

**Peninsula Housing Authority
Eklund at Gales Apartments**

[RFM Project Number 2023093.02]

ADDENDUM # 03

August 25, 2026

TO ALL BIDDERS:

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

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

LIST OF BIDDERS / INTERESTED PARTIES

No additional information or changes to list provided in Addendum 2.

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:

General / Architectural / Structural

Section 044313 - Stone Masonry Veneer
Section 081420 - Pre Hung Wood Doors
Section 081613 - Fiberglass Doors
Section 123200 - Manufactured Wood Casework

Electrical

Section 260513 – Wire and Cable

Mechanical / Plumbing / FP

Section 210505 – Fire Suppression Systems Narrative
Section 220500 – Basic Plumbing Requirements
Section 220505 – Plumbing System Narrative
Section 230500 – Basic HVAC Requirements
Section 230505 – HVAC 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

A11.01 SITE PLAN

Electrical

E0.15 PANEL SCHEDULES

SUBSTITUTION REQUESTS

None.

CLARIFICATION QUESTIONS

A list of Bid Period questions that were not answered in Addendum 2 follows. All remaining questions remain numbered the same as shown in Addendum 2. New responses as of Addendum 3 are shown in **red type**, below:

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 – **1.04D remains, 1.04G and 2.01 O struck.**
 - b. 220500 1.16 E & F – **language struck.**
 - c. 220505 1.04 B 7, 8 & 9 – **language struck.**
 - d. 230500 1.4 C 4 – **language struck.**
 - e. 230505 1.04 B 6, 7 & 8 – **language struck.**
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:** Utilize the project drawings to establish the extent of work, equipment counts and material quantities. Material quality, product requirements, and installation standard shall be specified in the remaining applicable specification sections.
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:** Provide grounding material per specifications.
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:** The PV breaker is shown 3 phase in current drawings. Provide updated feeder per updated feeder.
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:** Provide AFCI GFCI breakers for all kitchen receptacle circuits per code.
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:** Panel DP-1 has been changed to 225 A bus.
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:** See response for item 61 above.
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:** Provide code required AFCI protection for all spaces.
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:** Provide code required GFCI protection for the range.
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:** Provide code required GFCI protection for the bathrooms.
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:** Follow 2021 WSMC, AND 2021 WSBC. Seismic calculation not needed on this project. Disregard references to California code and design to withstand seismic forces per Washington State Building Codes and reference the Washington State Mechanical Code (WSMC) for hanger spacing and compliance.
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:** Follow 2021 WSBC Washington State Building Code and Washington State Mechanical Code WSMC.

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:** Follow project specifications. Mitered elbows for common dryer duct.
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:** Provide level 2 chargers. Fast chargers are not part of this project.
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:** See updated one line diagram for feeder information needed for each use.
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:** Follow the specifications for conduit fill.
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:** Provide #4 grounding conductors.
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:** Conduit is not needed, see comment 82 above.
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:** Provide tenant panels per drawings.
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:** Provide PV system size as shown in drawings.
92. The drawing specifies standard bare copper for the grounding conductors, while the specification explicitly requires underground grounding conductors to be tinned.
- a. **Response:** Provide bare copper per drawings.
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:** See comment responses above.
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:** Shop drawings to show the required symbol list for products to be installed.
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:** See specifications for use of MC cable.
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:** Provide with Deflection of 0.07" per specifications.
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:** Under 1500 fpm, a non-airfoil motorized damper can be acceptable if it meets the specified leakage, pressure-drop, and control requirements, to meet desired functionality.
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:** Contractor to match civil piping for final run into the building.
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:** Line voltage programmable t-stat only for unit heaters.
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:** Provide PV modules as shown in the drawings.
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.

f. Response: Provide pipe sizing for VTR per drawings.

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: Pump is a factory assembled skid system with all drives mounted by factory.

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: Provide hub drain HB-1 per the drawings.

118. The drawing specifies the decorative fence as wrought iron, while the specification requires it to be fabricated from steel tube.

a. Response: The decorative fence is intended to be steel tube per the specification, not actual wrought iron.

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: Provide materials as shown in the specifications.

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: Provide LZ2 classification.

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: Provide integrated occupancy sensors per luminaire schedule.

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: All ERVs controls and sensors do not need to be through NAC. Stand alone controls and sensor for ERV, heaters, and residential equipment is acceptable.

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:** Provide wireless transmitters and matching wireless reader/ billing system per drawings.
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:** Provide per project drawings.
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:** Provide specialized funnel strainer as indicated in the drawings for any locations receiving indirect drainage at the mechanical room to control water flow.

ATTACHMENTS

- 1. Revised Spec Sections as listed above.
- 2. Revised Drawing Sheets as listed above.

END OF ADDENDUM #03