

**Kenmore Town Green
Addendum No. 3
Sept 18, 2015**

Notice to Bidders:

The following documentation is hereby incorporated into the Contract Documents:

- A. **Project Manual Revisions:**
The attached revisions shall be made part of the Project Manual, dated August 20th, 2015, for the above referenced project.

- B. **Drawing Revisions:** The attached revisions shall be made part of the Bid Set Drawings, dated August 19th, 2015, for the above referenced project.

Project Manual Revisions		
Item	Document	Description of Change
Addendum 03 – 1	06 12 00 Structural Insulated Panels	See revisions.
Addendum 03 – 2	07 41 13 Metal Roof Panels	See revisions.
Item	Document	Description of Change
Addendum 03 – 3	A8.01	Change callout from motorized shades to manual roller shades.
Addendum 03 – 4	C4.00	Revised channelization for 68 th Ave NE
Item	Substitutions	Description
Addendum 03 – 5a	08 71 00 Door Hardware	Stanley Security Solutions.: Locksets & Cylinders. Substitution Approved.
Addendum 03 – 5b	08 71 00 Door Hardware	Stanley Security Solutions.: Hinges. Substitution Approved.
Addendum 03 – 5c	08 71 00 Door Hardware	Stanley Security Solutions: Exit Devices. Substitution Approved.
Addendum 03 – 5d	08 71 00 Door Hardware	Stanley Security Solutions: Door Closures. Substitution Approved.

Project Manual Revisions		
Item	Document	Description of Change
Addendum 03 – 5e	08 71 00 Door Hardware	Stanley Security Solutions: Automatic Operators. Substitution Rejected.
Addendum 03 – 6	07 41 13 Metal Roof Panels	Custom-Bilt Metals: CB-2000. Substitution Approved.
Addendum 03 – 7	07 41 13 Metal Roof Panels	The Bryer Company: TBC-Superseam 18". Substitution Approved.
Addendum 03 – 8	28 13 00 Security Access Control System	Software House CCURE 9000 Access Control System. Substitution Rejected.
Addendum 03 – 9	26 50 00 Lighting	See Spread Sheet.
Item	Questions	Description
Addendum 03 – 10	Pre-Bid questions and answers	The pre-bid question period was extended until Thursday Sept 17 th at noon. See questions and answers summary.

PART 1 GENERAL

1.01 SUMMARY

- A. Section Includes: Structural Insulated Panels (SIPs).
- B. Related Sections: Section(s) related to this section include:
 - 1. Section 06 10 00 - Rough Carpentry
 - 2. Section 05 12 00 - Structural Steel Framing

1.02 SYSTEM DESCRIPTION

- A. Structural Insulated Panels (SIPs) consist of oriented strand board (OSB) laminated with structural adhesives to an insect resistant EPS insulation core, and SIP Manufacturer supplied connecting splines, sealants, and SIP screws.

1.03 REFERENCES

- A. ACSE 7 - Minimum Loads for Buildings and other Structures.
- B. ASTM C578 – Standard Specification for Rigid, Cellular Polystyrene Thermal Insulation.
- C. ASTM E1803 – Standard Test Method for Determining Structural Capacities of Insulated Panels.
- D. DOC PS2 – Performance Standard for Wood-based Structural-Use Panels.
- E. ICC ES AC04 – Acceptance Criteria for Sandwich Panels.
- F. ICC ES AC05 – Acceptance Criteria for Sandwich Panel Adhesives.
- G. ICC ES AC12 – Acceptance Criteria for Foam Plastic Insulation.
- H. ASTM D3273 - Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber.
- I. ASTM E1333- Standard Test Method for Determining Formaldehyde Concentrations in Air and Emission Rates from Wood Products Using a Large Chamber.
- J. EPA - Registered products listing.

1.04 SUBMITTALS

- A. Product Data:
 - 1. SIP Code Compliance: Submit a code report / material listing report for SIPs showing evidence of compliance with code requirements as an alternate method of construction. Submit current compliance report from an International Accreditation Service (IAS) Accredited Product Certification Agency that has demonstrated compliance with ISO Guide 65, *General requirements for bodies operating product certification systems*, showing conformance to the International Building Code (IBC).
 - 2. EPS Code Compliance: Submit ICC ES code report for EPS foam with evidence of compliance with code. Submit current compliance report numbers from ICC ES with conformance to the International Building Code (IBC). Code report shall include compliance with ICC ES AC12.
 - 3. Manufacturer's Instructions: Submit SIP Manufacturer's construction detail book and load design charts.
- B. Calculations: Submit structural calculations by a design professional registered in the state the project is being constructed in and qualified to perform the design work.
- C. Shop Drawings: Submit shop drawings for SIPs showing layout, elevations, product components and accessories.
- D. Quality Assurance Submittals - Submit the following:
 - 1. SIPs: Submit SIP product certificate showing compliance to Third Party Quality Control

program of Underwriters Laboratories, Inc.

2. EPS Core: Submit EPS Insulation manufacturer's certificate showing compliance to Third Party Quality Control program of Underwriters Laboratories, Inc.
 3. Labels: Submit a copy of the label approved by the Inspection Agency certifying that manufacture of panels complies with specified performance characteristics and physical properties.
 4. SIPA Manufacturer Member in Good Standing: Submit SIPA certificate as evidence showing SIP Manufacturer is a SIPA manufacturing member in good standing.
 5. Formaldehyde Emission Rates: Submit evidence that the SIP manufacturer has tested the panels in accordance with ASTM E1333 by and IAS accredited testing laboratory and the result of the testing shows formaldehyde levels below .03 ppm.
- E. Fire Resistant Assemblies - Submit the following:
1. Submit UL construction number or a code report / material listing report describing each fire-rated assembly.
 2. Submit UL certificate showing flame spread and smoke developed information.
- F. Warranty: Submit SIP manufacturer's standard warranty document.

1.05 QUALITY ASSURANCE

- A. Installer Qualifications: Installer shall be experienced in performing work of this section and should have specialized in installation of work similar to that required for this project.
- B. Source Limitations: Obtain all SIPs through one manufacturer. All accessories to be furnished or recommended by the SIP manufacturer.
- C. SIP Manufacturer shall be a Manufacturing Member, in good standing, of the Structural Insulated Panel Association (SIPA).

1.06 REGULATORY REQUIREMENTS

- A. SIPs shall be recognized for compliance in a current IAS accredited evaluation report or material listing report compliant with the 2012 IBC.
- B. Pre-installation Meeting: Conduct pre-installation meeting to verify project requirements, foundation/structural system/substrate conditions, SIP manufacturer's installation instructions and SIP manufacturer's warranty requirements.

1.07 DELIVERY, STORAGE & HANDLING

- A. Ordering: Comply with SIP manufacturer's ordering instructions and lead time requirements to avoid construction delays.
- B. Delivery: Deliver materials from SIP manufacturer with identification labels or markings intact.
- C. Off-load SIPs from truck and handle using fork lift or other means to prevent damage to SIPs.
- D. SIPs shall be fully supported in storage and prevented from contact with the ground. Stack SIPs on pallets or on supports at a maximum of four feet on center.
- E. SIPs shall be fully protected from weather. Protect against exposure to rain, water, dirt, mud, and other residue that may affect SIP performance. Cover stored SIPs with breathable protective wraps. SIPs shall be stored in a protected area.

1.08 WARRANTY

- A. Project Warranty: Refer to Conditions of the Contract for project warranty provisions.
- B. Manufacturer's Warranty: SIP Manufacturer's warranty is in addition to, and not a limitation of, other rights Owner may have under Contract Documents.
 1. Warranty Period: Twenty (20) years from the date of issue of the warranty.

PART 2 PRODUCTS

2.01 MANUFACTURES / SUPPLIERS

- A. Premier SIPs, 19757 57th Avenue East, Puyallup, WA 98375 Phone 800-275-7086
- B. Premier SIPs, 1155 Business Park Drive-Bldg "A", Dixon, CA 95620-4303. Phone 707-678-6900

2.02 MATERIALS

- A. SIPs consisting of the following:
 - 1. EPS core UL certified for fire and physical properties of ASTM C578 Type I EPS with borate insect resistant treatment. Insulation manufacturer shall provide Third Party UL certificate.
 - 2. OSB identified with APA or PFS performance mark with Exposure I durability rating and performance in accordance with DOC PS-2 span rating 24/16 or greater.
 - 3. Finish layer of 1/2" ACX douglas fir plywood adhered to underside of panels.
 - 4. Laminating Adhesives shall be in conformance with ICC ES AC05 – Acceptance Criteria for Sandwich Panel Adhesives

2.03 ACCESSORIES

- A. Splines: OSB, Premier SIP Spline, or I-beam for use in joining SIPs shall be supplied by SIPs manufacturer.
- B. Fasteners: corrosion resistant SIP screws compatible with SIP system shall be provided by the SIPs manufacturer.
 - 1. Wood Screws for attachment to wood members
 - 2. Heavy Duty Metal Screws for attachment to metal members (16 gauge to 1/4")
 - 3. Light Duty Metal Screws for attachment to metal decks (18 gauge or thinner)
- C. SIP Mastic: Shall be specifically designed for use with SIPs. Mastic must be compatible with all components of the SIP. Mastic shall be provided by the SIP manufacturer.
- D. Dimensional Lumber: SPF, #2 or better, or engineered equivalent unless otherwise required by structural drawings.
- E. Vapor Retarder SIP Tape: Tape with an adhesive suitable for indoor use, min. 6 inch wide for use on SIP joints, 18 inch wide for use at roof beams. SIP Tape shall be supplied by the SIP manufacturer.

2.04 FABRICATION

- A. Sizes: SIPs shall be fabricated in accordance with approved Shop Drawings
- B. Thermal Resistance, R-value
 - 1. 10 1/4" (260 mm) thick SIP with R-value of 37.2 at 75°F and an R-value of 40.2 at 40°F

2.05 PRODUCT SUBSTITUTIONS

- A. Substitutions: No substitutions permitted.

2.06 RELATED MATERIALS

- A. Related Materials: Refer to other sections for related materials as follows:
 - 1. Dimensional Lumber: SPF #2 or better or pre-engineered equivalent: Refer to Division 6 Carpentry Sections.

2.07 SOURCE QUALITY

- A. Source Quality Assurance: Each SIP component required shall be supplied by SIP manufacturer and shall be obtained from selected SIP manufacturer or its approved supplier.

1. Each SIP shall be labeled indicating UL or other ISO Guide 65 approved Third Party certification.
 2. Provide evidence of UL Third Party inspection and labeling of all insulation used in manufacture of SIPs.
 3. SIP manufacturer shall provide Lamination/R-Value Warranty documents for building owner acceptance and execution. Manufacturer's standard forms will be submitted.
 4. Provide SIPs with EPS treated for insect resistance. Treatment shall be EPA registered.
 5. Dimensional Tolerance - shall comply with values listed in the manufacturer's Quality Control Manual.
- B. Source Quality: Obtain SIPs from a single manufacturer.

PART 3 EXECUTION

3.01 MANUFACTURER'S INSTRUCTIONS

- A. Compliance: Comply with manufacturer's ICC-ES or material listing report, Load Design Charts, Detail Book, Shop Drawings, and Product data, including product technical bulletins, for installation.

3.02 EXAMINATION

- A. Site Verification of Conditions: Verify substrate conditions (which have been previously installed under other sections) are acceptable for product installation in accordance with manufacturer's instructions.
1. Verify conditions of foundation/structural system/substrate and other conditions which affect installation of SIPs. Any adverse conditions shall be reported in writing to the SIP manufacturer and the design professional. Do not proceed with installation until adverse conditions are corrected.

3.03 INSTALLATION

- A. SIP Installation:
1. SIP Supports: Provide level and square foundation/structural system/substrate that support wall and/or roof SIPs. For wall SIPs, hold sill plate back from edge of rim board 1/2" (12 mm) to allow full bearing of OSB skins. Provide 1 1/2" (38 mm) diameter access holes in plating to align with electrical wire chases in SIPs. Provide adequate bracing of SIPs during erection. Remove debris from plate area prior to SIP placement.
 2. SIP Fastening: Connect SIPs by nails or staples as shown on drawings. Screws of equal strength may be substituted for nails and staples as specified by engineer. SIP mastic must be used together with each fastening techniques. Where SIP Screw Fasteners are used, provide a minimum of 1" (25.4 mm) penetration into support. Join SIPs using plates and splines. Secure attachment with nails, staples, or screws, and SIP mastic. Apply SIP mastic following SIP manufacturer recommendations.
 3. SIP Tape: Provide SIP Tape at joints between SIP wall panels, roof panels and at intersection of SIP roof and wall panels and as shown in SIP Manufacturer's details.
 4. Vapor Retarders: Provide vapor retarders mandated by building code.
 5. Thermal Barriers: Interior surfaces of SIPs shall be finished with a minimum 15-minute thermal barrier, such as gypsum wallboard, nominal 1" (25 mm) wood paneling, or other approved materials. Apply code approved thermal barriers according to SIP manufacturer's recommendations.
 6. Restrictions: Do not install SIPs directly on concrete. Do not put plumbing in SIPs without consulting SIP manufacturer. Do not over cut skins for field-cut openings and do not cut skins for electrical chases. SIPs shall be protected from exposure to solvents and their vapors that damage the EPS foam core.

7. Remove and replace insulated wall or roof SIPs which have become excessively wet or damaged before proceeding with installation of additional SIPs or other work.

3.04 FIELD QUALITY REQUIREMENTS

- A. Manufacturer's Field Services: Upon Owner's request, provide manufacturer's field service consisting of product use recommendations and periodic site visits for inspection of product installation in accordance with manufacturer's instructions.
 1. Site Visits:
 - a. Pre-installation meeting.
 - b. 50% completion.
 - c. Final completion.

3.05 PROTECTION

- A. Protection: Protect installed product and finish surfaces from damage during construction.
 1. Roof SIPs: Protect roof SIPs from weather by roofing materials to provide temporary protection at the end of the day or when rain or snow is imminent.
 2. After installation, cover SIPs to prevent contact with water on each exposed SIP edges and faces.

END OF SECTION

PART 1 GENERAL

1.01 SUMMARY

- A. Metal panel roofing, including all components specified.

1.02 RELATED REQUIREMENTS

- A. Section 06 12 00 - Structural Insulated Panels
- B. Section 07 62 00 - Sheet Metal Flashing and Trim: Formed metal flashing and trim items associated with non-metal roofing.

1.03 REFERENCES

- A. UL 2218 - Standard for Impact Resistance of Prepared Roof Covering Materials; Underwriters Laboratories Inc.; Current Edition, Including All Revisions.

1.04 ADMINISTRATIVE REQUIREMENTS

- A. Pre-Installation Conference: Before start of roofing work, Contractor shall hold a meeting to discuss the proper installation of materials and requirements to achieve the warranty.
 - 1. Require attendance with all parties directly influencing the quality of roofing work or affected by the performance of roofing work.
 - 2. Notify Architect two weeks in advance of meeting.

1.05 SUBMITTALS

- A. Product Data: Submit manufacturer's data sheets on each product to be installed and manufacturer's standard detail drawings applicable to this project.
 - 1. Installation Instructions: Provide manufacturer's instructions to installer, marked up to show exactly how all components will be installed; where instructions allow installation options, clearly indicate which option will be used.
- B. Samples: Submit following samples for approval:
 - 1. 12 inch long sample of roof panel.
 - 2. Color chips for selection of finish color and sheen.
 - 3. After selection of finish color, provide two 3 by 5 inch metal samples finished in color selected.
- C. Shop Drawings: Provide drawings prepared especially for this project for all relevant conditions, including plans and elevations, sections and details, specified loads, flashings, roof edges, terminations, expansion joints, curbs, penetrations, and drainage. Specifically include interfaces with materials not supplied by metal roof panel manufacturer and identify each component and its finish.
- D. Specimen Warranty: Submit prior to starting work.
- E. Installer Qualifications: Letter from manufacturer attesting that the roofing installer meets the specified qualifications.
- F. Manufacturer's Installation Inspection Reports: Manufacturer may, at its option, inspect the installation at any time to appraise the installing contractor of their compliance with manufacturer's requirements. Typical inspections will include:
 - 1. Prior to the installation of the metal roofing panels to inspect the underlayments. The roofing contractor is responsible for assuring that the substrate is in suitable condition for the installation of the metal roofing components to the substrate.
 - 2. Intermediate inspections to ensure proper installation of the metal roofing panels (if required).
 - 3. At final completion of all metal roofing system work.
 - 4. Submit to Owner, for the project record, a copy of each report of inspection made.
- G. Executed Warranty, by authorized company official.

1.06 QUALITY ASSURANCE

- A. Installer Qualifications: Roofing installer shall have received training from metal panel manufacturer for installation of the specified roof panel system.

1.07 DELIVERY, STORAGE AND HANDLING

- A. Deliver products in manufacturer's original containers, dry and undamaged, with seals and labels intact and legible.
- B. Exercise extreme care in unloading, storing, and installing metal panels to prevent bending, warping, twisting, and surface damage.
- C. Store products above ground on well-supported platforms that provide minimum of 1:48 slope. Store under waterproof covering or indoors and provide proper ventilation of metal components to prevent condensation build-up between metal components.

1.08 WARRANTY

- A. Comply with all warranty procedures required by manufacturer, including notifications, scheduling, and inspections.
- B. Manufacturer's warranty is in addition to, and not a limitation of, other rights the owner may have under the contract documents.
- C. Manufacturer's Warranty: Manufacturer's standard 20-year performance warranty, stating the following:
 - 1. Architectural fluorocarbon finish:
 - a. Will be free of fading or color change in excess of 5 Hunter delta-E units as determined by ASTM D2244-02.
 - b. Will not chalk in excess of numerical rating of 8 when measured in accordance with standard procedures specified in ASTM D4214-98 method D659.
 - c. Will not peel, crack, chip, or delaminate.
 - 2. ~~Metal substrate will not rupture, fail structurally, or perforate.~~
- D. Installer's Warranty: Warrant panels, flashings, sealants, fasteners and accessories against defective materials and/or workmanship, covering repairs required to maintain roof panels watertight and weatherproof with normal usage for two years following Project Substantial Completion date.
 - 1. Furnish written warranty, signed by installer.
- E. ~~Weathertight Performance Warranty: Manufacturer's standard warranty in which manufacturer agrees to repair or replace metal roof panel assemblies that fail to remain weather tight within specified warranty period.~~
- F. Weathertight Performance Warranty: Manufacturer's standard prorated 20 year full system warranty in which manufacturer agrees to repair or replace metal roof panel assemblies that fail to remain weather tight within specified warranty period.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Acceptable Manufacturer - Metal Roof Panels and Associated Sheet Metal Components: AEP Span: www.aepspan.com.
- B. Other Acceptable Manufacturers:
 - 1. Fabral: www.fabral.com
 - 2. Metal Sales Manufacturing Corporation: www.metalsales.us.com
- C. Substitutions: See Section 01 60 00 - Material and Product Requirements.
 - 1. Submit evidence that the proposed substitution complies with the specified requirements.

2.02 ROOFING SYSTEM DESCRIPTION

- A. Roofing System: Standing seam metal roof panels and other components, together forming a watertight assembly having the following characteristics:
 - 1. Impact Resistance: Minimum of Class 4, when tested in accordance with UL 2218.

2. Provide all necessary members and connections, whether indicated in the manufacturer's standard detail drawings or not.
 3. Accessories and Their Fasteners: Capable of resisting the specified design wind uplift forces and allowing for thermal movement of the roof panel system, not restricting free movement of the roof panel system resulting from thermal forces except at designed points of roof panel fixity.
- B. Roof System Components: In order from the top down:
1. Metal roofing panels and trim.
 2. Underlayment: Self-adhering underlayment over entire roof; material as specified.

2.03 ROOF PANELS AND SHEET METAL FABRICATIONS

- A. Roof Panels: ~~AEP Span Spanlok hp.; factory formed double-lock standing seam SpanSeam.;~~ 180 degree standing seam, mechanically seamed in the field.
1. ~~Prefinished Zinalume® sheet, ASTM AZ50 made of G90 galvanized steel 55% aluminum, 1.6% silicon and the balance zinc as described in ASTM specification A792, as required by the premium to meet the specified finish.~~
 2. ~~Acceptable Standing Seam System: SLHP-216 in 24 gauge (Span-Lok hp) by AEP Span~~ SPS2216 in 24 gauge (SpanSeam) by AEP Span.
 3. Seam Height: 2 inch.
 4. Seam Spacing (Panel Width): 16 inches.
 5. Profile: Flat, no ribs or striations.
 6. Texture: Smooth.
 7. Provide factory applied integral seam sealant in leg of panel.
 8. Form roofing panels in longest practical lengths, true to shape, accurate in size, square, and free from distribution or manufacturing defects.
- B. Fluoropolymer Coating: 70 percent full strength Kynar 500/Hylar 5000.
1. Exposed Surface: 1.0 mil plus/minus 0.1 mil total dry film thickness.
 2. Concealed Surface: 0.2 to 0.3 mils total dry film thickness.
 3. Color: AEP Span Vintage.
- C. Sheet Metal Components Associated with Metal Roof Panels: Made by same manufacturer and compatible with roof panels; of not less than minimum thickness required by roof panel manufacturer.
1. Fabricate trim, flashing, and accessories to roofing manufacturer's specified or approved profiles.
 2. Exposed metal components of same finish as panels.
 3. Provide the following formed sheet metal components:
 - a. Eave, See Drawing
 - b. Rake edge, See Drawing.
 - c. Pipe and other penetration flashings, for penetrations over 8 inches.

2.04 ACCESSORY MATERIALS

- A. Self-Adhered Underlayment: Water resistant vapor permiable triple layer membrane, self-adhering.
1. Allowable UV Exposure Time: 120 days
 2. Water Vapor Permeance: 59 perms maximum.
 3. Thickness: 0.020 of an inch.
 4. Provide one of the following:
 - a. VaproShield SlopeShield SA
 - b. Other product approved by metal roof panel manufacturer and structural insulated panel manufacturer.
 5. Self-Adhered Underlayment Accessories:
 - a. Flashing: VaproFlashing SA.
 - b. Tape: VaproTape for edges and seams.
 - c. Foil Faced Tape: VaproAluma for flashing and membrane transitions.

- d. Sealants: As recommended by membrane manufacturer.
- B. Fasteners: In strict accordance with metal roof panel manufacturer's requirements; minimize exposed fasteners.
 - 1. Installation Clips: Manufacturer's standard stainless steel clips for concealed securement of panels.
 - 2. Clip Fasteners: Stainless steel.
 - 3. Fasteners Exposed to Weather: Sealed or with sealed washers on exterior side of covering to waterproof fastener penetration; washer material compatible with screw head; minimum 3/8 inch diameter washer for structural connections; gasket portion of fasteners or washers made of EPDM, neoprene, or other equally durable elastomeric material.
 - 4. Fasteners Exposed to View: Head of color matching panel or component in which installed.

PART 3 INSTALLATION

3.01 GENERAL

- A. Install roofing, insulation, flashings, and accessories in accordance with roofing manufacturer's published instructions and recommendations for the specified roofing system. Where manufacturer provides no instructions or recommendations, follow good roofing practices and industry standards. Comply with federal, state, and local regulations.
- B. Obtain all relevant instructions and maintain copies at project site for duration of installation period.
- C. Verify that shop drawings prepared by metal roof panel manufacturer have been approved and are available to installers; do not use drawings prepared by others for installation drawings.
- D. Verify that the specifications and drawing details are workable and not in conflict with the roofing manufacturer's recommendations and instructions; start of work constitutes acceptable of project conditions and requirements.
- E. Do not start work until Pre-Installation Notice has been submitted to manufacturer as notification that this project requires a manufacturer's warranty.
- F. Perform work using competent and properly equipped personnel.
- G. Temporary closures, which ensure that moisture does not damage any completed section of the new roofing system, are the responsibility of the applicator. Completion of flashings, terminations, and temporary closures shall be completed as required to provide a watertight condition.
- H. Install roofing only when surfaces are clean, dry, and smooth; do not apply roofing during inclement weather or when ambient conditions will not allow proper application; consult manufacturer for recommended procedures during cold weather. Do not work with sealants and adhesives when material temperature is outside the range of 60 to 80 degrees F.
- I. Protect adjacent construction, property, vehicles, and persons from damage related to roofing work; repair or restore damage caused by roofing work.
 - 1. Protect from spills and overspray from bitumen, adhesives, sealants and coatings.
 - 2. Particularly protect metal, glass, plastic, and painted surfaces from bitumen, adhesives, and sealants within the range of wind-borne overspray.
 - 3. Protect finished areas of the roofing system from roofing related work traffic and traffic by other trades.
- J. Until ready for use, keep materials in their original containers as labeled by the manufacturer.
- K. Consult membrane manufacturer's instructions, container labels, and Material Safety Data Sheets (MSDS) for specific safety instructions. Keep all adhesives, sealants, primers and cleaning materials away from all sources of ignition.

3.02 EXAMINATION

- A. Verify that surfaces and site conditions are ready to receive work. Correct defects in the substrate before commencing with roofing work.

- B. Verify that the substructure installation is in accordance with the approved shop drawings and roof panel manufacturer's requirements, that the fasteners are correct for the substrate, and the substrate is installed to accommodate and support the appropriate clip spacing and attachment.
- C. Verify that installed work of other trades that such work is complete to a point where the roofing system installation may commence.
- D. Verify that roof openings, curbs, pipes, sleeves, ducts, vents, and other penetrations through roof substrate are complete and properly located.
- E. In event of discrepancy, notify Architect in writing; do not proceed with installation until discrepancies have been resolved.

3.03 UNDERLAYMENT INSTALLATION

- A. Install underlayment in accordance with manufacturer's instructions.
- B. Install self-adhered underlayment over entire roofing surface.

3.04 ROOF PANEL INSTALLATION

- A. Install the metal roof panel system in accordance with the manufacturer's instructions, installation drawings, and approved shop drawings, so that it is weathertight and allows for thermal movement.
- B. Locate and space all fasteners in accordance with roof panel manufacturer's recommendations. For required exposed fasteners, use proper torque settings to obtain controlled uniform compression for a positive seal without rupturing the sealing washers.
- C. Do not place utility penetrations through the panel seams.
- D. Do not allow panels or trim to come into contact with dissimilar materials (i.e. copper, lead, graphite, treated lumber, mortar, etc). Protect from water run-off from these materials.
- E. Perform field cutting of panels and related sheet metal components by means of hand or electric shears. At no time shall a hot/friction saw be used.
- F. Remove protective film immediately after installation.

3.05 FLASHING AND ACCESSORIES INSTALLATION

- A. Install flashings, including laps, splices, joints, bonding, adhesion, and attachment, as required by roof panel manufacturer's recommendations and details.
- B. Install metal trim, accessories, and edgings in locations indicated on the drawings.
 - 1. Follow roofing manufacturer's instructions.
 - 2. Remove protective plastic surface film immediately before installation.
- C. Flashing at Penetrations: Flash all penetrations passing through the membrane; make flashing seals directly to the penetration.
 - 1. Pipes, Round Supports, and Similar Items: Flash with specified pre-molded pipe flashings wherever practical.
 - 2. Where pre-molded pipe flashings are not practical, provide flashing detail as recommended by metal panel manufacturer.

3.06 FIELD QUALITY CONTROL

- A. Inspection by Manufacturer: Provide final inspection of the roofing system by a Technical Representative employed by roofing system manufacturer specifically to inspect installation for warranty purposes (i.e. not a sales person).
- B. Perform all corrections necessary for issuance of warranty.

3.07 ADJUSTING AND CLEANING

- A. Repair panels having minor damage.
- B. Remove panels damaged beyond repair and replace with new panels to match adjacent undamaged panels.

- C. Clean exposed panel surfaces promptly after installation in accordance with recommendations of panel and coating manufacturers.
- D. Clean all contaminants generated by roofing work from building and surrounding areas, including adhesives, sealants, and coatings.
- E. Repair or replace building components and finished surfaces damaged or defaced due to the work of this section; comply with recommendations of manufacturers of components and surfaces.
- F. Remove leftover materials, trash, debris, equipment from project site and surrounding areas.

3.08 PROTECTION

- A. Where construction traffic must continue over finished roof panels, provide durable protection and replace or repair damaged roofing to original condition.

END OF SECTION

KENMORE TOWN GREEN
6728 NE 181ST ST.
KENMORE, WA 98028

OWNER:
 **CITY OF KENMORE**
18120 68TH AVENUE NE

if this drawing is not 22" x 34", it is a reduced print - scale accordingly

REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	Text of call-out changed	RE	09/11/15

DOCUMENT SET TYPE:
BID SET

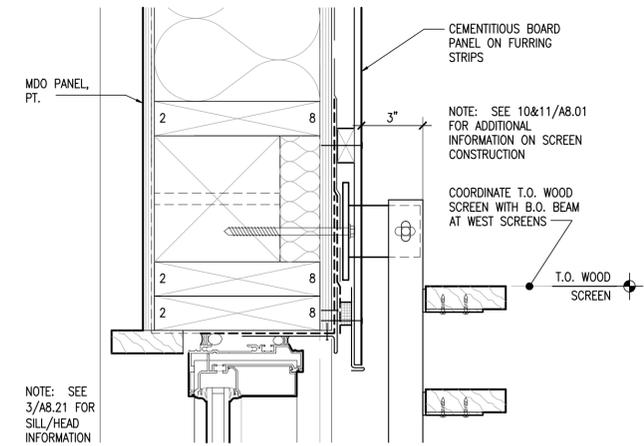
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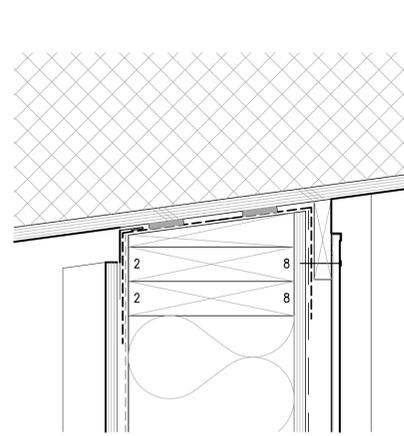
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EXTERIOR DETAILS

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AS NOTED
DATE: **08/15/15** SHEET OF

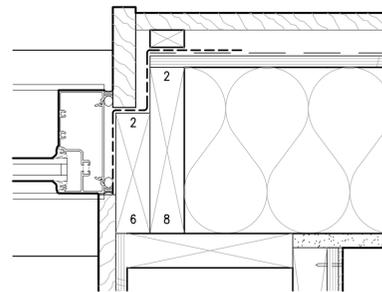
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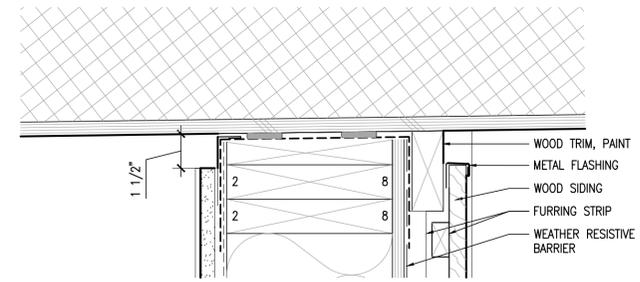
12 Wood Screen Detail
Scale: 3" = 1'-0"



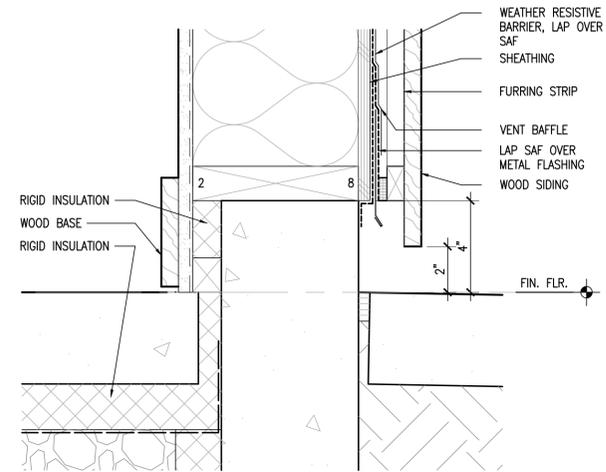
9 Top of Wall Detail
Scale: 3" = 1'-0"



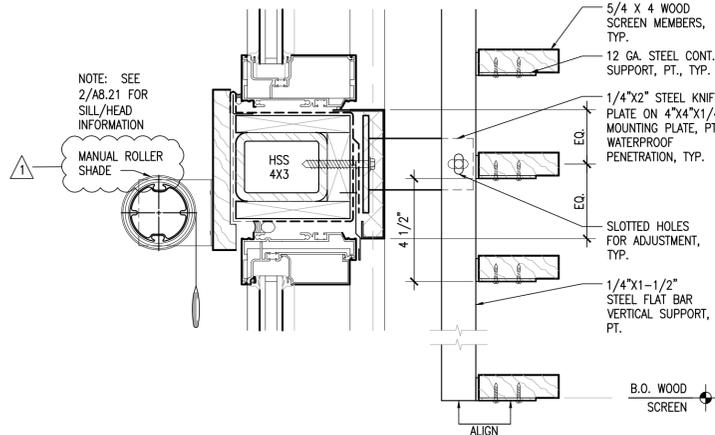
6 Jamb Detail
Scale: 3" = 1'-0"



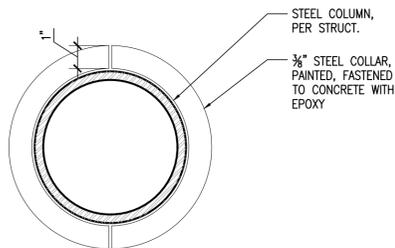
3 Top of Wall Detail
Scale: 3" = 1'-0"



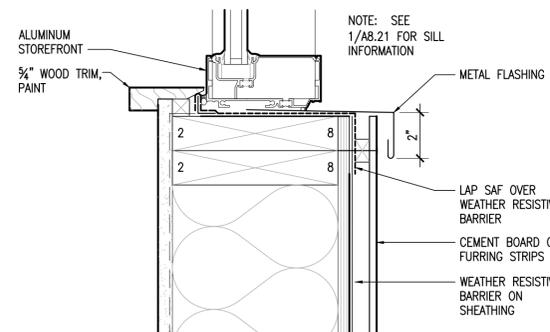
2 Siding Detail
Scale: 3" = 1'-0"



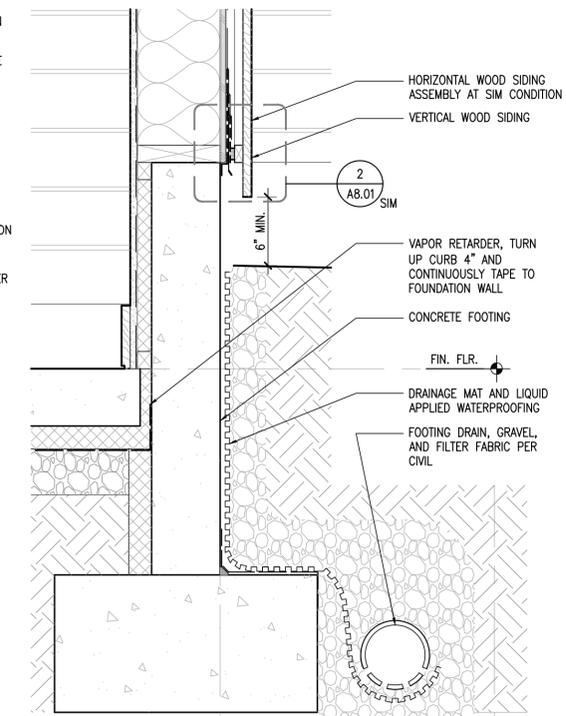
11 Wood Screen Detail
Scale: 3" = 1'-0"



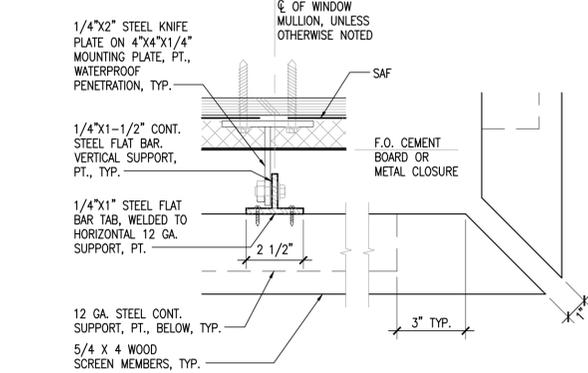
8 Column Base Plan Detail
Scale: 3" = 1'-0"



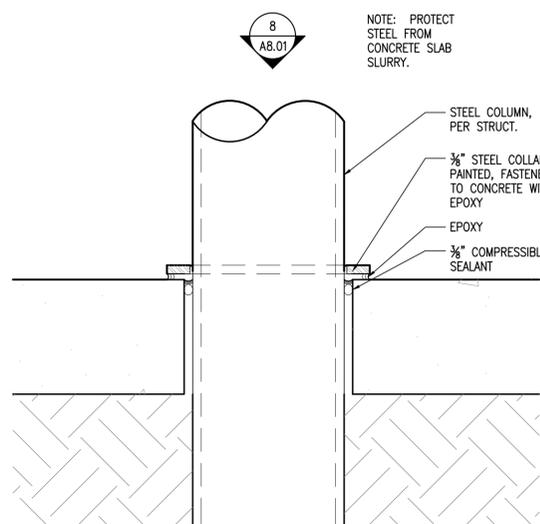
5 Window Sill at Cem. Board
Scale: 3" = 1'-0"



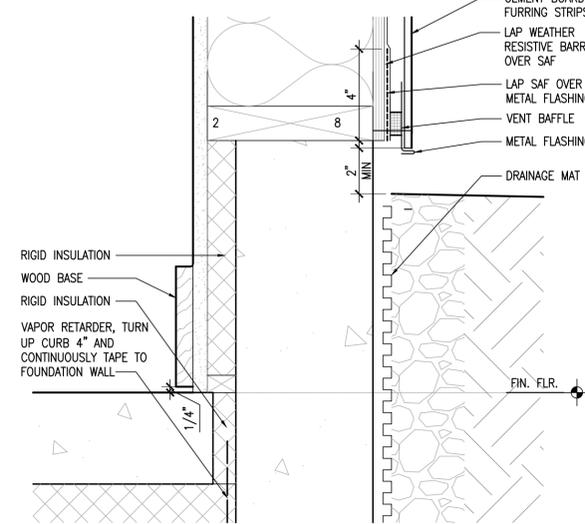
1 Foundation Detail
Scale: 1-1/2" = 1'-0"



10 Wood Screen Plan Detail
Scale: 3" = 1'-0"



7 Column Base Detail
Scale: 3" = 1'-0"



4 Cem. Board Detail
Scale: 3" = 1'-0"

Plotted On:

Approved for Construction

CITY OF KENMORE

**KENMORE
TOWN GREEN**
6728 NE 181ST STREET
KENMORE, WA 98028

OWNER:
 **CITY OF
KENMORE**
18120 68TH AVENUE NE

if this drawing is not 22" x 34", it is a reduced print - scale accordingly

REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BID ADDENDUM 1	KPFF	9/4/2015
3	BID ADDENDUM 3	KPFF	9/21/2015

DOCUMENT SET TYPE:
BID SET

DRAWN BY: _____ CHECKED BY: _____
TAD SJD



SHEET TITLE:
**RIGHT-OF-WAY
PAVEMENT
RESTORATION PLAN**

PROJECT NO:
114410

DRAWING NO.:

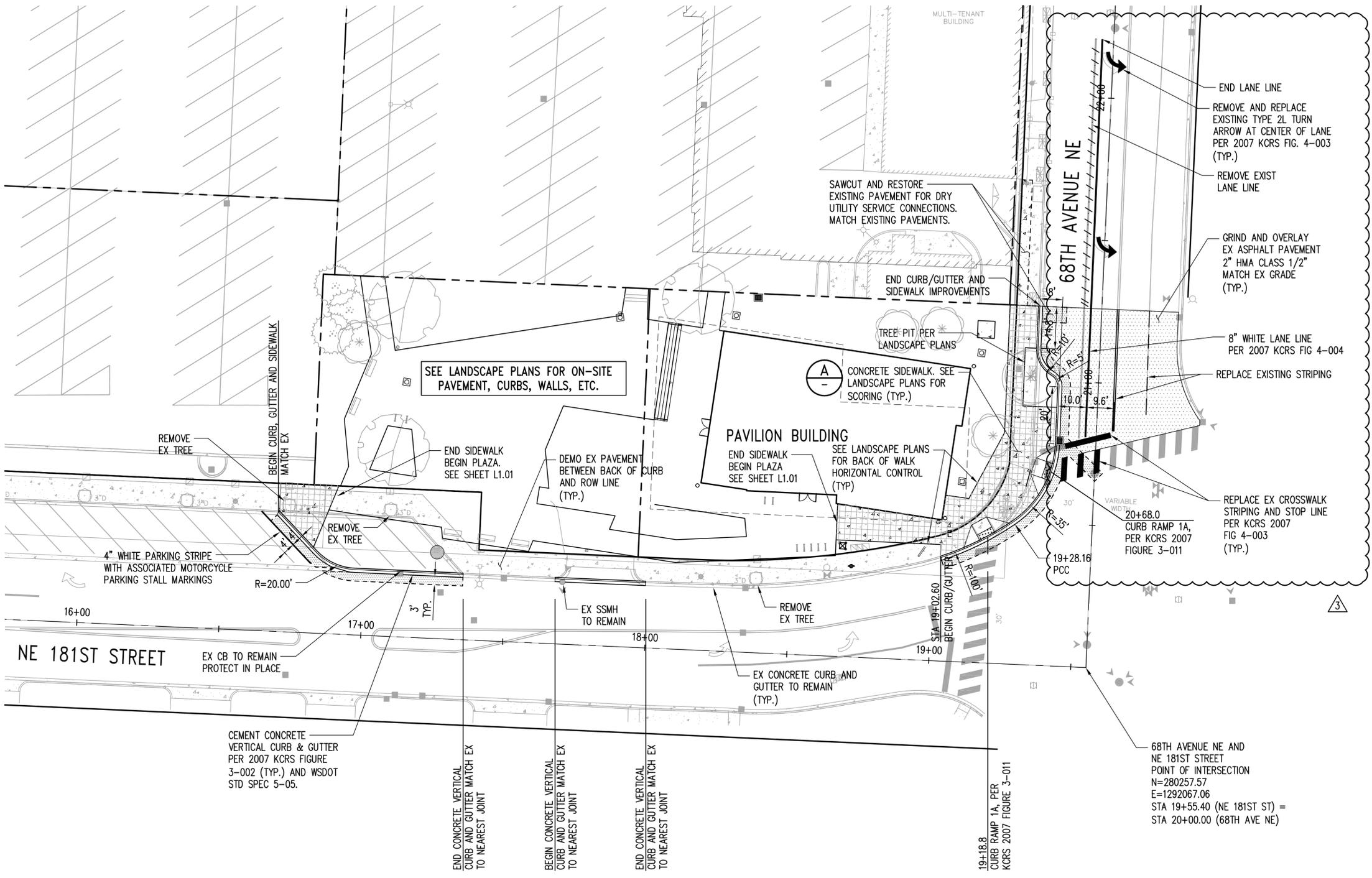
SCALE:
AS NOTED

DATE: **6/08/15**

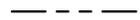
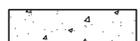
SHEET **9** OF **11**

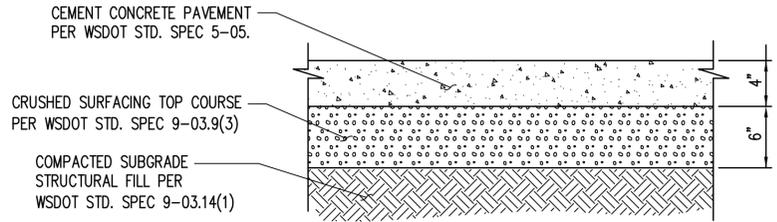
C4.00

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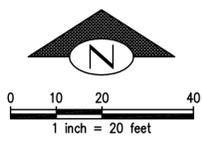


- NOTES:**
- SEE LANDSCAPE PLANS FOR CONCRETE PAVEMENT SCORING. SEE LANDSCAPE PLANS FOR CONCRETE PLAZA JOINTS.
 - SEE LANDSCAPE PLANS FOR TREE LOCATIONS, PLANTING AREAS AND CONCRETE PLAZA HORIZONTAL CONTROL.
 - FOR HORIZONTAL CONTROL OF BUILDING, SEE ARCHITECTURAL PLANS.
 - ALL EXISTING UTILITIES AND IMPROVEMENTS IN THE PUBLIC R.O.W., ABOVE AND BELOW GRADE, SHALL BE PROTECTED UNLESS NOTED OTHERWISE.

- LEGEND:**
-  RIGHT OF WAY LINE
 -  PROPERTY LINE
 -  VERTICAL CURB AND GUTTER
 -  CEMENT CONCRETE SIDEWALK
 -  ASPHALT PAVEMENT
 -  ASPHALT GRIND AND OVERLAY



CONCRETE SIDEWALK PAVEMENT DETAIL (A)



kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

Z:\114401-114999\114410 (Kenmore Town Green)\CAD\Design\C4.00 KTG_Hc.dwg Sep 16, 2015 - 12:15pm samd



KENMORE TOWN GREEN - PRIOR APPROVAL LIGHTING 26 50 00

	PLS	SEATAC	LG NORTHWEST	NOTES
L1	~	~	N	
L1 ALT	~	~	N	
L2	~	~	~	
L3	~	Y	N	
L3 ALT	~	~	N	
L4	Y	~	~	
L5	Y	~	N	
L5 ALT1	~	~	N	
L5 ALT2	~	~	N	
L6	Y	Y	~	
L6A	Y	Y	~	
L7	~	Y	Y	
L8	~	Y	Y	
L8 ALT	~	~	N	
L9	~	Y	Y	
LT	Y	Y	~	
X	~	Y	N	
S1	Y	Y	~	
S2	~	N	N	Provided by Contractor
S2A	~	N	N	Provided by Contractor
S3	~	Y	N	
S3 ALT	~	~	Y	
S4	~	N	~	
S5	~	Y	~	SEATAC's FCD23 Accepted on 2nd Review
S6	~	Y	~	
S7	~	~	~	
S8A/B	N	N	~	
S9A/B	N	N	~	
S10	Y	~	~	

~	NOT SUBMITTED
Y	ACCEPTED
N	NOT ACCEPTED

Memorandum

Date: Friday, September 18, 2015

To: All interested parties

From: Hewitt

**Re: Kenmore Town Green
Questions & Answers**

The pre-bid question period was extended until Thursday Sept 17th at noon. The following is a list of questions and answers received from Sept 4th to Sept 17th:

Question 1:

On drawing page #3.01, does the dotted line indicating the switchgear for the service mean anything special? Not sure why it is dotted?

Answer 1:

Dotted lines do not have special meaning.

Question 2:

Is the Nema 3R meter / main breaker combination meant to be a switchboard?

Answer 2:

NEMA 3R service entrance can be a metered switchboard or separate wireway/CT/Meter/Breaker enclosures. Equipment needs to adhere to utility requirements.

Question 3:

Do you know the required AIC rating for that gear, or do you know the size of the PSE transformer located on site?

Answer 3:

Service transformer needs to be coordinated with utility. Assume 22KAIC. Final available fault needs to be confirmed with the utility.

Question 4:

Are panel schedules worked up for Panel "A" and "A1"

Answer 4:

Panel schedules have not been created as circuiting isn't completed. Circuiting guidelines have been provided. Complete as part of final design build documents.

Question 5:

For the most part, is this project meant to be a design build project?

Answer 5:

Project is design build. PAE scope is to review final construction documents prior to installation.

Question 6:

With regards to the metal roofing, the following questions were received: What is the R value that the roof needs to be? What is the thickness of the plywood? Does the plywood need to be bonded to the rigid insulation?

Answer 6:

The calculations are based on R-40 insulation on the upper roof and R-38 on the lower roof. These insulation levels need to be maintained as this is what was used for Energy Code compliance as well as the system sizing. Please refer to the Specifications Section 06 12 00 Structural Insulated Panels for further clarification. The SIPS panel has a factory applied finished plywood bonded to the OSB for interior revelation.

Question 7:

With regards to the piles the following questions were received: What is the bid depth of the piles? Are standard sleeved, compression fitted couplers and top plates okay - no on-site welding is required? Two of the piles are battered. What is the angle? Is the pipe required to be galvanized? Are 3% of the piles to be load tested to 12 tons?

Answer 7:

As referenced within the Geotech report, the actual pile depths are generally determined in the field based on pile driving action and load testing. We estimate that a pile embedment of approximately 50-60 feet will be required to achieve the desired capacity. However, this will have to be verified by driving and load testing. There is to be no on-site welding required. Standard sleeve, compression fitted couplers and top plates are okay. The angle is 45 degrees. The pipes are NOT required to be galvanized. Yes 3% of the piles are to be tested, equaling 3 piles and load tested according to the ASTM procedures.