

ADDENDUM NO. 1

The Drawings and Specifications, dated 01/22/2024, delta 1 for:

The Beechwood Apartments
330 Forest Avenue
Cincinnati, Ohio 45229
Solicitation Number: 2021-3013
Permit No. 2022P04396

NOTICE TO BIDDERS:

- A. This Addendum shall be considered part of the Contract Documents for the above mentioned project as though it had been issued at the same time and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original Contract Documents, this Addendum shall govern and take precedence.
- B. Bidders are hereby notified that they shall make any necessary adjustment in their estimates on account of this Addendum. It will be construed that each Bidder's Proposal is submitted with full knowledge of all modifications and supplemental data specified herein.

CIVIL & LANDSCAPE

1. C100 – OVERALL SITE PLAN
 - Revised parking layout and parking count – removed (3) landscaping islands along east drive.
 - Added extents for existing brush and trees removal around building.
2. C101 – DEMO PLAN
 - Removed existing landscaping islands along east parking.
 - Added location of existing trees to be removed.
 - Added location of existing trees to remain and to be trimmed.
 - Added/revised keyed notes for the following:
 - Existing brush and trees removal around building.
 - Existing light pole bases to remain, poles and fixtures to be replaced.
 - Existing light poles to be removed.
 - Existing trees to remain.
 - Existing planter to be removed.
3. C200 – NORTH SITE & GRADING PLAN
 - Revised parking layout and parking count – removed (3) landscaping islands along east drive.
4. C201 – TRASH SITE & GRADING PLAN
 - Revised parking layout and parking count – removed (3) landscaping islands along east drive.
5. C202 – ACCESSIBLE SITE & GRADING PLAN
 - Revised parking layout and parking count – removed (3) landscaping islands along east drive.

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- Revised keyed note 11.
- Revised quantity of asphalt full depth in plan legend.
- 6. C203 – SOUTH SITE & GRADING PLAN
 - Revised parking layout and parking count – removed (3) landscaping islands along east drive.
- 7. C300 – UTILITY PLAN
 - Revised parking layout and parking count – removed (3) landscaping islands along east drive, added (2) parking spaces.
- 8. C400 – SITE DETAILS
 - Revised parking layout and parking count – removed (3) landscaping islands along east drive.
 - Revised accessible parking configuration detail to match plans.
- 9. L1 – LANDSCAPE PLAN
 - a. Revised parking layout and parking count – removed (3) landscaping islands along east drive.
 - b. Revised landscaping along east property.
 - Changed (2) new trees to conifer type trees in this area.
 - Added note for existing trees to be trimmed.

ARCHITECTURAL

- 1. G.001 – Cover Sheet
 - Revised deduct alternate list.
 - Drawing Index - Reordered architectural site and site demo sheets.
- 2. DS.101 – DEMOLITION SITE PLAN
 - Revised plan to match civil, landscape and electrical site plans
 - Added line showing the extent of the brush and tree removal on the north and east sides of the building.
 - Revised graphics of the existing pole mounted security cameras to remain.
 - Added location of existing outdoor benches to be removed.
 - Added location of existing outdoor tables to remain.
- 3. AS.101 – SITE PLAN (Sheet omitted from bid set)
 - Revised parking layout to match civil site plans.
 - Revised site lighting layout to match electrical site plan.
 - Revised landscaping layout to match landscaping plan.
 - Revised coded note 19.
 - Existing concrete retaining wall to be cleaned, prepped and painted.
R/R existing expansion joint sealants.
 - Added location of existing outdoor tables to remain.
- 4. AS.102 – SITE DETAILS (Sheet omitted from bid set)
 - Added (6) 6” diameter painted steel pipe bollards at dumpster enclosure.
 - Added detail for painted steel pipe bollard
- 5. D.101, D.203, A.101 & A.203 – FIRST FLOOR PLANS & ELEVATIONS
 - Added existing 12” wide side lite to opening 100D

6. D101 thru D107 DEMO PLANS
 - Revised 1 BR-A.1 unit plan layout.
7. A.101 thru A.107 – FLOOR PLANS
 - Added poche to new stud walls
 - Revised 1 BR-A.1 unit plan layout.
8. A.201 thru A.203 – EXTERIOR ELEVATIONS
 - Added/revised notes for existing exterior concrete finish to be cleaned/prepped and painted.
9. A.202 thru A.203 – EXTERIOR ELEVATIONS
 - Added/revised notes for existing exterior concrete finish to be cleaned/prepped and painted.
10. A.301 – ENLARGED PLANS
 - Added poche to new stud walls
11. A.351 – ENLARGED UNIT PLANS
 - Added poche to new stud walls
 - Revised door tags
 - 0BR Unit - changed bedroom door to U2*
 - 1BR Unit - changed bedroom door to U3* and bathroom door to U2*
 - Revised shower surround – added keynote 09.70C
12. A.352 – ENLARGED UNIT PLANS
 - Added poche to new stud walls
 - Revised unit plan coded notes
 - Revised door tags
 - Changed bedroom doors to U3a*
 - Added demo note 13 to demo plan
 - Revised entry door tag to U1a* - Added transom and side lite.
 - Changed unit number from 110 to 101
 - Revised shower surround – added keynote 09.70C
13. A.353 – ENLARGED UNIT PLANS
 - Revised unit plan per existing conditions survey.
 - Revised unit demo plan per existing conditions survey
 - Revised Kitchen elevations per existing conditions survey
 - Revised RCP plan per existing conditions survey
 - Revised Unit plan coded notes
14. A.354 – ENLARGED UNIT PLANS
 - Added poche to new stud walls
 - Relocated keynotes on sheet
 - Revised unit plan coded notes
15. A.450 – ENLARGED UNIT PLANS
 - Added mailbox section detail N

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16. A.650 – EXTERIOR DETAILS

- Added suspended canopy plan detail 1
- Added louvered canopy plan details 2 & 3
- Revised suspended canopy section A
- Added louvered canopy section detail B
- Added entry canopy signage detail C
- Added existing monument sign detail D

17. A.701 – DOOR SCHEDULE & DETAILS

- Added hardware groups and remarks to door schedules
- Revised unit door schedule
 - Door U1* - Changed door elevation to type D1
 - Added opening U2a*, U3a, U4C* and U4d*

ELECTRICAL

1. E.001 – ELECTRICAL SITE PLAN

- Revised parking and site lighting to match architectural site plan.
- Removed “add alternate #E1” for site bollard lighting along west side of entry drive (Bollards to be base bid work).
 - Added note for bollards to be coordinated with installation of landscaping.
- Added note to plan to coordinate installation of lighting with fence, sidewalk and existing utilities along east parking.
- Revised base detail – Fixture Type “BC/BD” to show an 18” diameter concrete pier.
- Added title for fixture type “BA/BB detail.
- Added conduit and pullstring for future cameras at SE corner of property.
- Added flood light, including conduit and wiring for existing monument sign.
- Added flood light, including conduit and wiring for existing flagpole.

2. E.302 – DISTRIBUTION DIAGRAM NEW WORK

- Added missing schedules.

3. E.601 – ELECTRICAL SITE PLAN

- Removed add alternate from bollard fixture schedule.
- Added fixture types RJ & RK

4. E.701 – ELECTRICAL SITE PLAN

- Removed add alternate from bollard symbols legend.
- Added symbol for flood light fixture.

SPECIFICATIONS

1. SECTION 08 7100 – DOOR HARDWARE

- Section was rewritten to follow Owner’s standards for Rehab Projects.

END OF ADDENDUM NO. 1

SECTION 08 71 00 - DOOR HARDWARE

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Hardware for wood, aluminum, and hollow metal doors.
- B. Hardware for fire-rated doors.
- C. Electrically operated and controlled hardware.
- D. Lock cylinders for doors that hardware is specified in other sections.
- E. Thresholds.
- F. Weatherstripping, seals and door gaskets.
- G. Knox Box at main building entrance.

1.02 RELATED REQUIREMENTS

- A. Section 08 11 13 - Hollow Metal Doors and Frames.
- B. Section 08 14 16 - Flush Wood Doors.
- C. Section 08 12 00 - Aluminum Doors and Frames.
- D. Section 08 43 13 - Aluminum-Framed Storefronts: Hardware for same except cylinders; installation of cylinders.
- E. Section 10 14 24 - Plastic Signage.

1.03 REFERENCE STANDARDS

- A. ANSI/ICC A117.1 - American National Standard for Accessible and Usable Buildings and Facilities; International Code Council; 2009.
- B. DHI A115 Series - Specifications for Steel Doors and Frame Preparation for Hardware; Door and Hardware Institute; 2000.
- C. DHI A115W Series - Specifications for Wood Door and Frame Preparation for Hardware; Door and Hardware Institute; 2000.
- D. DHI (LOCS) - Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames; 2004.
- E. DHI WDHS.3 - Recommended Locations for Architectural Hardware for Flush Wood Doors; 1993; also in WDHS-1/WDHS-5 Series, 1996.
- F. NFPA 80 - Standard for Fire Doors and Other Opening Protectives; 2022.
- G. UL (DIR) - Online Certifications Directory; Current Edition.

1.04 ADMINISTRATIVE REQUIREMENTS

- A. Coordinate the manufacture, fabrication, and installation of products that door hardware will be installed upon.

1.05 SUBMITTALS

- A. Refer to Section 01 40 00 - Quality Requirements for Submittal procedures.
- B. Shop Drawings:
 - 1. Indicate locations and mounting heights of each type of hardware, schedules, and catalog cuts.
- C. Warranty: Submit manufacturer's warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

1.06 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years of documented experience.

- B. Hardware Supplier Qualifications: Company specializing in supplying the type of products specified in this section with at least three years documented experience.

1.07 DELIVERY, STORAGE, AND HANDLING

- A. Package hardware items individually; label and identify each package with door opening code to match hardware schedule.

1.08 COORDINATION

- A. Coordinate the work with other directly affected sections involving manufacture or fabrication of internal reinforcement for door hardware.
- B. Sequence installation to ensure utility connections are achieved in an orderly and expeditious manner.

1.09 WARRANTY

- A. Provide subcontractor warranty for a period of one year. The warranty period is to begin upon Substantial Completion of the Contract. Warranty covers defects in materials and workmanship. Damage due to ordinary use, vandalism, improper or insufficient maintenance, misuse, or neglect do not constitute defective material or workmanship.
- B. See Section 01 78 00 - Closeout Submittals, for additional warranty requirements.
- C. Provide five year warranty for door closers.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Only door levers to be used throughout this project. Knobs are not permitted.
- B. Hinges:
 - 1. Bommer Industries, Inc: www.bommer.com.
 - 2. Hager Companies: www.hagerco.com.
 - 3. Stanley Hardware: www.stanleyworks.com.
- C. Lock and Latch Sets:
 - 1. Schlage: www.schlage.com. F10 F ELA 626
 - 2. Schlage: www.schlage.com. Latitude Elan
- D. Push/Pulls:
 - 1. Hiawatha, Inc: www.hiawathainc.com.
 - 2. Ives.
 - 3. Rockwood.
- E. Cylindrical Locksets:
 - 1. Schlage: www.schlage.com.
- F. Flush Bolts:
 - 1. Hager.
 - 2. Rockwood.
 - 3. Ives.
- G. Exit Devices:
 - 1. Assa Abloy Corbin Russwin, Sargent, or Yale: www.assaabloydss.com.
- H. Closers:
 - 1. Assa Abloy Corbin Russwin, Norton, Rixson, Sargent, Yale, or LCN: www.assaabloydss.com.
 - 2. LCN: www.lcnclosers.com.
 - 3. Yale Commercial Locks and Hardware: www.yalelocks.com.
- I. Spring Closers:
 - 1. Stanley.

- 2. Bommer.
- J. Automatic Door Bottoms:
 - 1. Reese Enterprises.
 - 2. Hager.
 - 3. Pemko.
- K. Coordinators:
 - 1. Glynn-Johnson.
 - 2. Ives.
 - 3. Rockwood.
- L. Wall and Floor Stops/ HOLDERS:
 - 1. Assa Abloy McKinney: www.assaabloydss.com.
- M. Manual Bolts:
 - 1. Assa Abloy McKinney: www.assaabloydss.com.
 - 2. Hager Companies: www.hagerco.com.
- N. Gasketing, Thresholds and Sweeps:
 - 1. Assa Abloy McKinney: www.assaabloydss.com.
 - 2. National Guard Products, Inc: www.ngpinc.com.
 - 3. Pemko Manufacturing Co: www.pemko.com.
 - 4. Zero International, Inc: www.zerointernational.com.
 - 5. Hager.
 - 6. Reese.
- O. Stops:
 - 1. Taymor.
 - 2. Hager.
 - 3. Ives.
 - 4. Rockwood.
- P. Protection Plates:
 - 1. Hager Companies: www.hagerco.com.
 - 2. Hiawatha, Inc: www.hiawathainc.com.
 - 3. Ives.
 - 4. Rockwood.
- Q. Viewers:
 - 1. Ives.
- R. Latch Protectors:
 - 1. Don-Jo.
- S. Threshold Aluminum
 - 1. M-D Building Products
 - 2. Frost King
- T. Door Smoke Seal
 - 1. NGP.

2.02 GENERAL REQUIREMENTS

- A. Provide products that comply with the following:
 - 1. Applicable provisions of federal, state, and local codes.
 - 2. ANSI/ICC A117.1, American National Standard for Accessible and Usable Buildings and Facilities.
 - 3. Fire-Rated Doors: 1.
 - 4. Hardware on Fire-Rated Doors: Listed and classified by UL as suitable for the purpose specified and indicated.

5. Hardware for Smoke and Draft Control Doors (Indicated as "S" on Drawings): Provide hardware that enables door assembly to comply with air leakage requirements of the applicable code.

B. Finishes: All hardware to have Brushed Chrome finish.

2.03 HARDWARE GROUPS

- A. Common Areas: Comply with code smoke gasketing requirements. Furnish Ball Bearing Hinges at all HM doors. Refer to sheet A.701 for additional Hardware Groups and information.
 1. HG1 Storage Set - Hinges self-closing at common areas and lever handle latch and stop.
 2. HG3 Passage Set - same as HG1.
 3. HG5 Panic Set at storefront doors. See plans for electric strike (at doors not replaced), or built in electric crash bar with exterior lever (at doors being replaced).
 - a. HG5a Panic Set at solid/metal doors See plans for electric crash bar with exterior NDE.
 4. HG7 Schlage CI Mechanical Deadbolt Lock (Unit Entry Doors). Provide Schlage F10 ELA 626 lever/latch set.
 5. HG8 Common Areas Schlage CI Mechanical Deadbolt Lock.
- B. Unit Hardware Groups:
 1. Refer to sheet A.701 for additional information.

2.04 LOCKS AND LATCHES

- A. Locks: Provide a lock for every door, unless specifically indicated as not requiring locking.
 1. If no hardware set is indicated for a swinging door provide an office lockset.
 2. Trim: Provide lever handle or pull trim on outside of all locks unless specifically stated to have no outside trim.
 3. Lock Cylinders: Provide key access on outside of all locks unless specifically stated to have no locking or no outside trim.
- B. Lock Cylinders: Manufacturer's standard tumbler type, six-pin standard core.
 1. Provide cams and/or tailpieces as required for locking devices required.
- C. Keying: Per key schedule.
- D. Latches: Provide a latch for every door that is not required to lock, unless specifically indicated "push/pull" or "not required to latch".

2.05 KEYING

- A. Door Locks: Coordinate keying system with Owners requirements. Include construction keying.
- B. Supply keys in the following quantities:
 1. 5 master keys. Deliver directly to Owner of each type of master.
 2. 6 construction keys.
 3. 2 keys for each cylinder.

2.06 KEY CABINET

- A. Provide MMF key cabinet with capacity to hold all the keys for the project with 50% excess capacity.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that doors and frames are ready to receive work and dimensions are as indicated on shop drawings.
- B. Verify that electric power is available to power operated devices and of the correct characteristics.

3.02 INSTALLATION

- A. Install hardware in accordance with manufacturer's instructions and applicable codes.
- B. Use templates provided by hardware item manufacturer.
- C. Install hardware on fire-rated doors and frames in accordance with code and NFPA 80.
- D. Mounting heights for hardware from finished floor to center line of hardware item. As listed on Schedule, unless noted
 - 1. For steel doors and frames: Comply with 1 "Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames".
 - 2. For Wood Doors: Comply with 1 "Recommended Locations for Architectural Hardware for Flush Wood Doors".
- E. Prepare doors per Schlage lock cut sheets.

3.03 ADJUSTING

- A. Adjust work under provisions of Section 01 70 00 - Execution and Closeout Requirements.
- B. Adjust hardware for smooth operation.

3.04 SCHEDULE (Field Verify existing hardware prep on all doors that are listed as "Existing To Remain".

Note: This hardware schedule is general - some door types listed may be used in project.

A. GENERAL REQUIREMENTS - ALL RATED DOORS:

- 1. Gasketing: Smoke gaskets or intumescent gaskets as required to achieve rating.
- 2. Listed closer and latch.
- 3. All hardware as required to achieve required fire label.

B. INTERIOR UNIT DOORS:

- 1. Hinges (1 1/2 pair): 3 1/2 x 3 1/2
- 2. Latch: Schlage F series. Elan
 - a. Privacy latch on bedroom, bathrooms.
 - b. Passage latch on all other doors.

C. UNIT ENTRY DOOR (CORRIDOR):

- 1. Spring Hinges (3 pair): 4 1/2 x 4 1/2
- 2. Latch: Schlage AL series.
- 5. Automatic Door Bottom: Reese 320D-36. (Verify Color)
- 6. Gasketing: Smoke Gasket.
- 7. Viewer @ 60" a.f.f.
- 8. Additional Viewer @ 43" a.f.f. at Type A Accessible Units.

F. TOILET ROOM DOOR:

- 1. Hinges (3 pair): 4 1/2 x 4 1/2 BB
- 2. Latch: Schlage Elan series privacy latch.
- 3. Closer: LCN 1000 series.
- 4. Kick Plate: Hager 190s.

G. BUILDING STORAGE/HVAC ROOM DOOR:

- 1. Hinges (3 pair): 4 1/2 x 4 1/2
- 2. Latch: Schlage Elan series storeroom latch or Schlage NDE Series - Per Door Schedule.
- 3. Closer: At NDE locations prep doors only. LCN 1000 Series

H. ALL OTHER COMMON DOORS:

1. Hinges: 4 1/2 x 4 1/2 BB
2. Closer: LCN 1000 series. (See Door Schedule for doors requiring closers.)
3. Prepare doors per Schlage lock cut sheets. See plans where Schlage NDE or BE467F is installed. At BE467F locks provide Schlage F10 Elan 626 lever.

I. EXIT PANIC BARS:

1. Panic Set at solid/metal doors. Hager 4500 Series.
2. Panic Set at Storefront doors. Hager 4500 Series.

END OF SECTION