**Peninsula Housing Authority**
**Eklund at Gales Apartments**

[RFM Project Number 2023093.02]

**ADDENDUM # 02**
August 21, 2026

**TO ALL BIDDERS:**

The Bid Documents issued on Monday August 3, 2026 for the project noted above are amended by this Addendum # 02.

Receipt of this addendum shall be acknowledged by inserting its number in the space provided on the Bid Form.

## LIST OF BIDDERS / INTERESTED PARTIES

Requests were received to provide a list of any Bidders or Interested Parties who may submit bids on this project. The following is the Owner's list as currently understood, including attendees of the Pre-Bid Conference, and others who did not attend:

| Company | Contact Names |
|---|---|
| Deacon Construction | Bob Murphy, Chuck Morelli |
| Johnson Electric Company | Marissa LaJambe |
| Bryer Company | Chris Hagen |
| CED | Tim Amoit |
| Neeley Construction | Angela Bankhead, Jolee Boulet, Caleb Bernt, Korey Smith |
| Johnson Electric Company | Wayne Johnson |
| Johnson Mechanical | Brad Cline |
| Hoch Construction | Carrie Priest, Kyle Priest |
| ICI | Anthony |
| HB Hansen | Erik |
| Pro Circuit | Jarin G |
| JDs Excavating | James G |
| Clark Construction | Marty Sievertson, Frances Thomas |
| Precision | Dakota Ransom |

## PROJECT MANUAL ITEMS

Updated full Specs Sections are being provided, where any content within a given section was revised due to Bidder Questions received. Updated sections include the following, provided as separate attachments, with revisions made being clouded or otherwise indicated for clarity:

**Procurement and Contracting Requirements – Div. 00**
Section 002113 – Instructions to Bidders

**General / Architectural / Structural**

Section 061000 – Rough Carpentry
Section 061753 – Shop-Fabricated Wood Trusses
Section 062000 – Finish Carpentry
Section 074113 - Metal Roof Panels
Section 077200 – Roof Accessories
Section 104400 – Fire Protection Specialties
Section 323119 – Decorative Metal Fences and Gates
Section 323500 – Screening Devices

**Civil**
Section 321200 – Flexible Paving

**Landscape / Irrigation**
Section 032800 - Irrigation.
Section 032113.16 – Mulching
Section 032119.16 – Topsoil Placement and Grading

**Electrical**
Section 260505 – Electrical Basis of Design Systems Narrative

## DRAWINGS

Updated drawing sheets are being provided where any content within a given sheet was revised due to Bidder Questions or for clarification. Updated drawings sheets include the following, with changes clouded for ease of finding the revised information:

**Architectural**

| | |
|---|---|
| A00.02 | DRAWING INDEX, GENERAL INFORMATION |
| A03.01 | ASSEMBLY TYPES |
| A04.02 | ACCESSIBILITY GUIDELINES - SITE |
| A11.01 | SITE PLAN |
| A12.01 | SITE DETAILS |
| A22.01 | FLOOR PLAN – LEVEL 1 |
| A22.02 | FLOOR PLAN – LEVEL 2 |
| A23.01 | FINISH PLAN – LEVEL 1, FINISH SCHEDULES |
| A23.02 | FINISH PLAN – LEVEL 2, FINISH SCHEDULES |
| A24.01 | REFLECTED CEILING PLAN – LEVEL 1 |
| A24.02 | REFLECTED CEILING PLAN – LEVEL 2 |
| A25.01 | ROOF PLAN |
| A26.00 | UNIT EQUIPMENT SCHEDULE |
| A26.01 | TYPICAL 1-BEDROOM UNIT PLANS – ICC A117.1 TYPE B |
| A26.02 | CORNER 1-BEDROOM UNIT PLANS – ICC A117.1 TYPE B |
| A26.03 | 2-BEDROOM UNIT PLANS – ICC A117.1 TYPE B |
| A26.04 | 2-BEDROOM UNIT PLANS – ICC A117.1 TYPE A |
| A26.05 | 1-BEDROOM UNIT PLANS – ICC A117.1 TYPE A |
| A31.02 | EXTERIOR ELEVATIONS |
| A33.02 | WALL SECTIONS |
| A34.01 | INTERIOR ELEVATIONS |
| A40.03 | VERTICAL CIRCULATION DETAILS |
| A51.01 | EXTERIOR DETAILS |

A51.02 EXTERIOR DETAILS
A51.03 EXTERIOR DETAILS
A51.04 EXTERIOR DETAILS
A60.01 DOOR SCHEDULE, DOOR & FRAME TYPES, DOOR DETAILS
A71.01 INTERIOR SECTION DETAILS
A73.01 CASEWORK DETAILS

**Civil**

C20.00 GRADING AND DRAINAGE PLAN
C30.20 UTILITY PROFILES
C40.00 PAVING PLAN
C40.10 PAVING DETAILS

**Landscape / Irrigation**

L1.00 LANDSCAPE PLAN
L2.04 IRRIGATION DETAILS

**Electrical**

E0.01 ELECTRICAL LEGEND & ABBREVIATIONS
E0.10 POWER RISER
E0.14 PANEL SCHEDULES
E11.01 ELECTRICAL SITE PLAN
E22.01 P&LV PLAN – LEVEL 1
E22.02 P&LV Plan – LEVEL 2
E31.01 LIGHTING SITE PLAN
E32.01 LIGHTING PLAN – LEVEL 1

## SUBSTITUTION REQUESTS

ITEM 1. Section 074213 – Metal Wall Panels
a. Substitution Item: TBC 7.2 Rib, TBC Flush, Axis C102
b. **Determination**: Accepted, assuming color-matched flashing is available and will be provided.

ITEM 2. Section 074113 – Metal Roof Panels
a. Substitution Item: TBC Super Seam
b. **Determination**: Accepted, assuming color-matched flashing is available and will be provided.

## CLARIFICATION QUESTIONS

A list of all Bid Period questions received follows. Due to the extent and timing, not all are answered here. Any questions asked but not responded to in this Addendum are intended to be addressed in a separate Addendum to follow (**items in red**).

1. Sheet E31.01 shows fixtures E1A - is this fixture E1 on the fixture schedule?
   a. **Response**: Correct.

2. Please verify that fixtures ending in "X" are to have emergency battery backup.
    a. **Response**: Correct.

3. Fixtures E2, F1, and D1 appear to only be shown as emergency fixtures (X) - is this correct?
    a. **Response**: Correct.

4. Sheet A04.02 labels EV chargers as "OFIC". Sheet E11.01 shows (5) EV locations without this designation - please verify if these are owner furnished, contractor installed?
    a. **Response**: Correct, Owner-furnished, Contractor-installed.

5. Sheet A26.03 shows type "B" 2-Bed plans. Electrical drawings only provide panel schedules, P&LV and Lighting plans for type "A" 2-bed. Please provide unit details for type 2-B.
    a. **Response**: Upon reviewing the enlarged floor plans in the Architectural drawings, the floorplans are virtually identical (Type A vs Type B) with the difference being in the height of counters and removable cabinets at Type A sinks and kitchen work spaces. The contractor should be able to ascertain what they will need for both unit types based on what is shown (IE ADA unit vs Standard unit).

6. You have it called out as being serviced by the City of Port Angeles for the electrical service, I believe that this area is served by Clallam Co PUD.I believe that Clallam PUD required an outdoor CT can for 600amp three phase service.
    a. **Response**: Bidder is correct, erroneous information received – Clallam PUD is the electrical utility for this site.

7. 26 09 13 – Energy Metering and Management system. Maybe I am missing something, but I do not see any locations on the plans that indicate what points are required to be monitored for this system.You only have specifications for switch gear and panel boards. The Panel Board spec has Square D NQ and NF breakers, are the panels in the units required to be panel board, or will load centers be acceptable?
    a. **Response**: Energy: The building is less than 25,000 square feet, thus additional metering and data procurement systems prescribed in 2021 WSEC section C409 are not required.

8. The Reflected Ceiling sheets show a large portion of the ceilings as open to structure per the legend. This does not match floor and roof types. Are there any interior open to structure areas?
    a. **Response**: Legend has been updated. No interior spaces are open to structure.

9. 7/A12.01 shows a post per manufacturer recommendations. Longboard provides privacy beams and what they call a post for inserting the beams but not the actual structural posts that hold the Longboard posts and privacy beams upright. Is the contractor required to provide engineering for these trash enclosure posts? If not, what size posts are required for the trash enclosure?
    a. **Response**: Refer to revised drawing sheet included in this addendum. Intent is for a bidder-designed fence system using the component types indicated. Bidder shall obtain/provide engineering and calculations for any structural components needed.

10. 7/A12.01 shows a concrete footing and says to refer to structural. There is no structural detail for these trash enclosure footings. Please provide a structural detail for the trash enclosure footings.
    a. **Response**: Refer to revised drawing sheet included in this addendum. Intent is for a bidder-designed fence system using the component types indicated. Bidder shall obtain/provide engineering and calculations for any structural components needed.

11. 6/A40.03 shows ¾" gypsum cement topping on wood framed treads and risers. This is not a typical detail for a wood framed stair. Would it be acceptable to install an appropriate sheet product underlayment on the treads and risers for the LVT flooring instead of the gypsum cement topping?
    a. **Response**: Reference to gypsum topping has been revised. See addendum drawings.

12. Section 113013 Residential Appliances Equipment Schedule on A26.00 lists Metropolitan Appliances as the supplier. Will the architect/owner accept other appliance suppliers, such as General Builders Supply located in Auburn, WA?
    a. **Response**: The listed suppliers were identified to indicate a known source for the specific appliance models / brands called for. We are not looking for substitute models / brands of appliances. Other suppliers are acceptable only if they can provide the same appliance models called for. (Very tight dimensional limits in units was one factor governing the particular appliance models selected).

13. Page A03.01 floor/ceiling type F3 shows no insulation however, building sections and wall sections are showing insulation at the F3 floor/ceilings. Do the type F3 floor/ceiling get insulation? If so, what is the R value?
    a. **Response**: Insulation is for acoustical separation. F3 assembly revised to show R-30..

14. You only have specifications for switch gear and panel boards. The Panel Board spec has Square D NQ and NF breakers, are the panels in the units required to be panel board, or will load centers be acceptable?
    a. **Response**: Load centers are an acceptable alternative

15. Specifications 26 05 05 section 2.01 B describe a 1200-amp switchboard feeding an 800-amp residential metering section, and 600-amp house load panel, but one line diagram shows (2) separate 600 amps services entering building. Which service/gear description is accurate?
    a. **Response**: The one-line diagram is correct; the specs have been updated to match.

16. Sheet E0.10 one line feeder wire callout tag shows 100-amp copper with 2 phase conductors feeding the upstairs unit panels, but 200-amp aluminum with 3 phase conductors feeding the downstairs unit panels. We assume the single phase 100-amp call out is correct , but the unit panels are all shown as 3 phase on the panel schedule. Please clarify phasing and feeder size for the unit panels. Our vendors are stating that the typical meter pack setup would be 3 phases in, with a single phase out to each unit.
    a. **Response**: Drawing E0.10 should be amended to show both wire callout tags with 100A copper single phase. Unit panel schedules on sheet E0.15 will also be

amended to show as single phase.

17. Lighting control vendors are seeking clarification on the lighting control requirements. Sheet E0.30 control sequence of operations appears to show a project specific lighting control intent, but the specification appears to be less project specific and contain requirements that may or may not actually be required for this project. Can lighting control vendors assume to be required to price a system that meets the design intent of E0.30, or must they assume strictly meeting all items outline in the lighting controls specification.
    a. **Response**: Provide lighting controls based on the lighting controls matrix shown on sheet E0.30.

18. 26 05 05 section 2.02 b describes a separate meter and breaker for future EV, but one line diagram shows a 200-amp EV panel and no meter, which is accurate? If specs are accurate, please clarify meter requirements, future EV breaker location, and size.
    a. **Response**: The one-line diagram is correct.

19. 26 05 05 2.09 states each panel serving house loads shall have separate metering based on load type. There is nothing shown on the plans or one line for this. Specification section on sub metering says to refer to locations on plans. Based on specification note 26 05 05 2.09 we are assuming this means that switchboard MSB, EV-1, DP-1 and L1, which are all house panels, are required to contain a muti circuit submetering system that differentiates between the three separate load types. Please confirm our assumption or clarify the intent.
    a. **Response**: Correct.

20. Is the intent for all feeders, including those to residential unit panels to be in EMT conduit? Spec260513 only describes MC cable and NM cable wiring methods, but neither state for use with feeders.
    a. **Response**: It is allowable, but not necessary that all feeders be in EMT conduit. MC feeders are acceptable.

21. Civil and architectural plans show an electric gate and card reader but there is no provision shown for powering the gate or any access control on the electrical plans. Please provide electrical requirements for this both line voltage and any required communication wiring.
    a. **Response**: See revised Civil, Arch and Electrical drawings for further scope clarification.

22. E0.10 sheet note 4 states to determine PV inverter manufacturer and model with owner prior to bid. Please provide manufacturer and model prior to bid date if this is necessary.
    a. **Response**: This information is provided in Keynote 2 on sheet E25.01.

23. Telecomm riser diagram shown a unit smart box, as well as one data outlet and one telephone outlet for each unit. These telecomm outlets are not shown on the unit floor plans. Is there are basis of design for the smart box? Are the telephone and data outlets intended to be installed within the smart box, or separately within the units. If the outlets are separate from the smart box, is an additional cat6 cable from the smart box to telecom backboard required for a total of 3 cables to each unit?

a. **Response**: Data drops are shown on sheet E0.11 including media panel. Contractor to follow Div. 27 specifications.

24. E0.11 note one says to coordinate utility low voltage conduit size and count with utility. What should bidders assume as the size and count for bid purposes.
    a. **Response**: Provide 2-4" conduits for telephone cables. Final coordination with utility to be confirmed by contractor.

25. E11.01 shows 5 ev chargers and five separate circuits. Sheet note 2 only points to one ev charger. Is this the only charger required? If so, what is required for the other 4 locations, conduit only?
    a. **Response**: There are 5 EV charger locations, as shown on the drawings. Note 2 is intended to show that in that location, a dual head EV charger should be installed instead of a single head.

26. Sheet E22.01 and sheet E22.02 note A states to provide conduit and wire, or mc cable only for circuiting shown or implied. Does this note refer to all circuits on sheet E22.01 and E22.02 only, but NM cable is allowed for other plan sheets that do not contain this note? Also, does the note refer to the access control and fire alarm wiring, or just power?
    a. **Response**: NM cable is allowed on all levels of the project; the general notes can be amended to include this language.

27. Sheet E22.01 and sheet E22.02 note D states to provide controlled receptacles as required per Seattle energy code. There do not appear to be any receptacles within this building requiring automated control. Please verify.
    a. **Response**: This project does not have to meet Seattle Energy Code. This language can be removed.

28. E32.01 and 32,02 note E states for final luminaire selection and quantity to comply with C406.3 project targets for reduced LPD. Can bidders assume the fixture type and count called for in the plans, or should other allowances be considered?
    a. **Response**: The bidders can assume the fixture type and count called for in the plans.

29. Fire alarm specification allow only propriety fire alarms systems. These systems cannot be provided, installed, or serviced by any of the contractors in our area. Would a Silent knight fire alarm system, or other code compliant nonproprietary system be acceptable? These systems can be serviced not only by local contractors, but by any qualified fire alarm contractor, allowing for the most cost effective bidding, and future serviceability.
    a. **Response**: Designer takes no exception.

30. The fire alarm specification contain requirements that are beyond code, I.E. Voice evacuation, fire fighter handsets, etc. should the fire alarm contractor assume providing a code compliant NECET engineered design, or does the system need to include all items alluded to in plans and specs, whether they are required by code or not.
    a. **Response**: FA contractor should assume providing a code compliant NECET engineered design.

31. There is reference in the specification to a CCTV system, but no detail in plans, device counts, placement etc. please verify if CCTV system is to be installed and provide details on device type, count, and location.
    a. **Response**: No CCTV system is planned at this time.

32. There is reference in the specification to an intrusion system, but no detail in plans, device counts, placement etc. please verify if INTRUSION system is to be installed and provide details on device type, count, and location.
    a. **Response**: Security system is to be owner provided and security contractor installed.

33. There is reference in the specification to an intercom/paging system with video monitors in each unit, but no detail in plans, device counts, placement etc. please verify if INTERCOMM/PAGING system is to be installed and provide details on device type, count, and location.
    a. **Response**: Security system is to be owner provided and security contractor installed.

34. Please verify that the access control system is only for the main entry doors as shown on the electrical floor plan.
    a. **Response**: Correct, for the building. On site, the parking lot entry gate will also have access controls. See Civil, Architectural and Electrical site plans.

35. Please verify the security contractor is to supply battery powered electric door locks for each unit as alluded in the specifications; these are not shown on E sheets.
    a. **Response**: Correct, no power is required for the unit doors. Only the doors indicated on the E sheets require external power.

36. 260505 1.02 e calls for load centers and white preprinted covers for residential unit panels. Specifications call for panel boards. Are load centers allowed for residential unit panels or must they be panel boards. Also, is there leniency on the pre painted white covers, as this limits available manufacturers.
    a. **Response**: Load centers are acceptable; leniency is allowed for the pre-painted white covers.

37. 260505 2.11 a 1 says to provide power for ADA doors, but power or location is not shown on E sheets. Please clarify where ADA door power will be required.
    a. **Response**: Power shown on E22.01.

38. 260505 2.14 a1 says gc and owner to provide lighting allowance. Should electricians bid the fixture package shown, or rely on allowance provided by gc and owner?
    a. **Response**: Bid on the fixture package.

39. 2.14 4.7 says to provide claro style for all switches with standalone controls, but other portion of the specs and plans call for standard toggle. Which should bidders assume?
    a. **Response**: Unsure what 2.14 4.7 is, will need clarification.

40. 2605163.1 Execution section only describes mc cable whips above ceiling and conductor types. Is there missing information as to other wiring method execution? In wall, branch circuits, feeders, etc.

a. **Response**: All non-specified wiring methods should be installed per code.

41. 2605163 3.2a states basis of design is for copper conductors in raceway, but this is in contradiction to other areas stating aluminum Conductors instead of copper, and NM cables or Mc instead of raceways. Part I of this section also alludes to all conductors in conduit as well. Please clarify if these sections must be adhered to.
    a. **Response**: Copper conductors in raceway is not a requirement for the project. That section of the spec can be amended to specify that MC feeders, both aluminum and copper, are allowed, and that copper NM and MC cabling is allowed for branch circuiting.

42. There is a reference in the specification multiple times to "suggested matrix of scope responsibility". We cannot find this matrix, please advise as to the location within the plans or specifications of the suggested matrix of scope responsibility.
    a. **Response**: See division one for suggested matrix of scope.

43. Per Division 220500-5 1.17 Coordination Drawings C.-Participation States that One Contractor shall be designated as the Coordinating Contractor to perform Clash Detection and run the MEP BIM Coordination meetings. Can you please confirm this is the case for this project. If so, can you please also provide a BIM Execution Schedule to assist in the bidding process.
    a. **Response**: This requirement is confirmed. Contractor shall generate the BIM Execution Schedule and identify it as part of their proposal. The intent is for Contractor to include management, execution and scheduling of a BIM clash detection process within their preparation & coordination of detail-level systems installation drawings. MEP drawings are diagrammatic for design intent, and not intended for installation use.

44. Per Division 220505-2 1.04 Project Delivery A- States this project will be delivered as Design Build. Can you please confirm this is the case.
    a. **Response**: Project is not design build.

45. Will there be water submetering of the units? If so, please provide a make and model.
    a. **Response**: Water submetering for domestic hot water is required in the units. Refer to specification section 220505, Section 2.05 for meter basis of design.

46. Looking at the insurance requirements for this project we noticed that it appears the Builders Risk is not required by the contractor. But on page 8 of the *Section A.3.3.2.1* that it mentions the contractor buying it. There should be an X in the box before the coverage to designate if it's a requirement and there isn't a check so it's unclear whether it's required or not. Please clarify. Also, if Contractor is required to provide the Builders Risk, is Earthquake or Flood coverage a requirement?
    a. **Response**: PHA will be responsible for Builder's Risk Insurance, not the contractor.

47. Regarding mutual waiver of consequential damages:
    a. Section 15.1.7 reads as a mutual waiver, which is the standard AIA position, but as drafted it does not run both ways.
    b. The Owner's waiver is stated to be "voidable by Owner."

c. The Owner's waiver also carves out damages that are insured, damages subject to a Contractor indemnity, and damages tied to delayed placement in service of the solar facility.
d. Section 4.5 adds that if the liquidated damages clause is ever held unenforceable, the Contractor becomes liable for ALL delay damages including consequential, and the Owner's waiver again becomes voidable.
e. Net effect: the Contractor waives its consequential damages while the Owner keeps its own and can set its waiver aside at will. That open-ended exposure is hard to quantify, so bidders will carry a contingency against it, which raises the Authority's cost without helping the project.
f. Can the Authority issue an addendum restoring a true mutual and non-voidable waiver, consistent with published AIA A201-2017 language?
g. In the alternative, can the carve-outs be confined to losses actually covered by required insurance, and the "voidable" language removed from BOTH §15.1.7 and §4.5?
    i. **Response**: The language of the consequential damages waiver in Section 15.1.7 is fundamentally mutual (per the original AIA language) but includes certain exceptions and carve-outs to ensure other parts of the contract function as intended. The consequential damages waiver has to be considered in light of the liquidated damages provision of Section 4.5 of the A101 Agreement, which serves as the Owner's remedy for delay due to the waiver of consequential damages. The Owner's voidability right comes into play only if the contractor challenges those liquidated damages as a penalty and succeeds in invalidating the provision, which would leave the Owner without a remedy for delay if the consequential damages waiver remained. The voidability allows the Owner to preserve some remedy. It is not a general right to void the waiver; if the contractor does not challenge the liquidated damages provision, it will not be triggered. The carve-out for damages covered by insurance preserves the applicability and efficacy of the insurance requirements by ensuring that risks intended to be allocated to insurance remain allocated to insurance. Similarly, the indemnity carve-out preserves the intended allocation risk for third-party claims by ensuring the consequential damages waiver does not limit the contractor's indemnity obligations where triggered by other contract provisions. The carve-out for gross negligence, fraud, and willful misconduct will only come into play if the contractor engages in that sort of egregious wrongful conduct, which should not be subject to any protection via waiver of consequential damages. The carve-out for delays to the solar facility is needed because the potential consequential damages to the Owner are greater than what can reasonably be compensated by liquidated damages.

    We welcome further feedback on these provisions but believe they are well suited to preserving a fair allocation of risks. If modified language will accomplish the goals stated above, the Owner is open to considering modification by addendum.

48. Insulation: Page A03.01 floor/ceiling type F3 shows no insulation however, pages A32.01- A33.01 is showing insulation at F3 floor/ceilings. Please clarify if insulation is wanted in this location and if so, what is the R-Value?

a. **Response**: Insulation is meant for acoustical separation. F3 has been revised to show R-30 acoustical batt insulation.

49. ESDS: Has the Evergreen Project Plan already been completed during the design phase of the project and has it been submitted to the related funding agencies? If so, can they send it along? Is there already an Evergreen Coordinator for the design phase and will they be continuing into the construction phase?
    a. **Response**: Checklist is in Div. 01 (Vol.I specs).

50. FMEP: Some of the specifications are written in a way that suggests we are to provide alternate pricing or breakdowns with our bid however, the bid forms provided do not allow for the requested alternate pricing as indicated in some of these sections:
    a. 210505 1.04 D & G ; 2.01 O
    b. 220500 1.16 E & F
    c. 220505 1.04 B 7, 8 & 9
    d. 230500 1.4 C 4
    e. 230505 1.04 B 6, 7 & 8
        i. **Response**: Future Addendum

51. Training**:** For all video recordings of training will the owner accept a USB/Flash Drive vs. DVD?
    a. **Response**: Yes, USB/Flash Drive with common format video file is acceptable

**52.** Grab Bars: Floor plans show grab bars in every bathroom. Sheet A26.01 Note 7 indicates installing blocking to allow for future grab bars. Please clarify if we are installing grab bars in all bathrooms or just the (2) ADA units and only blocking in the rest as part of our bid.
    a. **Response**: Owner intent is that all units have ADA grab bars installed, not just provided for (in future) with in-wall blocking. Sheet A26.01 Note 7 regarding future grab bars has been revised.

53. The drawing specifies concrete paving for the onsite parking area, but the flexible paving specification mandates that all onsite paving must be hot mix asphalt.
    a. **Response**: Parking lot shall be asphalt paving per drawing C40.00. Area within trash enclosure shall be heavy duty concrete pavement. Specification Section 32 12 00 Section 2.06 added “asphalt” before paving to clarify this specification only applies to “the” asphalt paving on-site.

54. The drawing states that fire alarm devices are shown for design intent only and defers final design to the design-build subcontractor, whereas the specification mandates that ceiling-mounted devices be located exactly where shown on the reflected ceiling and floor plans.
    a. **Response**: Intent is that the system is bidder-designed, but there may be some areas where it is architecturally preferable to locate devices specifically for visual alignment with other elements, etc. Where specific locations are shown on the drawings, that is the preferred device location. Where devices are not shown but required, the bidder-designer has leeway in device location. At the end of the day, we expect the shop drawing process will show all proposed device locations for review and confirmation.

55. The drawing indicates the MSB and unit meters are rated for 600A, while the specification requires the Meter Distribution Center to have an 800A copper bus.
    a. **Response**: Future Addendum

56. The drawing includes Equipment Grounding Conductors (EGC) and Bonding Jumpers (BJ) within the Aluminum Feeder Schedule, implying aluminum material, but the specification strictly prohibits aluminum for grounding and bonding.
    a. **Response**: Future Addendum

57. The drawing profile routes the communication and electrical duct banks directly through a gravel infiltration trench, but the earthwork specification requires all utility trenches to be backfilled with imported Gravel Borrow compacted to 95% density, creating mutually exclusive backfill and compaction requirements for the same physical space.
    a. **Response**: Notes and detail added to C20.00 and C30.20 indicating CDF backfill around ductbank where it crosses the infiltration trench. Infiltration trench and ductbanks have also been lowered to provide more cover over the ductbanks as they cross the trench. Additional electrical trenching requirements shall be per electrical drawings.

58. The drawing general notes require controlled receptacles to be provided per the Seattle Energy Code, whereas the lighting control systems specification references the Washington State Energy Code (WSEC) 2021.
    a. **Response**: Project is designed per 2021 WSEC. See Architectural Sheet A00.03 for all the correct applicable codes.

59. The drawing schedule specifies a 1-pole circuit breaker for the PV array, but the specification requires the photovoltaic inverter to have a 3-phase 208/120V output, which would necessitate a 3-pole breaker.
    a. **Response**: Future Addendum

60. The drawing panel schedules designate the kitchen range circuits as GFCI only, whereas the specifications require arc-fault protection for all branch circuit breakers serving kitchens. Merged App/RFI Nos. 40, 52; each original record and source remains on the App RFI Traceability sheet.
    a. **Response**: Future Addendum

61. The panel schedule for DP-1 specifies a 100A bus rating but lists total connected amps and estimated demand exceeding 150A, which violates the specification requirement that full load amperes remain within the equipment rating.
    a. **Response**: Future Addendum

62. The drawing schedules a 100A bus rating with a 225A main circuit breaker and phase loads up to 209A, which violates the National Electrical Code mandated by the specifications.
    a. **Response**: Future Addendum

63. The foundation plan notes require 3x framing at heavily nailed shear wall panel edges, but the rough carpentry specification limits stud framing sizes to 2x2 through 2x6, omitting provisions for 3x framing.
    a. **Response**: Provide sizes as indicated in the Structural drawings. Specs have been revised.

64. The structural drawings specify Parallel Strand Lumber (PSL) for various members, including beam marks B-1 and B-2 in the Beam Schedules on sheets S22.02 and S22.03, and stair landing framing (e.g., PSL 5 1/4x9 1/2) in Details 15 and 19 on sheet S66.01. However, Specification Section 061000, Article 2.05.A (Structural Composite Lumber Materials) only lists Laminated Veneer Lumber (LVL) and Laminated Strand Lumber (LSL) as acceptable materials, with no provision or material standards provided for PSL.
    a. **Response**: Refer to Structural General Notes for wood material standards. Specs have been revised.

65. The structural floor framing plan notes (Sheet S22.02, Note 4) and various details (S66.01 Detail 17, and Details 1, 4, 5, 6, 14) require plywood subfloor sheathing, landing sheathing, and step boards to be fastened using nails, specifying 10d nails at various spacings including 6" o.c. at edges/boundaries, 3" o.c. staggered in fields, and 10" o.c. at intermediate supports. In contrast, Specification Section 061000 (Rough Carpentry), Part 3.04.A mandates that subflooring be screwed and glued to the framing and explicitly prohibits the use of staples.
    a. **Response**: Refer to structural drawings. Using screws in structural subflooring is explicitly not allowed. Specs have been revised.

66. The specification requires arc-fault (AFCI) protection for all branch circuit breakers serving bedrooms and living areas, but the panel schedules omit the AFCI note (Note 2) for bedroom and living room heater circuits.
    a. **Response**: Future Addendum

67. The specification requires ground fault (GFCI) protection for branch circuit breakers serving electric ranges, but the panel schedules omit the GFCI note for the range circuits.
    a. **Response**: Future Addendum

68. The specification requires ground fault (GFCI) protection for branch circuit breakers serving bathrooms, but the panel schedules omit the GFCI note for bathroom circuits.
    a. **Response**: Future Addendum

69. The drawing shows fire extinguishers installed on walls designated as 1-hour rated, but the specification requires only a 1/2-hour fire-rated cabinet, which would violate the wall's fire rating if semi-recessed as specified.
    a. **Response**: Specs have been revised.

70. The structural drawings require 3x T&G decking at the exterior awnings and entry roofs, whereas the finish carpentry specification requires exterior exposed wood decking to be 2x6.
    a. **Response**: Refer to structural drawings. T&G decking is integral to the structural system. Specs have been revised.

71. The drawing specifies R10 rigid insulation fitting within a 1-inch Z-girt cavity, but the specification requires XPS insulation with an R-value of 5.0 per inch, making it impossible to achieve R10 in a 1-inch thickness.
    a. **Response**: Per Energy Code calculation, only an R5 value is required. Assemblies and notes throughout the drawings have been updated.

72. The drawing detail for the metal-to-stone transition specifies plywood sheathing, whereas the cold-formed metal framing specification requires cement board sheathing for the exterior wall assembly. Merged App/RFI Nos. 78, 99; each original record and source remains on the App RFI Traceability sheet.
    a. **Response**: Cement board is meant as backer for the stone veneer per 65B wall assembly. Plywood sheathing is structural attached to studs. All components are called out on Assembly Sheet.

73. The drawing specifies a Longboard 6-inch smooth plank metal siding system, whereas the specification requires an AEP Span Box Rib system with a 36-inch panel width. Merged App/RFI Nos. 87, 88; each original record and source remains on the App RFI Traceability sheet.
    a. **Response**: See 074616 for Longboard aluminum siding. The box rib is also used on the building. Refer to drawings for application of each product. No change required.

74. The drawing specifies a 20-minute fire rating for the North Stair door, but the hollow metal doors specification requires stairwell doors to meet a temperature-rise limit after 30 minutes of fire exposure, which a 20-minute door cannot achieve.
    a. **Response**: Stair doors are 60 minutes, not 20 – see Sheet A01.01 and shall meet such requirements.

75. Drawing M0.06 establishes the project code basis as the 2021 International Building, Mechanical, and Fire Codes with Washington State amendments and requires seismic tiedown calculations for equipment, piping, and ductwork to be stamped by a Washington State engineer. In contrast, Specification Section 233100 (Ductwork) requires duct hangers and braces to be designed to withstand seismic forces per California Building Codes and references the California Mechanical Code (CMC) for hanger spacing and compliance. Merged App/RFI Nos. 111, 118, 119, 283; each original record and source remains on the App RFI Traceability sheet.
    a. **Response**: Future Addendum

76. Drawings M0.06 and M0.07 identify the project location as Port Angeles, WA, and designate the 2021 International Building Code with Washington State amendments as the governing code, specifically requiring Washington State stamped seismic calculations. However, Specification Section 230550 - 1.5.B states that the project is subject to the seismic bracing requirements of the California Building Code Health Care Access and Information (HCAI) and Division of State Architect (DSA) Interpretation of Regulations. Merged App/RFI Nos. 114, 285, 286, 310; each original record and source remains on the App RFI Traceability sheet.
    a. **Response**: Future Addendum

77. The drawing specifies 26 gauge adjustable elbows for the common dryer vent and riser, whereas the specification requires elbows to be mitered multi-piece types (two, three, or five-piece depending on the angle) or die-formed for sizes 10" and smaller.
    a. **Response**: Future Addendum

78. The drawing profiles on sheet C30.20 (including STORM 1 and STORM 2) specify the installation of a 4'x4' Filterra Bioscape Vault with a slotted throat inlet for the water quality treatment unit. However, specification section 334000, Part 2.09.A requires the

water quality treatment system to be a Contech Concrete Catchbasin Stormfilter system. This represents a conflict between the biofiltration technology shown in the drawings and the media cartridge filtration system required by the specifications.

a. **Response**: Profile sheet C30.20 has been updated to show Contech Catchbasin Stormfilter system to match plan C20.00 and specification section 33 40 00

79. The drawing notes on Sheet A11.01 and the abbreviations on Sheet E0.01 specify that EVO stalls are to be equipped with 'fast chargers.' However, Specification Section 262729, Part 2.1.B.1 explicitly defines the EVO designation as a 'Level 2' electric vehicle charging station (dual port type).
    a. **Response**: Future Addendum

80. The feeder schedule and notes on Sheet E0.10 specify copper conductors for feeder tags 70 (#4 AWG) and 80 (#3 AWG) and require THHN, THWN, or THWN-2 insulation for conductors. This contradicts Specification Section 260513 - 2.2.A, which requires feeders 6 AWG and larger to be aluminum AA-8000 series alloy with USE-2, RHH, RHW-2, or XHHW-2 insulation.
    a. **Response**: Future Addendum

81. Drawing E0.10, specifically Note 4 under the Feeder Schedule (CU), states that conduit is sized using Flexible Metal Conduit at 60% fill. This contradicts Specification Section 260533, Part 3.1.D (Conduit and Boxes), which mandates that conduit and conductor sizing be coordinated to limit conductor fill to less than 40%.
    a. **Response**: Future Addendum

82. Drawing E0.11 (Grounding Riser, Detail 2) specifies #4/0 conductors for bonding to domestic and fire water main pipes in contact with earth, whereas Specification 260526, Section 2.1.F.2 restricts copper bonding conductors to No. 4 or No. 6 AWG stranded copper.
    a. **Response**: Future Addendum

83. Sheet E0.11 (Detail 2 and Keynote 5) specifies a #4/0 bare copper ground for bonding to domestic and fire water main pipes in contact with earth. Conversely, Specification Section 260526, Article 3.5.C requires metal water service pipes to be bonded using insulated copper grounding conductors installed in conduit from the building's main service equipment or grounding bus to the main metal water service entrances.
    a. **Response**: Future Addendum

84. The Residential Unit North Meter Stack Sizing schedule on Sheet E0.12 calculates demand loads for 100A residential units (including units 206, 207, 215, and 218) based on a single-phase 208V connection, resulting in demand amperages calculated as kW/208V. In contrast, Specification Section 262000 - 2.1.D.1 requires the meter distribution center to feature 3-phase, 4-wire meter sockets, each protected by a 100A, 3-pole circuit breaker.
    a. **Response**: Future Addendum

85. The drawings and specifications provide conflicting requirements for the photovoltaic (PV) system capacity. Sheets E0.10 (Keynote 3 and Single Line Diagram) and E25.01 (Keynote 2) specify a 3-phase PV system capable of 7.5 kW of generation. In contrast, Specification Section 263100, Part 1.10.A requires a complete photovoltaic system rated at 10 kW (600V DC at Standard Test Conditions).

a. **Response**: Future Addendum

86. Structural drawings and details, including Sheet S22.03 (Note 1), Detail 15/S66.03, Detail 17/S66.04, and Detail 15/S66.06, specify that roof sheathing be nailed to framing, blocking, and outriggers using 10d nails at various spacings (6" OC at edges/boundaries, 12" OC at intermediate supports, and 4" OC at outriggers). However, Specification Section 061000 (Rough Carpentry), Part 3.04.B, requires roof sheathing panels to be screw fastened. Merged App/RFI Nos. 240, 247; each original record and source remains on the App RFI Traceability sheet.
    a. **Response**: Refer to the structural drawings. Specs have been revised.

87. The drawing specifies standard vinyl-coated chain link fabric, whereas the specification requires fabric with pre-inserted high-density polyethylene privacy slats.
    a. **Response**: Site Plan lists chain link with and without slats, two types, and spec has vinyl coated fabric and spec for slats. No conflict.

88. The drawing details the cantilever slide gate with an enclosed track system using a hanger assembly and bottom guide, whereas the specification requires external roller assemblies. Merged App/RFI Nos. 8, 155; each original record and source remains on the App RFI Traceability sheet.
    a. **Response**: Spec has been revised.

89. The drawing specifies a 2-inch gray PVC conduit for the remote control valve (RCV) wires extending above grade to the wall-mounted controller, whereas the specifications require all above-ground control wire to be encased in intermediate metal conduit (or better) and all above-grade conduit to be rigid galvanized steel.
    a. **Response**: This is related to the Irrigation Controller. 2" PVC is typically recommended for conduit of wires to the wall mounted controller. *Landscape will defer to MEP on this.*

90. The drawing defers the design and material of the screen wall posts to the manufacturer's recommendations, whereas the specification explicitly mandates steel tube, angles, and plates for the screen wall framing.
    a. **Response**: Spec has been revised to design-build for posts, fasterers, and foundations.

91. The drawing requires trenches to be compacted to the same density as the undisturbed adjacent soil, whereas the specification mandates specific minimum density percentages (95% under pavements, 85% under planted areas).
    a. **Response:** Earthwork Specification governs.

92. The drawing specifies standard bare copper for the grounding conductors, while the specification explicitly requires underground grounding conductors to be tinned.
    a. **Response**: Future Addendum

93. The specification requires grounding conductors routed to metal water service pipes to be insulated and installed in conduit, but the drawing indicates the grounding riser system utilizes bare copper conductors.
    a. **Response**: Future Addendum

94. The drawing schedule and legend require fire alarm speakers, speaker/strobes, and chimes, but the specification only provides product requirements for electronic horns and horn/strobes, omitting specifications for speakers and chimes.
    a. **Response**: Future Addendum

95. The drawing general notes permit the use of MC cable for circuiting, while the lighting control systems specification mandates that all wiring be installed in conduit.
    a. **Response**: Future Addendum

96. The structural notes specify DOT Sodium Borate (SBX) for interior above-ground pressure-treated wood, while the specification requires AWPA U1 Use Category UC3B (an exterior exposure category) for above-grade treated lumber.
    a. **Response**: Spec has been revised.

97. The specification requires furring to be screw fastened through continuous insulation into framing, but the drawing details show furring installed directly over WRB and plywood sheathing without continuous insulation, or attached directly to a concrete wall.
    a. **Response**: All assemblies show continuous rigid insulation. See Sheet A03.01.

98. The drawing details separate layers for rigid insulation and protection board on the exterior of the foundation wall, whereas the specification mandates a single factory-faced composite board.
    a. **Response**: The single layer, T&G with cementitious facing is in the spec and intended. Drawings are being revised.

99. The drawing details a fixed steel vertical ladder attached to the wall with bent plates and flat bars, whereas the specification requires a folding triple-section ladder with a lower insulated door and wood box.
    a. **Response**: Specified folding ladder intended. Fixed ladder installation is not appropriate for the hatch location in the hallway.

100. The Door Schedule on sheet A60.01 assigns hardware groups that conflict with the requirements in Specification Section 087100. For doors 105A and 205, the drawing specifies Hardware Group 8, while the specification assigns them to Hardware Set 11.0, which changes the hardware from a mechanical storeroom lock to an electrified card reader lock. Additionally, doors 109A and 120A are assigned to Hardware Group 3 in the drawing schedule, but are listed under Hardware Set 10.0 in the specification.
    a. **Response**: Door schedule has been revised to match the specifications.

101. The drawing schedule requires the domestic booster pump to use a waffle pad with a minimum 0.15" static deflection, whereas the specification requires base-mounted domestic water booster pumps to use a Type M1 pad with a minimum static deflection of 0.07".
    a. **Response**: Future Addendum

102. The drawing schedule explicitly lists a non-airfoil motorized damper for velocities under 1500 FPM, but the specification mandates an airfoil design for all standard construction rectangular control dampers.
    a. **Response**: Future Addendum

103. The drawing specifies mechanical joints for underground ductile iron domestic cold water piping, whereas the specification requires American Fastite or US Pipe Tyton joints (which are push-on joint systems).
    a. **Response**: Future Addendum

104. The drawing specifies simple line-voltage programmable thermostats for dwelling unit heaters, while the specification requires the entire temperature control system to consist of networked digital controllers communicating with a Network Area Controller (NAC).
    a. **Response**: Future Addendum

105. The drawing requires controlled receptacles to comply with the Seattle Energy Code, whereas the specification requires compliance with the City of Port Angeles and State of Washington codes.
    a. **Response**: Project is under 2021 Washington State Energy Code and Clallam County codes. See Architectural Sheet A00.03 for all applicable codes.

106. The drawings specify a 1/2" cement board substrate behind the mortar setting bed for the stone veneer, whereas the specifications require the thin stone veneer to be installed to a scratch coat backing surface.
    a. **Response**: Manufacturer detail calls for cement board. Cement board is specified and intended.

107. Detail 3 on Sheet C40.10 (Standard Asphalt Paving Section) specifies a flush, full-depth vertical sawcut joint where new asphalt and base courses meet existing pavement, annotated as 'SAWCUT, TACK AND MATCH EX ASPHALT FULL DEPTH.' In contrast, Specification Section 321200, Article 3.02.B.1 requires existing asphalt to be cut back at least 6 inches over the undisturbed base surface, creating a stepped joint rather than a single vertical cut through both the asphalt and base layers.
    a. **Response**: This portion of the specification only applies when trenching occurs within existing asphalt paving sections. Note updated in detail indicating this only applies where trenching occurs within existing asphalt paving areas. Specification section updated to match detail with 12” of overlap.

108. Drawing A12.02 specifies the ornamental metal fence, pedestrian gate, and cantilever slide gate to be 48 inches tall, whereas Specification Section 323119 - 2.02.B requires the fence panels to be 6 feet high.
    a. **Response**: Spec has been revised.

109. The Irrigation Schedules on sheets L2.00 and L2.01 specify a Rain Bird ESPLXME2 12-station traditionally-wired commercial controller with an indoor/outdoor plastic wall-mount enclosure. In contrast, Specification Section 328000, Paragraph 2.10.B (Automatic Controllers) requires an ET Water HermitCrab web-based smart controller.
    a. **Response**: Provide the Rain Bird ESPLXME2 12-station traditionally-wired commercial controller with an indoor/outdoor plastic wall-mount enclosure.

110. The Irrigation Schedules on drawings L2.00 and L2.01 specify PVC Class 200 SDR 21 for irrigation lateral lines. However, Specification Section 328000, Paragraph 2.1.A.1 requires all laterals, pressure mains, and sleeving to be Polyvinyl chloride (PVC) Schedule 40 conforming to ASTM D1785.

a. **Response**: Use PVC Class 200 SDR 21 for irrigation lateral lines.

111. The Irrigation Schedules on sheets L2.00 and L2.01 specify the Febco 850U 2" double check backflow preventer with union end ball valves. In contrast, Specification Section 328000, 2.14.A requires the Febco #850U double check valve assembly to be equipped with flanged end gate valves.
   a. **Response**: Febco 850U 2" double check backflow preventer with union end ball valves.

112. The drawings (Sheet E0.10, Keynote 3 and Drawing E25.01, Keynote 2) specify the installation of Silfab SIL-490 HN PV modules, which are rated at 490W. In contrast, Specification Section 263100, Part 2.2.A.1 requires the solar photovoltaic modules to have a Maximum Rated Power (STC) Pmax of 515 watts.
   a. **Response**: Future Addendum

113. The drawings (Sheets A51.01, A51.03, and A51.04) specify 24 gauge galvanized metal for various roofing accessories, including the ridge cap, saddle flashing, sill pan, head wall flashing, and general pre-finished flashing. However, Specification Section 074113 (Articles 2.03 and 2.06) requires all miscellaneous sheet metal items—such as flashings, trim, and caps—to match the material, thickness, and finish of the roofing panels. The specification defines the roofing panels as having a minimum thickness of 22 gauge (0.03 inch) and an aluminum-zinc alloy coating (ASTM A792/A792M, minimum AZ50), creating a conflict in both material gauge and coating type.
   a. **Response**: Spec revised to 24 gauge for flashings, keeping finish the same to match roof – not bare galvanized. Roof panels need to remain 22 gauge due to requirements of fall protection anchors.

114. The door schedules on drawings A26.01, A26.02, A26.03, A26.04, and A26.05 specify thicknesses of 1 3/4" for various interior doors (including 106B, 106E, 111B, 111C, 111D, 117B, 117C, 117D, 119C, 119D, and 160C) and 1 1/2" for bi-fold door 119B. In contrast, Specification Section 081420 (Pre-Hung Wood Doors), paragraph 2.01.A.1.e, requires a total thickness of 1 3/8 inches for pre-hung side-hung, sliding, and interior hollow core molded wood doors.
   a. **Response**: Pre-hung molded doors are 1-3/8". Door schedule being revised.

115. Drawings P60.02 and P60.03 show 4-inch vent pipes (VTR) continuing through the roof without a size increase. However, Specification Section 221000, Part 3.8.E requires vent pipes to be increased by two pipe sizes using long increasers located at least 12 inches below the roof, which would necessitate increasing the 4-inch vents to 6-inch VTRs.
   a. **Response**: Future Addendum

116. The Plumbing Equipment Schedule on drawing P0.05 specifies a magnetic starter ('PC') and indicates no variable frequency drive (VFD) for the domestic booster pump (DBP-1-1). Conversely, Specification Section 223000, paragraphs 2.2.A and 2.2.H, requires the packaged pressure boosting system to be factory-assembled with variable frequency drives, logic, and power controls. Merged App/RFI Nos. 276, 302; each original record and source remains on the App RFI Traceability sheet.
   a. **Response**: Future Addendum

117. The Plumbing Fixture Schedule on drawing P0.06 specifies the fire sprinkler test hub drain (HD-1) as a field-fabricated 8-inch funnel with a 6-inch drain outlet. In contrast, specification section 221030, 2.5.A requires hub drains to be constructed in the form of a hub or pipe without a grate or strainer extending through the floor for receiving indirect waste.
    a. **Response**: Future Addendum

118. The drawing specifies the decorative fence as wrought iron, while the specification requires it to be fabricated from steel tube.
    a. **Response**: Future Addendum

119. The drawing specifies a PVC true union ball valve for the drip valve assembly's isolation valve, while the specification requires manual on/off valves to be Kennedy-Ken Seal II #8561ASS (which are iron gate valves).
    a. **Response**: PVC true union ball valve for the drip valve assembly's isolation valve should be sufficient.

120. The drawing specifies a non-metallic Carlon junction box for the recessed pole base, while the specification requires galvanized cast iron boxes for underground/recessed installations.
    a. **Response**: Future Addendum

121. The drawing's exterior lighting power calculation schedule classifies the site as Exterior Lighting Zone 3, whereas the LED Lighting specification defines the project site classification as LZ2 (Lighting Zone 2) per IESNA RP-33.
    a. **Response**: Future Addendum

122. The drawing requires dimming occupancy sensors to be integral to each luminaire in stairwells, but the specification for standalone automatic sensors requires them to be wall- or ceiling-mounted units with separate power supply/relay units mounted on standard outlet boxes.
    a. **Response**: Future Addendum

123. The drawing requires hot dip galvanized fasteners (ASTM A153) to be used with galvanized connectors, whereas the specification requires electrogalvanized steel fasteners.
    a. **Response**: Follow the structural drawings. Do not use electrogalvanized fasteners. (Assume this is referring to Wood Trusses section, 2.04B). Spec has been revised.

124. The drawing specifies a standalone, non-networked humidity sensor (Broan VTDEHUMW) for ERV control, while the specification requires the entire Temperature Control System to consist of interoperable digital controllers communicating to a Network Area Controller (NAC).
    a. **Response**: Future Addendum

125. The drawing indicates the water sub-meters use battery-powered transmitters for a wireless billing system, whereas the specification requires the meters to have hardwired analog 4-20 mA and pulse outputs for connection to the building automation system.
    a. **Response**: Future Addendum

126. The specification establishes a basis of design for 'fiber to the desk' for the horizontal cable plant, but the drawing's data outlet legend only requires a single CAT-6 cable with no fiber optic cabling indicated.
    a. **Response**: Future Addendum

127. Drawing L2.03 (Details 7 and 9) indicates that irrigation lateral lines should be installed at a 12-inch depth or within a range of 12 inches minimum to 18 inches maximum. However, Specification Section 328000, 3.3.C.2 requires a minimum of 18 inches of cover for all lateral lines on the non-pressure side of the irrigation control valve.
    a. **Response**: irrigation lateral lines should be installed at a 12-inch depth or within a range of 12 inches minimum to 18 inches maximum.

128. Drawing L1.00 (Landscape Specifications & Notes) specifies a three-way topsoil blend consisting of 40% sandy loam, 40% topsoil, and 20% organic compost. However, Specification Section 32 9119.13 (2.01.A) requires the imported topsoil mixture to consist of 40% sandy loam, 40% sand, and 20% organic compost.
    a. **Response**: Provide Sandy Loam 70% - 80% volume and 20% - 30% organic compost by volume.

129. The Plumbing Fixture Schedule on drawing P0.06 specifies floor drain FD-2 for the mechanical room with a funnel-type strainer (Zurn Z-415 with Type "I" 5-inch diameter polished nickel-bronze strainer). This requirement conflicts with Specification Section 221030, Part 3.1.E.4, which mandates that the top of all floor drain and sink grate/strainers must be installed flush with the surrounding finished floor and shall not extend above the finished floor elevation.
    a. **Response**: Future Addendum

130. Sheet A25.01 (Keynote 214) specifies aluminum for the gutters, whereas Specification Section 077123, Part 2.01.A requires manufactured gutters and downspouts to be constructed from pre-finished galvanized steel sheet.
    a. **Response**: Spec revised to note the pre-finished galvanized steel to match roof and other flashing metals. Drawing being revised.

131. The landscape drawings and notes on sheets L1.00 and L1.01 (including Details 1 and 3) specify that bark mulch is to be applied to a 2-inch depth on all beds and deciduous tree planting areas. Conversely, the project specifications under Section 32 9113.16 (3.2.B) and Section 329000 (3.4.M) require mulch to be installed to a minimum compacted depth of 3 inches in all landscape beds and new planted areas.
    a. **Response**: Provide 3" depth of mulch in all landscape beds and new planted areas.

132. Sheet A73.01 (Casework General Note 6 and Details 1, 2, 3, 4, 5, 6, 11, and 12) specifies the use of marine grade plywood for cabinet toe boxes. Conversely, Specification Section 123200, Part 2.06.F requires toe kicks to be constructed of PS 1 Exterior Grade, A-C veneer grade plywood (minimum 5-ply and 3/4 inch thick) for all toekicks.
    a. **Response**: Spec Section 123200 to be updated.

133. The Finish Plans for Level 1 and Level 2 (A23.01, A23.02) and the Interior Finish Schedule designate standard interior paint (P-1 and P-2) for Laundry rooms 105 and

205. Additionally, General Note 7 on the Finish Plan Notes & Legend specifies that only toilet walls and ceilings are to receive washable epoxy paint. However, Specification Section 099123, 2.03.C requires an epoxy paint system for all restrooms and laundry rooms.

a. **Response**: Epoxy paint intended and specified for the laundry room due to the typically hard use of these spaces. Use epoxy paint in laundry and restrooms.

134. I do not see unit entry door #118A on the door schedule. Please review and advise.

a. **Response**: Door 118A is shown. Assigned to HW set U-1.0.

135. Type C interior bi-fold doors are not available 1-1/8" thick. Please confirm 1-3/8" are acceptable.

a. **Response**: Confirmed, 1-3/8" is acceptable.

136. The following requirements appear to be conflicting: Section 08 14 20 lists pre-hung doors as 1-3/8" thick however, door schedule calls out for interior type A doors as 1-3/4" thick. Please confirm 1-3/8" thick doors are acceptable at interior living units.

a. **Response**: Confirmed, 1-3/8" is acceptable. Door Schedule being revised.

137. The following requirements appear to be conflicting: Section 08 14 20 lists the Molded Panel Series as the basis of design; however, no panel design is specified. The door schedule identifies the doors as flush. Please clarify the required door construction and confirm whether flush doors or molded panel doors are intended.

a. **Response**: Door schedule is correct with doors flush.

138. Masonite molded panel doors specified as the basis of design are not available with MDF faces. Available products are manufactured with molded composite/hardboard facings. Please confirm molded composite/hardboard facings are acceptable. If doors are not molded, but flush please confirm primed hardboard faces are acceptable.

a. **Response**: Door schedule is correct with doors flush, pre-primed and painted in the field.

139. Section 08 16 13 lists both Plastpro and Special-Lite as acceptable manufacturers. However, the body of the specification appears to be based on a Special-Lite FR-Series fiberglass door and frame system. Plastpro does not manufacture a comparable fiberglass door and frame system capable of meeting these requirements. Manufacturers that do not provide equivalent products, creating the potential for materially different interpretations and bid values. Fiberglass door and FRP frame systems of this type are more commonly specified for schools, educational facilities, and other high-abuse applications where corrosion resistance and durability are primary design considerations. Typical multifamily residential construction more commonly utilizes fiberglass door slabs installed in hollow metal frames rather than FRP frame systems.

a. **Recommended Revision:** If a typical multifamily fiberglass door assembly is intended, revise the specification to require fiberglass doors by Plastpro, Therma-Tru, Masonite, or approved equal installed in hollow metal frames, and delete requirements for fiberglass frames, fiberglass borrowed lite frames, chemically welded joints, and matching gel-coat frame systems. If those requirements are intended to remain, identify Special-Lite FR-Series as the basis of design and bidding standard. Costs are extremely different between the two systems.

i. **Response**: As noted in the question, the project Owner considers this affordable housing application as high-abuse where durability is a primary design consideration for long-term maintenance. Thus, Fiberglass door and FRP frame systems have been called for.

## ATTACHMENTS

1. Revised Spec Sections as listed above.

2. Revised Drawing Sheets as listed above.

3. Approved Substitution Requests
    a. 074113 - Metal Roofing
    b. 074213 - Metal Siding

**END OF ADDENDUM #02**