

## Addendum No. 1

DATE: December 14, 2018

Project: WHA Job No. 2018-04  
**Cellar Doors & Frames Replacement**  
**MA 12-01 Great Brook Valley**

In accordance with documents prepared by: *The Worcester Housing Authority.*

TO: ALL PLANHOLDERS--BIDDERS--PROPOSERS--CONTRACTORS

This Addendum No. 1 forms part of and modifies the Construction Documents dated November 2018. Acknowledge receipt of this Addendum in the space provided on the FORM FOR GENERAL BID. Failure to do so may subject the bidder to disqualification.

The attention of bidders submitting bids for the above subject project is called to the following addendum to the specifications and drawings. The items set forth herein, whether of omission, addition, substitution, or clarifications are all to be included in and form a part of the bid submitted.

This Addendum consists of ITEMS 1 - 4 and ATTACHMENT A, which are hereby incorporated into the Bidding Documents:

### **REVISION TO SPECIFICATIONS:**

**ITEM NO. 1:** PART B  
DELETE: Section 087100 - DOOR HARDWARE  
INSERT: Revised Section 087100 - DOOR HARDWARE (*attached as Attachment B*).

### **REVISION TO DRAWINGS:**

**ITEM NO. 2:** T-1.0 Title Sheet  
DELETE: Tag on Building 91 (on the Site Plan)

**PRE-BID CONFERENCE QUESTIONS/CLARIFICATIONS:**

**ITEM NO. 3:** QUESTIONS/CLARIFICATIONS:

1. Question: Are all the openings the same?  
*Response: No. Due to time, there are minimal structural shift. All dimensions must be verified in the field.*
2. Question: How will the contractor have access to the cellars?  
*Response: Yes. Once the project is awarded, the Worcester Housing Authority will provide keys to the contractor.*

**QUESTIONS/CLARIFICATIONS VIA EMAIL:**

**ITEM NO. 4:** QUESTIONS/CLARIFICATIONS:

1. Question: Are new frames required to be grout filled?  
*Response: No.*
2. Question: Are the new countersunk frame fasteners required to be filled, sanded smooth and painted?  
*Response: Yes.*
3. Are all nailers required to be removed?  
*Response: Yes.*

All other terms and conditions of these contract documents remain unchanged.

Attachments: A). Minimum Prevailing Wage Rates General Decision Number: MA180004  
10/12/2018 MA4 Superseded General Decision Number: MA20170004.

B). New Section 087100 - DOOR HARDWARE.

**FAILURE TO ACKNOWLEDGE THIS ADDENDUM ON YOUR BID FORMS  
MAY BE CAUSE FOR BID REJECTION.**

**END OF ADDENDUM NO. 1**

## **Attachment A**

### Section 087100 DOOR HARDWARE

#### PART 1 – GENERAL

##### 1.01 RELATED DOCUMENTS

- A. All of the Contract Documents, including General and Supplementary Conditions and Division 0 – Bidding Documents, Contract Forms and Conditions of the Contract and Division 1 General Requirements apply to the work of this section.
- B. Carefully examine all the Contract Documents for requirements which affect the work of this section. The exact scope of this Section cannot be determined without a thorough review of all specification sections and other Contract Documents.
- C. Coordinate work with that of all other trades affecting or affected by work of this Section. Cooperate with such trades to assure the steady progress of all work under Contract.
- D. It is the intent of the Specifications and the Drawings to require that the equipment to be furnished complete in every respect, and that this Contractor shall provide all equipment needed and usually furnished in connection with such systems to provide a complete installation. Equipment, materials, and articles incorporated in the work shall be new and of the best grade of their respective kinds.

##### 1.02 SECTION INCLUDES

- A. This Section Furnishing and installation of all mechanical and electrical finish hardware necessary for all doors, and hardware as specified herein and as enumerated in hardware sets and as indicated and required by actual conditions at the building. The hardware shall include the furnishing of all necessary screws, bolts, expansion shields, drop plates, and all other devices necessary for the proper application of the hardware. Installation shall include field modification and preparation of existing doors and/or frames for new hardware being installed.
- B. This Section includes the following:
  - 1. Hinges
  - 2. Standard Duty Cylindrical Locks and Latches.
  - 3. Lock cylinders and keys
  - 4. Bolts
  - 5. Weatherstripping for exterior doors
  - 6. Thresholds

##### 1.03 RELATED SECTIONS

A. Section 081113 – Hollow Metal Doors & Frames.

1.04 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 requirements. Prior to submittal field verify existing doors and/or frames receiving new hardware and/or existing conditions receiving new openings. Verify new hardware is compatible with the existing door/frame preparation and/or existing conditions. Advise architect within the submittal package of incompatibility or issues.
- B. Catalog Cuts: Product data including manufacturers' technical product data for each item of door hardware, installation instructions, maintenance of operating parts and finish, and other information necessary to show compliance with requirements.
- C. Final Hardware Schedule Content: Submit schedule with hardware sets in vertical format as illustrated by the Sequence of Format for the Hardware Schedule as published by the Door and Hardware Institute. Indicate complete designations of each item required for each door or opening, Include the following information:
1. Door Index; include door number, heading number, and Architects hardware set number.
  2. Opening Lock Function Spreadsheet; list locking device and function for each opening.
  3. Type, style, function, size, and finish of each hardware item.
  4. Name and manufacturer of each item.
  5. Fastenings and other pertinent information.
  6. Location of each hardware set cross-referenced to indications on Drawings.
  7. Explanation of all abbreviations, symbols, and codes contained in schedule.
  8. Mounting locations for hardware.
  9. Door and frame sizes and materials.
  10. Name and phone number for the local manufacturer's representative for each product.
- D. Submittal Sequence: Submit final schedule at earliest possible date particularly where acceptance of hardware schedule must precede fabrication of other work that is critical in the Project construction schedule. Include with schedule the product data, samples, shop drawings of other work affected by door hardware, and other information essential to the coordinated review of schedule.
1. Keying Schedule: Submit separate detailed schedule indicating clearly how the Authority's final instructions on keying of locks has been fulfilled.
- D. Samples of each type of exposed hardware unit in finish indicated and tagged with full description for coordination with schedule. Submit samples prior to submission of final hardware schedule.
1. Samples will be returned to the supplier. Units that are acceptable and remain undamaged through submittal, review, and field comparison process may, after final check of operation, be incorporated in the Work, within limitations of keying

coordination requirements.

- E. Templates for doors, frames, and other work specified to be factory prepared for the installation of door hardware. Check shop drawings of other work to confirm that adequate provisions are made for locating and installing door hardware to comply with indicated requirements.
- F. Contract closeout submittals:
  - 1. Operation and maintenance data: Complete information for installed door hardware.
  - 2. Warranty: Completed and executed warranty forms.

#### 1.05 QUALITY ASSURANCE

- A. Single Source Responsibility: Obtain each type of hardware (latch and locksets, hinges, closers, etc.) from a single manufacturer.
- B. Supplier Qualifications: A recognized architectural door hardware supplier, that has a record of successful in-service performance for supplying door hardware similar in quantity, type, and quality to that indicated for this Project and that employs an experienced Architectural Hardware Consultant (AHC) who is available for consultation to Authority, Architect, and Contractor, at reasonable times during the course of the Work.
- C. Fire-Rated Openings: Provide door hardware for fire-rated openings that complies with NFPA Standard No. 80 requirements of authorities having jurisdiction. Provide only items of door hardware that are listed and tested by UL or Warnock Hersey for given type/size opening and degree of label. Provide proper latching hardware, door closers, approved-bearing hinges and seals whether listed in the Hardware Schedule or not. All hardware shall comply with standards UL 10C.
  - 1. Where emergency exit devices are required on fire-rated doors, (with supplementary marking on doors' UL labels indicating "Fire Door to be equipped with Fire Exit Hardware") provide UL label on exit devices indicating "Fire Exit Hardware".
  - 2. All work to existing fire rated doors is to be in compliance with NFPA 80. If work is required that does not comply with NFPA 80 it is to be reported to the Architect before bids are submitted.
- D. All hardware is to comply with Federal and State Handicap laws.

#### 1.06 PRODUCT HANDLING

- A. Tag each item or package separately with identification related to final hardware schedule, and include basic installation instructions with each item or package.
- B. Packaging of door hardware is responsibility of supplier. As material is received by hardware supplier from various manufacturers, sort and repackage in containers clearly marked with appropriate hardware set number to match set numbers of approved

hardware schedule. Two or more identical sets may be packed in same container.

- C. Inventory door hardware jointly with representatives of hardware supplier and hardware installer until each is satisfied that count is correct.
- D. Deliver individually packaged door hardware items promptly to place of installation (shop or Project site).
- E. Provide secure lock-up for door hardware delivered to the Project, but not yet installed. Control handling and installation of hardware items that are not immediately replaceable so that completion of the Work will not be delayed by hardware losses both before and after installation.

#### 1.07 WARRANTY

- A. Special warranties:
  - 1. Locks and Cylinders: Lifetime mechanical, tree-year finish.

#### 1.08 MAINTANANCE

- A. Maintenance Tools and Instructions: Furnish a complete set of specialized tools and maintenance instructions as needed for Authority's continued adjustment, maintenance, and removal and replacement of door hardware.

### PART 2 – PRODUCTS

#### 2.01 MANUFACTURED UNITS

- A. Hinges:
  - 1. Acceptable manufacturers:
    - a. Stanley
    - b. Bommer
    - c. Hager
    - d. McKinney
    - e. Lawrence
  - 2. Characteristics: Heavy duty 304 Stainless Steel material.
    - a. Templates: Provide only template-produced units.
    - b. Screws: Provide Phillips flat-head screws complying with the following requirements:
      - i. For metal doors and frames install machine screws into drilled and tapped holes.
      - ii. For fire-rated wood doors install #12 x 1-1/4 inch, threaded-to-the-head steel wood screws.
      - iii. Finish screw heads to match surface of hinges or pivots.
    - c. Hinge pins: Except as otherwise indicated, provide hinge pins as follows:
      - i. Out-Swing Exterior Doors: Non-removable pins.

- d. Size: Size hinges in accordance with specified manufacturer's published recommendations.
  - e. Quantity: Furnish one pair of hinges for all doors up to 5'-0" high. Furnish one hinge for each additional 2-1/2 feet or fraction thereof.
- B. Keys and Keying:
- 1. Acceptable manufacturers:
    - a. Best Access Systems or approved equal.
  - 2. Cylinders: 6-pin, interchangeable core and keyed to existing WHA Masterkey System with a Standard keyway.
    - a. Acceptable Material: Cylinders as manufactured by BEST or approved equal.
  - 3. Permanent Keys and Cores: Prepare permanent cores and keys in accordance with keying schedule. Stamp with applicable key mark for identification
  - 4. Provide Masterkeys and Control Keys.
  - 5. Furnish keys in the following quantities:
    - a. [1] Masterkey.
    - b. [1] Control key.
    - c. Install permanent cores in locksets.
  - 6. Permanently inscribe each key with number of lock that identifies cylinder manufacturer's key symbol and the notation "DO NOT DUPLICATE".
- C. Standard Duty Cylindrical Locks and Latches: as scheduled, fastened with through-bolts:
- 1. Basis of Design: QCL200 Standard Duty Cylindrical Lock Specifications.
  - 2. Function: ANSI F84 QCL260 Classroom.
  - 3. Certifications:
    - a. ANSI/BHMA A156.2 Series—Grade 2
    - b. ANSI A117.1 Accessibility Code (ADA compliant)
    - c. UL/cUL listed (3 hour) for "A" label single door applications (4' by 8')
    - d. UL10C/UBC 7-2 (1997) positive pressure rated
    - e. UL10B pressure rated
    - f. California State Reference Code (formerly Title 19 – Fire Marshal)
  - 4. Product Specification:
    - a. Exposed trim: pressure cast zinc, plated to match finish designation
    - b. Standard door thickness: 1 3/8" (35mm) – 2" (51mm)
    - c. Backset: 2 3/4" (70mm) square standard; 2 3/8" (60mm) and 5" (127mm) available
    - d. Strike: ANSI strike 1 1/4" (32mm) x 4 7/8" (124mm) standard; other options available
    - e. Door prep: 2 1/8" (54mm) diameter cross bore
    - f. Latch bolt: keyed/exterior 1/2" (12.7mm) steel throw; interior 1/2" (12.7mm) spring latch; 3/4" throw option for hurricane compliance or fire-rated double door applications
    - g. Latch faceplate: 1 1/8" (29mm) x 2 1/4" (57mm) standard
    - h. Product Specification:

D. Thresholds:

1. Set thresholds for exterior and acoustical openings in full bed of sealant with lead expansion shields and stainless steel machine screws complying with requirements specified in Division 7 Section "Joint Sealants". Notched in field to fit frame by hardware installer. Refer to Drawings for special details. Manufacturer to be certified by the following:
  - a. Thresholds: Offset saddle threshold (field verified) ANSI/BHMA A156.21.
2. Acceptable manufacturers:
  - a. National Guard Products, Inc.
  - b. Reese Industries
  - c. Zero Weatherstripping Co., Inc.
  - d. Hager Companies: 413S/520S.
  - e. Or approved equal.

E. Door Gasketing and Weatherstrip:

1. Acceptable manufacturers:
  - a. Hager Companies
  - b. National Guard Products, Inc.\*
  - c. Reese Industries
  - d. Zero Weatherstripping Co., Inc.
  - e. Pemko
2. Provide continuous weatherstrip gasketing on exterior doors. Provide non-corrosive fasteners for exterior applications.
  - a. Perimeter gasketing: Base of design Hager 785S. Apply to head and jamb, forming seal between door and frame. Color anodized weatherstripping with screws plated to match.
  - b. Neoprene insert.
  - c. Door bottoms: Brush Gasketing with Rain Drip: Apply to exterior face of door bottom.

F. Standards: Manufacturer shall meet requirements for:

1. Door Gasketing and Edge Seal Systems: ANSI/BHMA A156.22.
2. Shall be BHMA certified for door sweeps.

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Prior to installation of any hardware, examine all doors, frames, walls and related items for conditions that would prevent proper installation of finish hardware. Correct all defects prior to proceeding with installation.

3.02 INSTALLATION

A. Coordination:

1. Prior to installation of hardware, schedule and hold a meeting for the purpose of instructing installers on proper installation and adjustment of finish hardware. Representatives of locks, exit devices, closers, automatic operators, and electrified



hardware shall conduct training; provide at least 10 day notice to representatives. After training a letter of compliance, indicating when the training was held and who was in attendance, shall be sent to the Architect.

2. Prior to ordering electrified hardware, schedule and hold a meeting for the purpose of coordinating finish hardware with security, electrical, doors and frames, and other related suppliers. A representative of the supplier of finish hardware, and doors and frames, the electrical subcontractor, and the Authority's security contractor shall meet with the Owner, Architect, and General Contractor prior to ordering finish hardware. After meeting a letter of compliance, indicating when the training was held and who was in attendance, shall be sent to the Architect.
  - A. Hardware will be installed by qualified tradesmen, skilled in the application of commercial grade hardware. For technical assistance if necessary, installers may contact the manufacturer's rep for the item in question, as listed in the hardware schedule.
  - B. Mount hardware units at heights indicated in "Recommended Locations for Builders Hardware for Standard Steel Doors and Frames" by the Door and Hardware Institute.
  - C. Install each hardware item in compliance with the manufacturer's instructions and recommendations, using only the fasteners provided by the manufacturer.
  - D. Do not install surface mounted items until finishes have been completed on the substrate. Protect all installed hardware during painting.
  - E. Set units level, plumb and true to line and location. Adjust and reinforce the attachment substrate as necessary for proper installation and operation.
  - F. Operating parts shall move freely and smoothly without binding, sticking, or excessive clearance.

### 3.03 ADJUSTING, CLEANING, AND DEMONSTRATING

- A. Adjust and check each operating item of hardware and each door, to insure proper operation or function of every unit. Replace units which cannot be adjusted to operate freely and smoothly.
- B. Where door hardware is installed more than one month prior to acceptance or occupancy of a space or area, return to the installation during the week prior to acceptance or occupancy and make a final check and adjustment of all hardware items in such space or area. Clean operating items as necessary to restore proper function and finish of hardware and doors. Adjust door control devices to compensate for final operation of heating and ventilating equipment.
- C. Clean adjacent surfaces soiled by hardware installation.
- D. Instruct Authority's personnel in the proper adjustment, lubrication, and maintenance of door hardware and hardware finishes.

### 3.04 FIELD QUALITY CONTROL

- A. Prior to Substantial Completion, the installer, accompanied by representatives of the manufacturers of locks, exit devices, closer, and any electrified hardware, shall perform the following work:
  - 1. Examine and re-adjust each item of door hardware as necessary to restore function of doors and hardware to comply with specified requirements.
  - 2. Consult with and instruct Authority's personnel in recommended additions to the maintenance procedures.
  - 3. Replace hardware items that have deteriorated or failed due to faulty design, materials, or installation of hardware units.
  - 4. Prepare a written report of current and predictable problems of substantial nature in the performance of the hardware.
  - 5. At completion of project, a qualified factory representative for the manufacturers of locksets, closer, exit devices, and access control products shall arrange and hold a training session to instruct the Authority's personnel on the proper maintenance, adjustment, and/or operation of their respective products. After training a letter of compliance, indicating when the training was held and who was in attendance, shall be sent to the Architect.

### 3.05 PROTECTION

- A. Provide for the proper protection of complete items of hardware until the Authority accepts the project as complete. Damaged or disfigured hardware shall be replaced or repaired by the responsible party.

END OF SECTION