

ADDENDUM NO. 2

HGTC STOREFRONT REPLACEMENT OF BUILDINGS 700, 800, & 900

PMH | CROFT PROJECT NO.: 2025-2015MB

SC STATE PROJECT NO.: H59-N352-CB-B

April 10, 2026

NOTE: ADDENDUM NO. 2 HAS BEEN SENT TO GENERAL CONTRACTORS ONLY. GENERAL CONTRACTORS ARE RESPONSIBLE FOR COMMUNICATION OF THE ITEMS CONTAINED WITHIN THIS ADDENDUM TO APPROPRIATE SUB-CONTRACTORS.

THIS ADDENDUM CONTAINS:

- THREE (3) PAGES OF WRITTEN ADDENDUM
- TEN (10) PAGES OF SPECIFICATIONS

QUESTIONS AND ANSWERS

Q1. ON SHEET A-301 SHOWS THE HEAD, JAMB AND SILL BEING CAULKED INSIDE AND OUTSIDE, ON SHEET A-300 SHOWS JUST THE SILL BEING CAULKED ON THE INSIDE AND OUTSIDE. DO ALL WINDOWS NEED TO BE CAULKED ON THE INSIDE AND OUTSIDE?

A1. All new frames are to receive sealant (caulk) on both inside and outside joints.

Q2. IN ALL THE ROOMS WE WERE ABLE TO GO INTO HAD A WOOD HEAD PLAN CALL FOR 5/8" GYP BOARD, DO WE NEED TO GO BACK WITH WOOD OR 5/8" GYP BOARD?

A2. Replace to match what was existing.

Q3. THE 3/4" WOOD TRIM IS CURRENTLY OAK MAY WE USE FINGER JOINTED PINE?

A3. Match existing wood trim.

Q4. UNDER SECTION 01732 - SELECTIVE DEMOLITION 1.3 B STATES DETACH HARDWARE FROM EXISTING CONSTRUCTION AND DELIVER THEM TO OWNER. DO YOU HAVE A NEW DOOR HARDWARE SCHEDULE? IF EXISTING HARDWARE IS TO BE REUSED, DO YOU HAVE MODEL NUMBER FOR CUT SHEETS FOR DOOR PREP BY THE DOOR MANUFACTURER THAT NEEDS TO BE COMPLETED DURING FABRICATION?

A4. Existing hardware is to be turned over to Owner. New hardware is to be installed. Hardware will be an Allowance and is included in this Addendum.

Q5. DURING THE WALKTHROUGH WE NOTICED THAT STOREFRONT A ON 900 BUILDING HAD A LOT OF MODIFICATIONS DONE TO THIS IT APPEARS THAT WATER WAS GETTING INTO THE BUILDING HAS THIS BEEN CORRECTED OR IS THERE ANYTHING ADDITIONAL WE NEED TO DO IN THIS LOCATION?

A5. Question not clear. New storefront being installed with proper flashing and sealant should eliminate any water infiltration.

Q6. ON STOREFRONT A BUILDING 900 HAS DRYWALL ADDED TO THE FACE OF THE STOREFRONT DO WE NEED TO GO BACK WITH THIS SAME LOOK? IF NOT DO YOU KNOW IF THE FLOORING GOES ALL THE WAY TO THE STOREFRONT?

A6. Question not clear. New storefront being installed with proper flashing and sealant should eliminate any water infiltration.

Q7. ON STOREFRONT A ON BUILDING 900 DOES EFCO ALLOW AN 18' SPAN WITH NO INTERMEDIATE STEEL SUPPORT?

A7. EFCO confirms curtain wall specified will span 18', however details D4/A-301 and A4/A-301 indicate tube steel and is to be included pricing.

Q8. WILL A MOCK-UP BE REQUIRED FOR THE PROJECT? IF YES WHEN WILL THIS NEED TO TAKE PLACE BEFORE THE ORDER OF THE STOREFRONT OR AFTER?

A8. No.

Q9. IS A WATER TEST REQUIRED FOR THIS PROJECT? IF YES, HOW MANY WINDOWS?

A9. Reference Specification Sections 08411 and 08441 Testing and Performance Requirements.

Q10. IS AN AIR INFILTRATION TEST REQUIRED FOR THIS PROJECT?

A10. Reference Specification Sections 08411 and 08441 Testing and Performance Requirements.

Q11. ARE THERE ANY OTHER QUALITY-CONTROL TESTING THAT YOU ARE LOOKING FOR?

A11. Refer to spec section 01400 QUALITY CONTROL for additional information.

Q12. ARE THERE ANY ALTERNATES OR UNIT PRICING FOR THIS PROJECT?

A12. No.

Q13. IS THERE A DOOR HARDWARE SCHEDULE FOR THIS PROJECT?

A13. Hardware is an Allowance. See specification section below.

Q14. IS IT POSSIBLE TO EXTEND THE BID DATE?

A14. No. The project will not be extended.

SPECIFICATIONS

1. SECTION 01100 – ALLOWANCES

- A. Contractor's attention is directed to SECTION 01100 – ALLOWANCES. Contactor is advised to insert this Section (attached herewith) consisting of 2 pages.

2. SECTION 08710 – FINISH HARDWARE

- A. Contractor's attention is directed to 08710 – FINISH HARDWARE. Contractor is advised to insert this Section (attached herewith) consisting of 8 pages.

END OF ADDENDUM NO. 2

SECTION 01020 – ALLOWANCES

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements governing allowances.
 - 1. Selected materials and equipment are specified in the Contract Documents by allowances. In some cases, these allowances include installation. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when additional information is available for evaluation. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
 - 1. Lump-sum allowances.
- C. Related Sections: The following Sections contain requirements that relate to this Section:
 - 1. Division 1 Section "Modification Procedures" specifies procedures for submitting and handling Change Orders.

1.3 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise the Architect of the date when the final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At the Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by the Architect from the designated supplier.

1.4 SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.
- B. Submit invoices or delivery slips to show the actual quantities of materials delivered to the site for use in fulfillment of each allowance.

PART 2 – PRODUCTS (Not Applicable)

PART 3 – EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly upon delivery for damage or defects.

3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

- A. Allowance No. 1: Hardware

- 1. The Contractor shall include an allowance of Forty-Eight Thousand Dollars (\$48,000) in the Base Bid for the purchase of hardware. Allowance does not include sales tax, installation costs or profit to General Contractor.

END OF SECTION 01020

SECTION 08710 – FINISH HARDWARE

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes items known commercially as finish or door hardware that are required for swing, sliding, and folding doors, except special types of unique hardware specified in the same sections as the doors and door frames on which they are installed.
- B. This Section includes the following (as applicable to project):
 - 1. Hinges.
 - 2. Pivots.
 - 3. Spring hinges.
 - 4. Key control system.
 - 5. Lock cylinders and keys.
 - 6. Lock and latch sets.
 - 7. Bolts.
 - 8. Exit devices.
 - 9. Push/pull units.
 - 10. Closers.
 - 11. Overhead holders.
 - 12. Miscellaneous door control devices.
 - 13. Door trim units.
 - 14. Protection plates.
 - 15. Weatherstripping for exterior doors.
 - 16. Thresholds.
- C. Related Sections: The following Sections contain requirements that relate to this Section:
 - 1. Division 8 for silencers integral with hollow metal frames.
- D. Products furnished but not installed under this Section include:
 - 1. Cylinders for locks on entrance doors.

1.3 HARDWARE ALLOWANCE

- A. Selection and Ordering: Furnish door hardware as selected by Architect and in such quantities as provided for under Division 1 Section 01020 "Allowances" and other general provisions of the Contract.
- B. Door hardware supplier's responsibilities shall be as follows:
 - 1. Submittals: Submit through Contractor required product data, final hardware schedule, separate keying schedule, and samples as specified in this Section, unless otherwise indicated.
 - 2. Construction Schedule: Inform Contractor promptly of estimated times and dates that will be required to process submittals, to furnish templates, to deliver hardware, and to perform other work associated with furnishing door hardware for purposes of including this data in construction schedule. Comply with this schedule.

3. Coordination and Templates: Assist Contractor as required to coordinate hardware with other work in respect to both fabrication and installation. Furnish Contractor with templates and deliver hardware to proper locations.
4. Product Handling: Package, identify, deliver, and inventory door hardware specified in this Section.
5. Discrepancies: Based on requirements indicated in Contract Documents in effect at time of door hardware selection, furnish types, finishes, and quantities of door hardware, including fasteners, and Owner's maintenance tools required to comply with specified requirements and as needed to install and maintain hardware. Furnish or replace any items of door hardware resulting from shortages and incorrect items at no cost to the Owner or Contractor. Obtain signed receipts from Contractor for all delivered materials.

C. Contractor's responsibilities shall be as follows:

1. Submittals: Coordinate and process submittals for door hardware in same manner as submittals for other work.
2. Construction Schedule: Cooperate with door hardware supplier in establishing scheduled dates for submittals and delivery of templates and door hardware. Incorporate in construction schedule the times and dates related to furnishing hardware by door hardware supplier.
3. Coordination: Coordinate door hardware with other Work. Furnish hardware supplier or manufacturer with shop drawings of other work where required or requested. Verify completeness and suitability of hardware with supplier.
4. Product Handling: Provide secure lock-up for hardware delivered to the site. Inventory hardware jointly with representative of hardware supplier and issue signed receipts for all delivered materials.
5. Installation Information: The general types and approximate quantities of hardware required for this Project are indicated at the end of this Section in order to establish Contractor's costs for installation and other work not included in allowance.

1.4 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification sections.
- B. 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 coordinated with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.
 1. Final Hardware Schedule Content: Based on hardware indicated, organize schedule into "hardware sets" indicating complete designations of every item required for each door or opening. Include the following information:
 - a. Type, style, function, size, and finish of each hardware item.
 - b. Name and manufacturer of each item.
 - c. Fastenings and other pertinent information.
 - d. Location of each hardware set cross referenced to indications on Drawings both on floor plans and in door and frame schedule.
 - e. Explanation of all abbreviations, symbols, and codes contained in schedule.
 - f. Mounting locations for hardware.
 - g. Door and frame sizes and materials.
 - h. Keying information.

2. 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.
 3. Submittal Sequence: Submit initial draft of final schedule along with essential product data in order to facilitate the fabrication of other work that is critical in the Project construction schedule. Submit final schedule after samples, product data, coordination with shop drawings of other work, delivery schedules, and similar information has been completed and accepted.
 4. Keying Schedule: Submit separate detailed schedule indicating clearly how the Owner'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.
- 1.5 QUALITY ASSURANCE
- A. Single Source Responsibility: Obtain each type of hardware (latch and lock sets, hinges, closers, etc.) from a single manufacturer.
 - B. Supplier Qualifications: A recognized architectural door hardware supplier, with warehousing facilities in the Project's vicinity, 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 to Owner, Architect, and Contractor, at reasonable times during the course of the Work, for consultation.
 1. Require supplier to meet with Owner to finalize keying requirements and to obtain final instructions in writing.
 - C. Fire-Rated Openings: Provide door hardware for fire-rated openings that complies with NFPA Standard No. 80 and requirements of authorities having jurisdiction. Provide only items of door hardware that are listed and are identical to products tested by UL, Warnock Hersey, FM, or other testing and inspecting organization acceptable to authorities having jurisdiction for use on types and sizes of doors indicated in compliance with requirements of fire-rated door and door frame labels.
- 1.6 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.

1.7 MAINTENANCE

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

PART 2 – PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated in the Work will be specified in Hardware Schedule:

2.2 MATERIALS AND FABRICATION

- A. Manufacturer's Name Plate: Do not use manufacturers' products that have manufacturer's name or trade name displayed in a visible location (omit removable nameplates) except in conjunction with required fire-rated labels and as otherwise acceptable to Architect.
 - 1. Manufacturer's identification will be permitted on rim of lock cylinders only.
- B. Base Metals: Produce hardware units of basic metal and forming method indicated, using manufacturer's standard metal alloy, composition, temper, and hardness, but in no case of lesser (commercially recognized) quality than specified for applicable hardware units by applicable ANSI/BHMA A156 series standards for each type of hardware item and with ANSI/BHMA A156.18 for finish designations indicated. Do not furnish "optional" materials or forming methods for those indicated, except as otherwise specified.
- C. Fasteners: Provide hardware manufactured to conform to published templates, generally prepared for machine screw installation. Do not provide hardware that has been prepared for self-tapping sheet metal screws, except as specifically indicated.
- D. Furnish screws for installation with each hardware item. Provide Phillips flat-head screws except as otherwise indicated. Finish exposed (exposed under any condition) screws to match hardware finish or, if exposed in surfaces of other work, to match finish of this other work as closely as possible including "prepared for paint" surfaces to receive painted finish.
- E. Provide concealed fasteners for hardware units that are exposed when door is closed except to the extent no standard units of type specified are available with concealed fasteners. Do not use thru-bolts for installation where bolt head or nut on opposite face is exposed in other work unless their use is the only means of reinforcing the work adequately to fasten the hardware securely. Where thru-bolts are used as a means of reinforcing the work, provide sleeves for each thru-bolt or use sex screw fasteners.

2.3 HINGES, BUTTS, AND PIVOTS

- A. Templates: Except for hinges and pivots to be installed entirely (both leaves) into wood doors and frames, provide only template-produced units.
- B. Screws: Provide Phillips flat-head screws complying with the following requirements:
 - 1. For metal doors and frames install machine screws into drilled and tapped holes.
 - 2. For wood doors and frames install wood screws.
 - 3. For fire-rated wood doors install #12 x 1-1/4-inch (32-mm), threaded-to-the-head steel wood screws.
 - 4. Finish screw heads to match surface of hinges or pivots.
- C. Hinge Pins: Except as otherwise indicated, provide hinge pins as follows:
 - 1. Out-Swing Exterior Doors: Nonremovable pins.
 - 2. Out-Swing Corridor Doors with Locks: Nonremovable pins.
 - 3. Interior Doors: Nonrising pins.
 - 4. Tips: Flat button and matching plug, finished to match leaves, except where hospital tip (HT) indicated.
- D. Number of Hinges: Provide number of hinges indicated but not less than 3 hinges per door leaf for doors 90 inches (2250 mm) or less in height and one additional hinge for each 30 inches (750 mm) of additional height.
 - 1. Fire-Rated Doors: Not less than 3 hinges per door leaf for doors 86 inches (2150 mm) or less in height with same rule for additional hinges.

2.4 LOCK CYLINDERS AND KEYING

- A. Standard System: Except as otherwise indicated, provide new masterkey system for Project.
- B. Equip locks with manufacturer's special 6-pin tumbler cylinder with construction masterkey feature that permits voiding of construction keys without cylinder removal.
- C. Metals: Construct lock cylinder parts from brass or bronze, stainless steel, or nickel silver.
- D. Comply with Owner's instructions for masterkeying and, except as otherwise indicated, provide individual change key for each lock that is not designated to be keyed alike with a group of related locks.
 - 1. Permanently inscribe each key with number of lock that identifies cylinder manufacturer's key symbol, and notation, "DO NOT DUPLICATE".
- E. Key Material: Provide keys of nickel silver only.
- F. Key Quantity: Furnish 3 change keys for each lock and 5 master keys for each master system.
 - 1. Deliver keys to Owner.

2.5 LOCKS, LATCHES, AND BOLTS

- A. Strikes: Provide manufacturer's standard wrought box strike for each latch or lock bolt, with curved lip extended to protect frame, finished to match hardware set, unless otherwise indicated.

- B. Exit Device Dogging: Except on fire-rated doors where closers are provided on doors equipped with exit devices, equip the units with keyed dogging device to keep the latch bolt retracted, when engaged.
- B. Rabbeted Doors: Where rabbeted door stiles are indicated, provide special rabbeted front on lock and latch units and bolts.

2.6 PUSH / PULL UNITS

- A. Exposed Fasteners: Provide manufacturer's standard exposed fasteners for installation, thru-bolted for matched pairs but not for single units.

2.7 CLOSERS AND DOOR CONTROL DEVICES

- A. Size of Units: Except as otherwise specifically indicated, comply with the manufacturer's recommendations for size of door control unit depending on size of door, exposure to weather, and anticipated frequency of use.
 - 1. Provide parallel arms for all overhead closers, except as otherwise indicated.
- B. Access-Free Manual Closers: Where manual closers are indicated for doors required to be accessible to the physically handicapped, provide adjustable units complying with ANSI A117.1 provisions for door opening force and delayed action closing.
- C. Combination Door Closers and Holders: Provide units designed to hold door in open position under normal usage and to release and close door automatically under fire conditions. Incorporate an integral electromagnetic holder mechanism designed for use with UL listed fire detectors, provided with normally closed switching contacts.
- D. Provide black resilient parts for exposed bumpers.

2.8 DOOR TRIM UNITS

- A. Fasteners: Provide manufacturer's standard exposed fasteners for door trim units consisting of either machine screws or self-tapping screws.

2.9 WEATHERSTRIPPING AND SEALS

- A. General: Provide continuous weatherstripping on exterior doors and smoke, light, or sound seals on interior doors where indicated or scheduled. Provide noncorrosive fasteners for exterior applications and elsewhere as indicated.

2.10 THRESHOLDS

- A. General: Except as otherwise indicated, provide standard metal threshold unit of type, size, and profile as shown or scheduled.

2.11 HARDWARE FINISHES

- A. Match items to the manufacturer's standard color and texture finish for the latch and lock sets (or push-pull units if no latch or lock sets).

- B. Provide quality of finish, including thickness of plating or coating (if any), composition, hardness, and other qualities complying with manufacturer's standards, but in no case less than specified by referenced standards for the applicable units of hardware.
- C. Provide protective lacquer coating on all exposed hardware finishes of brass, bronze, and aluminum, except as otherwise indicated. The suffix "-NL" is used with standard finish designations to indicate "no lacquer".
- C. The designations used in schedules and elsewhere to indicate hardware finishes are those listed in ANSI/BHMA A156.18, "Materials and Finishes", including coordination with the traditional U.S. finishes shown by certain manufacturers for their products.
- E. The designations used in schedules and elsewhere to indicate hardware finishes are the industry-recognized standard commercial finishes, except as otherwise noted.
 - 1. Rust-Resistant Finish: For iron and steel base metal required for exterior work and in areas shown as "High Humidity" areas (and also when designed with the suffix -RR), provide 0.2-mil- (0.005-mm-) thick copper coating on base metal before applying brass, bronze, nickel, or chromium plated finishes.

PART 3 – EXECUTION

3.1 INSTALLATION

- A. Mount hardware units at heights indicated in following applicable publications, except as specifically indicated or required to comply with governing regulations and except as otherwise directed by Architect.
 - 1. "Recommended Locations for Builders Hardware for Standard Steel Doors and Frames" by the Door and Hardware Institute.
 - 2. "Recommended Locations for Builders Hardware for Custom Steel Doors and Frames" by the Door and Hardware Institute.
 - 3. WDNA Industry Standard I.S.1.7, "Hardware Locations for Wood Flush Doors".
- B. Install each hardware item in compliance with the manufacturer's instructions and recommendations. Where cutting and fitting is required to install hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation or application of surface protection with finishing work specified in the Division 9 Sections. Do not install surface-mounted items until finishes have been completed on the substrates involved.
- C. Set units level, plumb, and true to line and location. Adjust and reinforce the attachment substrate as necessary for proper installation and operation.
- D. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors in accordance with industry standards.
- E. Set thresholds for exterior doors in full bed of butyl-rubber or polyisobutylene mastic sealant complying with requirements specified in Division 7 Section 07920 "Joint Sealants".
- F. Weatherstripping and Seals: Comply with manufacturer's instructions and recommendations to the extent installation requirements are not otherwise indicated.

3.2 ADJUSTING, CLEANING, AND DEMONSTRATING

- A. Adjust and check each operating item of hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate freely and smoothly or as intended for the application made.
 - 1. 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 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.
- B. Clean adjacent surfaces soiled by hardware installation.
- C. Instruct Owner's personnel in the proper adjustment and maintenance of door hardware and hardware finishes.
- D. Six-Month Adjustment: Approximately six months after the date of Substantial Completion, the Installer, accompanied by representatives of the manufacturers of latchsets and locksets and of door control devices, and of other major hardware suppliers, shall return to the Project to 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 Owner'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.

END OF SECTION 08710