fairview Apartments with Goldsboro Housing Authority?
- R4:** We are taking questions from the Prime Bidders on this project.
- Q5:** I was wondering if you had any opportunities with the project around Community Engagement.
- R5:** We are not involved with any Community Engagement on this project.
- Q6:** I also wanted to refer a few developers to the project as well.
- R6:** This is a rehab project, and there is no need for a development partner on this project.
- Q7:** In the specifications, PDF page 314, it calls for shower curtain hooks and shower curtains at "roll-in showers only".
On the bathroom elevation of sheet A6.1.02 it shows a roll-in shower. This does not appear on the site plans, floor plans nor plumbing drawings/schedule.
Please clarify as to what units are to receive the roll-in shower, or if it no longer applies to this project.
- R7:** Refer to Drawing Sheet A6.4, Bathroom Keynote #2. Per Keynote, provide a roll-in shower at two of the handicap units and tubs at other handicap units. See Plumbing Fixture Schedule, P-6 and drawing sheet P2.1.

Q8: We have a question regarding the requirement for the Contractor to furnish Builder's Risk Insurance for the Goldsboro project (see references below).
In order to obtain an accurate estimate for this coverage, we need to know what is expected to be covered. Are we expected to provide coverage for just our work or are we to provide coverage for the existing structure, including foundations, as well. The difference in premium cost can be rather large and on the upper end around 6-digits. So, we want to be as accurate as possible.
Please let us know what we should base the coverage on.

In the Notice To Bidders, page 2 of 5, second bulleted paragraph, it states "Contractor shall carry Builder's Risk Insurance on units from time he takes control of up to the time that the owner takes back the units."

Form HUD-5370, page 13, clause 36.b it states "...the Contractor shall furnish the PHA with a certificate of insurance evidencing that Builder's Risk (fire and extended coverage) Insurance on all work in place and/or materials stored at the building site(s), including foundations and building equipment, is in force."

In the Supplemental General Conditions, page 12 of 13, clause 37 it references page 12, section 36 of HUD-5370 but does not directly mention Builder's Risk Insurance.

R8: The reference to Page 12 is in regard to Section 36 Insurance which continues on page 13.

Builder's Risk Insurance is required to be in place but Contractor may cover by Phase; that is all buildings under the control of the contractor are to be covered by Contractor's Builder's Risk. Prior to the Owner releasing buildings to the Contractor and after return of the building to the Owner, the owner will provide insurance.

Q9: The hardware specification calls for the door hardware to have the finish 32D, which is a dull stainless steel.
Usually, we see the specification for a US26D finish, which is a dull chrome on steel.
Since we are accustomed to seeing the US26D finish specified, we have to ask if the 32D finish is what is intended to be used on this project.

R9: The Owner has indicated the hardware shall be US15 Satin Nickel across the board.

Specification Section 087100 – Door Hardware has been revised to modify the finish on the full mortise hinges.

See attached Revised Specification Section 087100 – Door Hardware.

Q10: Can the Bid Date be delayed past May 30, 2024?

R10: The Owner has decided not to delay the bid past May 30, 2024. The Bid Date shall remain as noted in Addendum No. 001.

Q11: Can I have the CADD Files for this project?

R11: CADD Files are not available for this project.

ITEM #2: Reminder

Questions are to be submitted in writing to bids@stognerarchitecture.com.

Contractors who call with questions will be directed to submit those questions in writing.

ATTACHMENTS:

- **DRAWINGS**
 - NONE
- **FILES**
 - Specification Section 087100 – Door Hardware (Revised Addendum No. 002) – 8 Pages

END OF ADDENDUM NO. 002

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615 EAST BROAD AVENUE
ROCKINGHAM, NC 28379**

SECTION 087100 - DOOR HARDWARE (REVISED ADDENDUM NO. 002)**PART 1 - GENERAL****1.1 SUMMARY**

- A. This Section includes the following:

1. Door hardware for Apartments.

1.2 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Samples: For each exposed finish.
- C. Product certificates test reports.
- D. Other Action Submittals:
1. Door Hardware Sets: Prepared by or under the supervision of Architectural Hardware Consultant, detailing fabrication and assembly of door hardware, as well as procedures and diagrams.
- a. Format: Use same scheduling sequence and format and use same door numbers as in the Contract Documents.
- b. Content: Include the following information:
- 1) Identification number, location, hand, fire rating, and material of each door and frame.
- 2) Type, style, function, size, quantity, and finish of each door hardware item.
- 3) Complete designations of every item required for each door or opening including name and manufacturer.
2. Keying Schedule: Hardware consultant shall meet with Owner and Architect to coordinate keying schedule and requirements of keying new hardware. Provide keying schedule based on meeting coordinations.
- E. Pinning: At end of project, provide owner with keying information, for entire project.

1.3 QUALITY ASSURANCE

- A. Installer Qualifications: An employer of workers trained and approved by lock manufacturer.
1. Installer's responsibilities include supplying and installing door hardware and providing a qualified Architectural Hardware Consultant available during the course of the Work to consult with Contractor, Architect, and Owner about door hardware.
- B. Architectural Hardware Consultant Qualifications: A person who is currently certified by DHI as an Architectural Hardware Consultant and who is experienced in providing consulting services for door hardware installations that are comparable in material, design, and extent to that indicated for this Project.

1.4 COORDINATION

- A. Templates: Distribute door hardware templates for doors, frames, and other work specified to be factory prepared for installing door hardware. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing door hardware to comply with indicated requirements.

1.5 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of door hardware that fail in materials or workmanship within specified warranty period.
 - 1. Warranty Period: Three years from date of Final Acceptance.

PART 2 - PRODUCTS

2.1 SCHEDULED DOOR HARDWARE

- A. General: Provide door hardware for each door to comply with requirements in this Section and door hardware sets indicated in door and frame schedule and door hardware sets indicated in Part 3 "Door Hardware Sets" Article.
 - 1. Door Hardware Sets: Provide quantity, item, size, finish or color indicated, and named manufacturers' products or products equivalent in function and comparable in quality to named products.
- B. Designations: Requirements for design, grade, function, finish, size, and other distinctive qualities of each type of door hardware are indicated in Part 3 "Door Hardware Sets" Article. Products are identified by using door hardware designations, as follows:
 - 1. Named Manufacturers' Products: Manufacturer and product designation are listed for each door hardware type required for the purpose of establishing minimum requirements. Manufacturers' names are abbreviated in Part 3 "Door Hardware Sets" Article.
 - 2. References to BHMA Standards: Provide products complying with these standards and requirements for description, quality, and function.

2.2 HINGES, GENERAL

- A. Template Requirements: Except for hinges and pivots to be installed entirely (both leaves) into wood doors and frames, provide only template-produced units.
- B. Hinge Base Metal: Unless otherwise indicated, provide the following:
 - 1. Exterior Hinges: Brass, with stainless-steel pin body and brass protruding heads.
 - 2. Interior Hinges: Steel, with steel pin.
- C. Nonremovable Pins: Provide set screw in hinge barrel that, when tightened into a groove in hinge pin, prevents removal of pin while door is closed; for outswinging exterior doors with locks.
- D. Fasteners: Comply with the following:
 - 1. Screws: Phillips flat-head; machine screws (drilled and tapped holes) for metal doors and wood screws for wood doors and frames. Finish screw heads to match surface of hinges.

2.3 HINGES

- A. Butts and Hinges: BHMA A156.1.
- B. Template Hinge Dimensions: BHMA A156.7.

2.4 SPRING HINGES

- A. Accessibility Requirements: Comply with the following maximum opening-force requirements:

1. Non-Fire-Rated Hinged Doors: 5 lbf applied perpendicular to door.

B. Spring Hinges for Means of Egress Doors: Comply with NFPA 101. Spring hinges shall not require more than 30 lbf to set door in motion and not more than 15 lbf to open door to minimum required width.

C. Size of Units: Unless otherwise indicated, comply with manufacturer's written recommendations for size of spring hinges depending on size of door, exposure to weather, and anticipated frequency of use. Provide factory-sized closers, adjust to meet field conditions and requirements for opening force.

2.5 LOCKS AND LATCHES, GENERAL

A. Accessibility Requirements: Provide operating devices that do not require tight grasping, pinching, or twisting of the wrist and that operate with a force of not more than 5 lbf.

B. Latches and Locks for Means of Egress Doors: Comply with NFPA 101. Latches shall not require more than 15 lbf to release the latch. Locks shall not require use of a key, tool, or special knowledge for operation.

C. Backset: 2-3/4 inches, unless otherwise indicated.

D. Strikes: Manufacturer's standard strike with strike box for each latchbolt or lock bolt, with curved lip extended to protect frame, finished to match door hardware set.

2.6 MECHANICAL LOCKS AND LATCHES

A. Bored Locks: BHMA A156.2, Grade 2.

2.7 DOOR BOLTS

A. Dustproof Strikes: BHMA A156.16, Grade 1.

B. Manual Flush Bolts: BHMA A156.16, Grade 1 unless Grade 2 is indicated; designed for mortising into door edge.

2.8 LOCK CYLINDERS

A. Standard Lock Cylinders: Contractor shall provide and maintain construction cylinders until Final Acceptance.

2.9 KEYING

A. Keying System: Factory registered, complying with guidelines in BHMA A156.28, Appendix A. Incorporate decisions made in keying conference.

1. Grand Master Key System: Change keys, a master key, and a grand master key operate cylinders.
2. Stamping: Permanently inscribe each key with a visual key control number and include the following notation:

a. Notation: **“DO NOT DUPLICATE”**.

3. Quantity: In addition to one extra key blank for each lock, provide the following:

- a. Cylinder Change Keys: Three.
- b. Master Keys: Five.

B. Keying Materials: Provide keys of nickel silver only.

2.10 OPERATING TRIM

- A. Standard: BHMA A156.6.
- B. Materials: Fabricate from brass and bronze, unless otherwise indicated.

2.11 STOPS AND HOLDERS

- A. Stops and Bumpers: BHMA A156.16, Grade 1 unless Grade 2 is indicated.
 - 1. Provide floor stops for doors unless wall or other type stops are scheduled or indicated. Do not mount floor stops where they will impede traffic.
- B. Silencers for Door Frames: BHMA A156.16, Grade 1; neoprene or rubber; fabricated for drilled-in application to frame.

2.12 DOOR GASKETING

- A. Standard: BHMA A156.22.
- B. General: Provide continuous weather-strip gasketing on exterior doors. Provide noncorrosive fasteners for exterior applications and elsewhere as indicated.
 - 1. Perimeter Gasketing: Apply to head and jamb, forming seal between door and frame.
 - 2. Door Bottoms: Apply to bottom of door, forming seal with threshold when door is closed.
- C. Replaceable Seal Strips: Provide only those units where resilient or flexible seal strips are easily replaceable and readily available from stocks maintained by manufacturer.
- D. Gasketing Materials: ASTM D 2000 and AAMA 701/702.

2.13 THRESHOLDS

- A. Standard: BHMA A156.21.
- B. Accessibility Requirements: Bevel raised thresholds with a slope of not more than 1:2. Provide thresholds not more than 1/2 inch high.
- C. Thresholds for Means of Egress Doors: Comply with NFPA 101. Maximum 1/2 inch high.

2.14 FABRICATION

- A. Base Metals: Produce door hardware units of base metal, fabricated by forming method indicated, using manufacturer's standard metal alloy, composition, temper, and hardness. Furnish metals of a quality equal to or greater than that of specified door hardware units and BHMA A156.18. Do not furnish manufacturer's standard materials or forming methods if different from specified standard.
- B. Fasteners: Provide screws according to commercially recognized industry standards for application intended, except aluminum fasteners are not permitted. Provide Phillips flat-head screws with finished heads to match surface of door hardware, unless otherwise indicated.
- C. Finishes: BHMA A156.18, as indicated in door hardware sets.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Steel Doors and Frames: Comply with DHI A115 Series. Drill and tap doors and frames for surface-applied door hardware according to ANSI A250.6.
- B. Wood Doors: Comply with DHI A115-W Series.
- C. Mounting Heights: Mount door hardware units at heights indicated as follows unless otherwise indicated or required to comply with governing regulations.
 - 1. Standard Steel Doors and Frames: DHI's "Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames."
 - 2. Wood Doors: DHI WDHS.3, "Recommended Locations for Architectural Hardware for Wood Flush Doors."
- D. Install each door hardware item to comply with manufacturer's written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work specified in Division 9 Sections. Do not install surface-mounted items until finishes have been completed on substrates involved.
- E. **Thresholds: Set thresholds for exterior doors in full bed of sealant complying with requirements specified in Division 7 Section "Joint Sealants."**
- F. Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.

3.2 FIELD QUALITY CONTROL

- A. Independent Architectural Hardware Consultant: Owner may engage a qualified independent Architectural Hardware Consultant to perform inspections and to prepare inspection reports.

3.3 DOOR HARDWARE SETS

(Continued next page)

HARDWARE SCHEDULE - APARTMENTS

<u>HARDWARE SET NO.</u>	<u>LOCATION</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
<u>HD-1</u>	ENTRY DOORS FRONT & REAR, EXCEPT HANDICAP ACCESSIBLE & 1 BEDROOM	1	DEADBOLT - SCHLAGE KEYLESS TOUCHSCREEN WITH THUMB TURN
		1	PASSAGE SET
		1.5 PR.	HINGES
		1	DOOR SWEEP
		1	WEATHER STRIPPING
		1	THRESHOLD
		1	DOORSTOP
		1	PEEP SITE
<u>HD-1A</u>	ENTRY DOORS FRONT & REAR	1	DEADBOLT - SCHLAGE KEYLESS TOUCHSCREEN WITH LEVER
	(ACC. APARTMENTS)	1	PASSAGE SET
	& 1 BEDROOM	1.5 PR	SPRING HINGES
		1	DOOR SWEEP
		1	WEATHER STRIPPING
		1	THRESHOLD
		1	DOORSTOP
		2	PEEP SITE
<u>HD-2</u>	BEDROOM DOORS/ BATHROOM DOORS	1	PRIVACY SET
		1.5 PR.	HINGES
		1	DOOR STOP
<u>HD-3</u>	CLOSET	1	PASSAGE SET
	DOORS (Single Doors)	1.5 PR.	HINGES
		1	DOOR STOP

(Continued)

<u>HARDWARE SET NO.</u>	<u>LOCATION</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
<u>HD-4</u>	LAUNDRY, CLOSET	2	DUMMY SET
	(Pair Doors)	3 PR.	HINGES
		1	DOOR STOP
		2	MAGNETIC CATCH – HEAVY DUTY
<u>HD-5</u>	HVAC/WATER HEATER CLOSET	1	DEADBOLT – KEYED
	(Single Doors)	1.5 PR.	HINGES
		1	DOOR SWEEP
		1	THRESHOLD
		1	DOOR STOP

LOCKSETS BY SCHLAGE, GRADE 2, ANSI A156.2, FINISH SATIN NICKEL.

DEADBOLT FOR USE ON FRONT AND REAR ENTRY DOORS: (NO SUBSTITUTIONS, TO MATCH OWNERS EXISTING SYSTEM) – SCHLAGE KEYLESS TOUCHSCREEN DEADBOLT #BE 375 VCam69, STYLE CAMELOT, FINISH SATIN NICKEL. 2 YEAR BATTERY LIFE WITH LOW BATTERY ICON, 9V BATTERY BACK-UP; FINGERPRINT RESISTANT TOUCHSCREEN. PRE-PROGRAMMED WITH TWO ACCESS CODE; HOLDS 19 CODES. PROVIDE WITH THUMB TURN AT STANDARD APARTMENTS AND LEVER HANDLE AT HANDICAP APARTMENTS, CAMELOT TRIM AND ACCENT LEVER # FE695 CAM619ACC. LIFETIME GUARANTEE.

DEADBOLT FOR HVAC/WATER HEATER CLOSET: SCHLAGE J-SERIES JD60 619 SATIN NICKEL. KEY ONE SIDE, THUMB TURN INSIDE; ALL KEYED ALIKE. 5 YEAR FINISH WARRANTY, LIFETIME MECHANICAL WARRANTY. GRADE 3. 5 PIN, C KEY WAY WITH TWO (2) KEYS.

PASSAGE SET AT HANDICAP UNITS AND 1 BEDROOM: SCHLAGE ACCENT HALL, CLOSET, AND ENTRY LOCK F10 ACC 619, SATIN NICKEL. LEVER DESIGN, ALWAYS UNLOCKED. LIFETIME FINISH AND MECHANICAL GUARANTEE. CERTIFIED COMMERCIAL GRADE 2. ADA COMPLIANT. ANSI/BHMA A156.2.

PRIVACY SET AT HANDICAP UNITS AND 1 BEDROOM: SCHLAGE ACCENT LEVER FOR BEDROOM AND BATHROOM. F40 ACC 619 SATIN NICKEL. PUSH BUTTON AUTOMATICALLY UNLOCKS FROM THE INSIDE WHEN THE LEVER IS ROTATED OR FROM OUTSIDE WITH A PIN. LIMITED LIFETIME FINISH AND MECHANICAL WARRANTY. COMMERCIAL GRADE 2. ANSI/BHMA A156.2.

PRIVACY SET: SCHLAGE BOWERY KNOB FOR BATHROOM AND BEDROOM EXCEPT HANDICAP AND 1 BEDROOM: F40 BWE 619, SATIN NICKEL, PUSH BUTTON INSIDE UNLOCKS WHEN HANDLE ROTATED OR FROM OUTSIDE WHEN PIN INSERTED. GRADE 2/AAA BHMA CERTIFIED LIMITED LIFETIME MECHANICAL AND FINISH WARRANTY.

PASSAGE SET: SCHLAGE BOWERY KNOB ENTRY, HALL, AND CLOSET LOCK EXCEPT HANDICAP AND 1-BEDROOM; F10BWE 619 SATIN NICKEL. GRADE 2/AAA CERTIFIED BHMA. LIMITED LIFETIME MECHANICAL AND FINISH WARRANTY. GRADE 2.

DUMMY SET:

NON-HANDICAP: BOWERY KNOB, SATIN NICKEL.

HANDICAP AND 1 BEDROOM: ACCENT LEVER, SATIN NICKEL. LIMITED LIFETIME MECHANICAL AND FINISH WARRANTY.

ALL MECHANICAL CLOSETS TO BE KEYED ALIKE, VERIFY KEY SYSTEM WITH OWNER.

FULL MORTISE HINGES –

STANLEY 3.5 X 3.5, FINISH **US15 SATIN NICKEL** (INTERIOR)
STANLEY 4.5 X 4.5, FINISH **US15 SATIN NICKEL** 2060 SERIES (EXTERIOR ENTRY – FULLY ACCESSIBLE)
STANLEY 4.5 X 4.5, FINISH **US15 SATIN NICKEL** (EXTERIOR ENTRY – NON-ACCESSIBLE)
STANLEY 3.5 X 3.5 NRP, FINISH **US15 SATIN NICKEL** (INTERIOR WATER HEATER CLOSETS)

DOOR SWEEP: PEMKO 216 SNFG (ENTRY DOORS)

DOOR SWEEP: PEMKO 307PWV (WATER HEATER CLOSET DOORS)

WEATHER STRIPPING: PEMKO 297 APK (ALL SIDES)

THRESHOLD: PEMKO 252 AFG (ENTRY DOORS)

THRESHOLD: PEMKO 151 D36 (WATER HEATER CLOSET DOORS)

PEEP SITE: 190 DEGREE DOOR VIEWER, UL LISTED - ROCKWOOD 622 STNN,

MAGNETIC CATCH: IVES 326

WALL STOP: SAV-A-WALL MODEL - 5" DIA., POLY-VINYL DISC WITH DOUBLE SIDED FOAM TAPE - PROVIDE WALL STOP AT ALL DOORS WHERE DOOR WILL SWING AGAINST WALL OR ANOTHER DOOR.

END OF SECTION 087100

Revised
Addendum No. 002