

Project No. 18051
Sandusky County Park District
River Cliff Office Renovation
Addendum Number 002
November 17, 2020

November 17, 2020

ADDENDUM NUMBER 002

To the drawings and specifications for:

**Project No. 18051
Sandusky County Park District
River Cliff Office Renovation**

This Addendum supplements and amends the original Drawings and Specifications dated **November 06, 2020** and shall be taken into account in preparing bids and becomes a part of the contract documents. Note: this addendum information is issued to bidders of record. It is the prime contractor's responsibility to forward this Addendum information to all affected suppliers and sub/contractors and make adjustments relative to the proposal. Bidders should acknowledge receipt of Addendum on Page BF-1 of the Bid Form, or the last page of this Addendum.

DRAWINGS AND SPECIFICATIONS

- 1. Section 087100 Door Hardware (Issued)**
- 2. D1.1 – Demo Wall Section (Issued)**
- 3. A2.0 – Floor Plan (Reissued)**
 - a. Reissued for clarification
- 4. A9.0 – Door Schedule and Details, Interior Details (Reissued)**
 - a. Revised head and jamb details to show wood frames
 - b. Provided casework details

CLARIFICATIONS & RFI RESPONSES

- 1. The Bid Date has been revised to November 24th.** See attached Pre-Bid agenda and revised Notice to Bidders for details.
2. Demo plan sheet number should read D1.0
3. The existing interior lodge restrooms will be available for contractors to use during construction.
4. Specification 042613 Section 2.2 A.5 Colors: revised to **Blend: 70% Ash Blend, 30% Slate.**
5. A substitution request for NEXD Manual roller shades has been approved.

6. RFIs

Q: Please clarify the Alt#1 in the bid form. Some elements do not seem relevant to this project.

A: The bid form has been revised to eliminate this alternate.

Q: D1.2 seems to be missing. There are two A2.0

A: The demo drawings were numbered incorrectly, and one was omitted. They are reissued with this addendum along with the correct version of A2.0.

Q: The contract documents do not show a completion date?

A: The completion date for the project is May 31, 2021.

Q: Are there any liquidated damages?

A: No.

Q: Who is responsible for third party testing?

A: The contractor is required to engage a third-party agency for testing.

Q: For final cleaning are we just responsible for a construction clean or a professional cleaning?

A: A construction clean.

Q: On drawing A1.0 what detail shall be used for the new sidewalk, 1 or 2?

A: Both. Detail 2 just provides additional detail and notes.

Q: Is the contractor responsible for FFE or relocation of any of the owner's furniture or equipment?

A: All FFE and relocation of existing furniture, equipment and appliances are by others.

Q: What is the thickness of all new slabs shown on A2.1?

A: 4"

Q: The door schedule calls out for wood doors and frames, but details show metal frames.

A: Frames are to be wood. The details have been revised and included in this addendum.

Q: The finish schedule call for ACT ceilings but the RCP calls for drywall.

A: All ceilings are to be drywall.

Q: There are conflicts on the drawings as to what the ceiling heights should be.

A: All ceiling heights are 8'-8" +/- to be field verified. Ceilings will be attached to the bottom chord of trusses.

Q: Please clarify the countertops.

A: Casework details have been added to A9.0 which is reissued.

Q: Should the description in the Bid Guaranty and Contract Form read "Office Renovation" instead of "Roof Replacement"

A: Yes

Q: Do the new slabs have 2" XPS under the whole floor?

A: Yes

Q: Is MC cable permitted in lieu of conduit?

A: There are provisions within the electrical specifications for where and when MC cable may be used. Refer to the specifications for specifics.

Q: Can the existing conduit that feeds the existing sub-panel to be removed be used for the new electrical feed from the main panel or does new conduit need to be installed?

A: The existing underground PVC is not rated for use as electrical conduit and so can not be used to pull the new feed. New conduit will need to be run in the lodge attic space as indicated on the drawings.

ATTACHMENTS:

- **Bidding Documents**
 - Bid Form
 - Bid Guaranty Bond
 - Notice to Bidders
- **Specifications**
 - Section 087100 – Door Hardware
- **Drawings**
 - D1.1
 - A2.0
 - A9.0
- **Misc.**
 - Acknowledgement of Receipt
 - Submission Request for NEXT Manual Roller Shades
 - Pre-Bid Agenda
 - Pre-Bid Sign in Sheet

END OF ADDENDUM NUMBER 002

Project No. 18051
Sandusky County Park District
River Cliff Office Renovation
Addendum Number 002
November 17, 2020

ACKNOWLEDGEMENT OF RECEIPT

Addendum Number 002

Project No. 18051
Sandusky County Park District
River Cliff Office Renovation

_____ (Company Name)

is in receipt of **Addendum Number 002** for the referenced project.

Signed: _____

Please return this signed sheet by email to Daniel Ebert at daniel.ebert@porterarch.com

Publication Date: November 6, November 13, 2020

Publication Locations: The Fremont News-Messenger, Sandusky County Park District Website

Revision: Addendum 002, November 17, 2020

NOTICE TO BIDDERS

Sealed proposals will be received for the River Cliff Park Lodge Office Renovation Project, River Cliff Park, 1329 Tiffin Street, Fremont, Ohio 43420 by the Sandusky County Park District. Proposals must be emailed to **daniel.ebert@porterarch.com** no later than **2:00 pm, EST on November 24, 2020**. Proposals will be read on the 24th at **2:30** and the opening will be broadcast live and recorded. For the live broadcast use the following Zoom link <https://zoom.us/j/97606510858> The recording will be uploaded to the Park District Youtube channel. Proposals received after the date and time shall be considered late and will be returned to the submitting party unread.

The overall work scope will consist of the complete tear down to the studs of an existing portion of the building. Replacement of the existing wall insulation and exterior siding. New windows as well as a new entry vestibule. A new office suite within the existing building envelope including a restroom and mechanical systems.

Project Estimates:

Office Renovation: **\$ 380,900**

A single contract will be issued for all work within project documents.

In accordance with the Plans and Specifications Prepared by:

Thomas Porter Architects

8 N. St. Clair Street

Toledo, Ohio 43604-1028

Phone: (419) 243-2400

Website: ThomasPorterArchitects.com

Email: **daniel.ebert@porterarch.com**

Contact: **Daniel Ebert**

CONTRACTORS may obtain Electronic (PDF) format and/or Hardcopy sets of the Bid Documents directly from Newfax Corporation, 333 W. Woodruff Avenue, Toledo, Ohio 43604, Phone 419-241-5157, FAX 419-241-2018 <http://www.newfaxcorp.com/>. A non-refundable fee will be required for each set of Bidding Documents and Contract Documents provided by Newfax Corporation. Checks shall be made payable to Newfax Corporation.

Neither Owner nor Architect has any responsibility for the accuracy, completeness or sufficiency of any bid documents obtained from any source other than the source indicated in these documents. Obtaining these documents from any other source(s) may result in obtaining incomplete and inaccurate information. Obtaining these documents from any source other than directly from the source listed herein may also result in failure to receive any addenda, corrections, or other revisions to these documents that may be issued.

A Pre-Bid meeting will be held on Tues. **November 17, 2020 at 9:00 am**, at the River Cliff Park Lodge, 1329 Tiffin Street, Fremont, Ohio 43420. Interested bidders will have the opportunity to review the project site immediately following the pre-bid meeting.

Bids shall be received on the Form of Bid Proposal furnished and accompanied by the required supporting documents listed within the Instruction to Bidders. No other form(s) will be accepted.

Sandusky County Park District reserves the right to waive irregularities in the bids and to reject any or all proposals or parts of any or all proposals.

No bidder may withdraw their bid within ninety (90) days after bid opening.

Sandusky County Park District
Andrew Brown, Director

END OF NOTICE TO BIDDERS

BID FORM

Project: River Cliff Lodge – Office Renovation
River Cliff Park
1329 Tiffin Street
Fremont, Ohio 43420

Bids Due: November 20, 2020, 10:00 AM EST

To: Andy Brown, Director
Sandusky County Park District
1970 Countryside Drive
Fremont, Ohio 43420

Submitted By: Bidder : _____
Address : _____
: _____
Telephone : _____
Fax : _____
E-mail : _____

The undersigned acknowledges having received and carefully reviewed the Contract Documents prepared by: **Thomas Porter Architects, 8 N. St. Clair Street, Toledo, Ohio 43604-1028**

The undersigned also acknowledges receipt and inclusion of the following addenda in our Bid:

<u>ADDENDUM #</u>	<u>DATE</u>
_____	_____
_____	_____
_____	_____

In submitting this Bid, the Bidder agrees to the following:

1. To hold their bid open for 90 days after receipt of bids.
2. To provide a form of bid guaranty as described in the Instructions to Bidders.
3. To enter into and execute a Contract, if awarded on the basis of this Bid, and to furnish a Bid Guaranty and Contract Bond in accordance with the project manual.
4. To submit Certificates of Insurance for the coverage specified.

BID GUARANTY AND CONTRACT BOND
(O.R.C. § 153.571)

KNOW ALL PERSONS BY THESE PRESENTS, that we, the undersigned _____
_____ ("Contractor") as principal and
_____ as surety are hereby held
and firmly bound unto the Sandusky County Park District, Sandusky County, Ohio, as obligee in
the penal sum of the dollar amount of the bid submitted by the principal to the obligee on _____
_____, 202____, to undertake _____ for the Office Renovation,
River Cliff Lodge, Fremont, Ohio ("Project"). The penal sum referred to herein shall be the dollar
amount of the principal's bid to the obligee, incorporating any additive or deductive Alternates
made by the principal on the date referred to above to the obligee, which are accepted by
the obligee. In no case shall the penal sum exceed the amount of _____
_____. Dollars (\$_____). (If
the foregoing blank is not filled in, the penal sum will be the full amount of the principal's bid,
including add Alternates. Alternatively, if the blank is filled in the amount stated must not be less
than the full amount of the bid including add Alternates, in dollars and cents. A percentage is
not acceptable.) For the payment of the penal sum well and truly to be made, we hereby
jointly and severally bind ourselves, our heirs, executors, administrators, successors, and assigns.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that whereas the above named principal
has submitted a bid for work on the Project.

Now, therefore, if the obligee accepts the bid of the principal and the principal fails to
enter into a proper contract in accordance with the bid, plans, details, specifications, and bills
of material; and in the event the principal pays to the obligee the difference not to exceed ten
percent (10%) of the penalty hereof between the amount specified in the bid and such larger
amount for which the obligee may in good faith contract with the next lowest bidder to perform
the work covered by the bid; or in the event the obligee does not award the contract to the
next lowest bidder and resubmits the project for bidding, the principal pays to the obligee the
difference not to exceed ten percent (10%) of the penalty hereof between the amount
specified in the bid, or the costs, in connection with the resubmission, of printing new contract
documents, required advertising, and printing and mailing notices to prospective bidders,
whichever is less, then this obligation shall be null and void, otherwise to remain in full force and
effect; if the obligee accepts the bid of the principal and the principal within ten (10) days after
the awarding of the contract enters into a proper contract in accordance with the bid, plans,
details, specifications, and bills of material, which said contract is made a part of this bond the
same as though set forth herein.

Now also, if the said principal shall well and faithfully do and perform the things agreed
by said principal to be done and performed according to the terms of said contract; and shall
pay all lawful claims of subcontractors, materialmen, and laborers, for labor performed and
materials furnished in the carrying forward, performing, or completing of said contract; we
agreeing and assenting that this undertaking shall be for the benefit of any materialman or
laborer having a just claim, as well as for the obligee herein; then this obligation shall be void;
otherwise the same shall remain in full force and effect; and surety shall indemnify the obligee
against all damage suffered by failure of the principal to perform the contract according to its

provisions and in accordance with the plans, details, specifications, and bills of material
therefore and to pay all lawful claims of subcontractors, materialmen, and laborers for labor

performed or material furnished in carrying forward, performing, or completing the contract and surety further agrees and assents that this undertaking is for the benefit of any subcontractor, materialman, or laborer having a just claim, as well as for the obligee; it being expressly understood and agreed that the liability of the surety for any and all claims hereunder shall in no event exceed the penal amount of this obligation as herein stated.

The said surety hereby stipulates and agrees that no modifications, omissions, or additions in or to the terms of the said contract or in or to the plans or specifications therefore shall in any wise affect the obligations of said surety on its bond, and it does hereby waive notice of any such modifications, omissions or additions to the terms of the contract or to the work or to the specifications.

Signed and sealed this ____ day of _____, 202__.

(PRINCIPAL) (Seal)

By: _____

Printed Name & Title: _____

(SURETY) (Seal)

By: _____

Printed Name & Title: _____

NAME OF SURETY'S AGENT

Surety's Agent's Address: _____

Surety's Agent's Telephone Number: _____

Surety's Agent's Fax Number: _____

CONTRACT BOND
(O.R.C. § 153.57)

KNOW ALL PERSONS BY THESE PRESENTS, that we, the undersigned ("Contractor") as principal and _____ as sureties, are hereby held and firmly bound unto the Sandusky County Park District, Sandusky County, Ohio, as obligee, in the penal sum of _____ Dollars (\$ _____), for the payment of which well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors, and assigns.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that whereas, the above-named principal did on the ____ day of _____, 202__, enter into a contract with the Board for the Office Renovation, River Cliff Lodge, Fremont, Ohio ("Project"), which said contract is made a part of this bond the same as though set forth herein:

Now, if the said Contractor shall well and faithfully do and perform the things agreed by the Contractor to be done and performed according to the terms of said contract; and shall pay all lawful claims of subcontractors, materialmen, and laborers, for labor performed and materials furnished in the carrying forward, performing, or completing of said contract; we agreeing and assenting that this undertaking shall be for the benefit of any materialman or laborer having a just claim, as well as for the obligee herein; then this obligation shall be void; otherwise the same shall remain in full force and effect; it being expressly understood and agreed that the liability of the surety for any and all claims hereunder shall in no event exceed the penal amount of this obligation as herein stated.

The said surety hereby stipulates and agrees that no modifications, omissions, or additions in or to the terms of the said contract or in or to the plans or specifications therefore shall in any wise affect the obligations of said surety on its bond, and it does hereby waive notice of any such modifications, omissions or additions to the terms of the contract or to the work or to the specifications.

Signed and sealed this ____ day of _____, 202__.

(PRINCIPAL) (Seal)

By: _____

Printed Name & Title: _____

(SURETY) (Seal)

By: _____

Printed Name & Title: _____

NAME OF SURETY'S AGENT

Surety's Agent's Address: _____

Surety's Agent's Telephone Number: _____

Surety's Agent's Fax Number: _____

CONTRACTOR'S PERSONAL PROPERTY TAX AFFIDAVIT
(O.R.C. § 5719.042)

State of Ohio

County of _____, ss:

_____, being first duly sworn, deposes and says that he is the
(Name)

_____ of _____ with offices located at
(Title) (Contractor)

_____, and as it's duly
(Address of Contractor)

authorized representative, states that effective this ____ day of _____, 202__.

(Name of Contractor)

() is charged with delinquent personal property taxes on the general list of personal property as set forth below:

<u>County</u> thereon)	<u>Amount</u> (include total amount penalties and interest
---------------------------	--

Lucas County	\$ _____
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_____ County	\$ _____
--------------	----------

_____ County	\$ _____
--------------	----------

() is not charged with delinquent personal property taxes on the general list of personal property in any Ohio county.

(Affiant)

Sworn to and subscribed this ____ day of _____, 202__.

(Notary Public)

My commission expires

5. To accomplish the Work in accordance with the Contract Documents.
6. To complete the Work covered by this Bid within dates specified in the project manual.

BASE BIDS

The Bidder agrees to execute the work under each of the following Base Bid areas indicated for the lump sum amount(s) given therein. (See Section 01010 – Summary of Work, for work included under the Base Bid)

ITEM 1.0 – Office Renovation

Provide cost to provide all labor, materials and equipment for all demolition, construction and miscellaneous work identified as Base Bid on the contract drawings. Base bid to include allowance indicated in Section 01019 Contract Consideration.

All Labor and Materials, for the sum of \$_____

Sum in Words_____

BIDDERS CERTIFICATION

The Bidder hereby acknowledges that the following representations in this bid are material and not mere recitals:

1. The Bidder has read and understands the Contract Documents and agrees to comply with all requirements of the Contract Documents, regardless of whether the Bidder has actual knowledge of the requirements and regardless of any statement or omission made by the Bidder which might indicate a contrary intention.
2. The Bidder represents that the bid is based upon the Standards specified by the Contract Documents.
3. The Bidder has visited the Project site, become familiar with local conditions and has correlated personal observations with the requirements of the Contract Documents. The Bidder has no outstanding questions regarding the interpretation or clarification of the Contract Documents.
4. The Bidder understands that the award of separate contracts for the Project will require sequential, coordinated and interrelated operations, which may involve interference, disruption, hindrance or delay in the progress of the Bidder's Work. The Bidder agrees that the Contract price, as amended from time to time by Change Order, shall cover all amounts due from the Owner resulting from interference, disruption, hindrance or delay caused by or between Contractors or their agents and employees.
5. The Bidder agrees that any such interference, disruption, hindrance or delay is within the contemplation of the Bidder and the Owner and that the Contractor's sole remedy for such interference, disruption, hindrance or delay shall be an extension of time in accordance with the Contract Documents. This provision is intended to be, and shall be construed as, consistent with and not in conflict with, Section 4113.62, ORC, to the fullest extent permitted.
6. The Bidder and each person signing on behalf of the Bidder certifies, and in the case of a joint or combined bid, each party thereto certifies as to such party's entity, under penalty or perjury, that to the best of the undersigned's knowledge and belief: (a) the Base Bid, any Unit Prices and any Alternate Bid in the bid have been arrived at independently without collusion, consultation, communication or agreement, for the purpose of restricting competition as to any matter relating to such Base Bid, any Unit Prices and any Alternate bid in the bid have not been knowingly disclosed by the Bidder and will not knowingly be disclosed by the Bidder prior to the bid opening, directly or indirectly, to any other Bidder who would have any interest in the Base Bid, Unit Prices or Alternate bid; (c) no attempt has been made or will be made by the Bidder to induce any other individual, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.
7. The Bidder will execute the Contract Form with the Sandusky County Park District Board, if a Contract is awarded on the basis of this bid, and if the Bidder does not execute the Contract Form for any reason, other than as authorized by law, the Bidder and the Bidder's Surety are liable to the School District Board as provided in Article 6 of the Instructions to Bidders.
8. The Bidder certifies that upon the execution of the Contract Form, the Contractor will make a good faith effort to ensure that all of the Contractor's employees, will work on the site of the Project, will not purchase, transfer, use or possess illegal drugs or alcohol or abuse prescription drugs in any way.

9. The Contractor acknowledges that all Work shall be completed within the time established in the Contract Documents, and that each applicable portion of the Work shall be completed upon the respective milestone completion dates, unless an extension of time is granted in accordance with the Contract Documents.
10. Bidder agrees to furnish any information requested by the School District Board to evaluate the responsibility of the Bidder.

Each bid shall contain the name of every person interested therein. If the Bidder is a corporation, partnership, sole proprietorship, or limited liability corporation, an officer, partner or principal of the Bidder, as applicable, shall print or type the legal name of the Bidder on the line provided and sign the Bid Form. If the Bidder is a joint venture, an officer, partner or principal, as applicable, of each member of the joint venture shall print or type the legal name of the applicable member on the line provided and sign the Bid Form.

BIDDER'S NAME (PRINT)

Authorized Signature: _____

Title: _____

Company Name: _____

Mailing Address:

Telephone Number: (____) _____

Facsimile Number: (____) _____

Where Incorporated: _____

Type of Business (circle one):

Corporation Partnership

Sole Proprietorship

Limited Liability Corporation

Federal Tax ID Number: _____

Contact Person for
Contract processing:

End of Section

RIVER CLIFF LODGE – Office Renovation

SUBSTITUTION REQUEST FORM

SUBMITTED BY:

FIRM Architectural Elements	DATE SUBMITTED 11-13-2020
ADDRESS 1500 Michael Owens Way	PHONE NO. 419-861-8181
Perrysburg, Ohio 43551	FAX NO. 419-861-3282
CONTACT PERSON Richard J. McKnight	

SPECIFIED PRODUCT/MATERIAL/SYSTEM

PRODUCT NAME Roller Shades	SPECIFICATION SECTION 122413	PARAGRAPH NUMBER 2.2.A	DRAWING NUMBER	DETAIL OR SECTION NUMBER
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PROPOSED SUBSTITUTION (Insert names and circle Yes or No as relates to product data and samples)

PRODUCT/MATERIAL/SYSTEM NEXD Manual Roller Shades		MANUFACTURER Draper, Inc.	
Yes	We have included product data with this request.	Yes	We have included material samples with this request.
No X	We have not included product data with this request.	No X	We have not included material samples with this request.

STATEMENT OF COMPLIANCE

WE hereby certify

1. We have investigated the proposed substitute and determined that it meets or exceeds, in all respects, the specified product.
2. The same warranty will be provided for the proposed substitution as for the specified product.
3. Installation will be coordinated and other changes made as necessary to ensure that work is complete in all respects, including costs both to others and us.
4. We waive claims for additional costs, which may subsequently become apparent due to use of the proposed substitute.
5. The proposed substitute is compatible with other materials.
6. The proposed substitute can be provided within the Contract Time and will not cause Work delay.
7. The proposed substitute complies with applicable requirements of governing authorities.
8. The proposed substitute will not affect indicated dimensions on drawings.
9. The proposed substitute will not affect other materials and systems.
10. The proposed substitute will not affect work of other trades.
11. The proposed substitute will not require redesign work by the Architect.
12. The person signing this form is legally authorized representative of our firm.

EXCEPTIONS

EXCEPTION STATEMENT	
X	We do not take exception to any item listed in the above Compliance Statement.
	We have attached documentation indicating items to which we take exception and why.

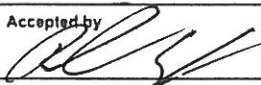
Richard J. McKnight

(Type Name)

(Signature)

November 13, 2020

(Date)

ACCEPTED ✓	Accepted by 	Date 11-17-20	REJECTED	Rejected by	Date
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Comm. No.:

TPA 18051

Date: 11.17.20 @ 9:00 a.m.

Project:

Sandusky County Park District
River Cliff Lodge – Office Renovation

Mtg. No. 01

Mtg. Location: 1329 Tiffin Street, Fremont, Ohio 43420

Subject: Pre-Bid

Name	Company	Phone	Email
<input type="checkbox"/> ANDREW BROWN	SAND. CO PARKS	419.344.4495	ABROWN@SANDUSKYCOUNTYPARKS.COM
<input type="checkbox"/> DANIEL EBERT	TPA	419.243.2400 X 308	DANIEL.EBERT@PORTERARCH.COM
<input type="checkbox"/> Zach Meacham	Transfer Electric	419-466-2260	Zachm@transstarencorp.com
<input type="checkbox"/> BOB MATTHEWS	GLIC ELECTRIC	419-279-9280	BobMatthews@GlicConstructer.com
<input type="checkbox"/> Ben Peterson	The Peterson Co.	419-877-5176	ben@dotsoncompany.com
<input type="checkbox"/> Steve Theis	ERM Roofers	419-603-3957	steve@ermroofs.com
<input type="checkbox"/> Tim ORRINGER	STUDER-ORRINGER	419.492.2121	adallas@studer-poringer.com tobringer@studer-poringer.com
<input type="checkbox"/> Steve CHRISTIAN	TESTAMON CONSTR	419-626-1111	gchristian@testamonconstruction.com
<input type="checkbox"/> Hunter Troutwein	Warner Mechanical	419-332-7116	htroutwein@warnermech.com
<input type="checkbox"/> Dan Slack	Integrity Floor	419-463-8311	dan@integrityfloorsystems.com
<input type="checkbox"/> Andrew Bryson	Bryson Tucker Etc	419-536-2293	Abryson@tucker.com
<input type="checkbox"/> Kim Hawkins	Alu-Steel Brg Wrtg	419-423-5723	KHAWKINS@ALUSTEELBridgway.com
<input type="checkbox"/> KARL King	Sabrook Electric	419-332-6444	KARL-KING@OUTLOOK.COM
<input type="checkbox"/> Tom Hoffmann	Unkley Electric	419-332-6405	VELOTH@SABROOK.net
<input type="checkbox"/> Mike Keller	Midwest	419-866-4560	Mike.Keller@midwest-confracting.com

☐ Distribution List

Nick Winkler

Kimberly Lutzke 419-461-1782

Nick Walby @ Elic Builders.com

PROJECT: River Cliff Park Lodge – Office Renovation

PROJECT No.: 18051

MEETING: Pre-Bid

DATE: Tuesday, November 17, 2020 - 9:00am

LOCATION: River Cliff Park Lodge – 1329 Tiffin Street, Fremont, Ohio 43420

1. Introductions

2. Invitation to Bid

- a. Bid due date – November 24th, 2020 at 2:00pm – Digital copy sent to daniel.ebert@porterarch.com. Opening will be recorded and broadcast at 2:30 on the 24th via Zoom <https://zoom.us/j/97606510858>, and posted to Youtube.
- b. Project Estimate - \$380,900 (base bid),
- c. Drawings and Specifications – available upon request from NewFax Corp
- d. Permits will be submitted to the State of Ohio

3. Instruction to Bid

- a. Site visits – Jeff Miller 419.341.5601

4. Bid Form

- a. Single Contract (prevailing wage)
- b. Review Bid Items
- c. Contingency - \$20,000 to be included in base bid
- d. Project Schedule
 - i. A construction schedule will be developed with the owner when the bid is awarded. All work is expected to be complete by May 31, 2021.
 - ii. Contractor to provide anticipated start time and required time to complete work.
- e. Construction Sequence (0101-3 1.4, 1.5 A-H)
 - i. There are no restrictions on dates or hours for access to the site.
- f. Alternates
 - i. #1 – Forthcoming Beam and posts, vestibule post detail.
- g. RFI's in writing by the end of the day on November 19th.
- h. Addendum #002 will be issued today.

5. Scope of work

- a. Review (specification section 01010)

6. Questions/Site Walk

SECTION 087100 – DOOR HARDWARE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes commercial door hardware for the following:
 - 1. Swinging doors.
 - 2. Sliding doors.
 - 3. Other doors to the extent indicated.
- B. Door hardware includes, but is not necessarily limited to, the following:
 - 1. Mechanical door hardware.
 - 2. Electromechanical door hardware.
 - 3. Cylinders specified for doors in other sections.
- C. Related Sections:
 - 1. Division 08 Section "Flush Wood Doors".
 - 2. Division 08 Section "Aluminum-Framed Entrances and Storefronts".
 - 3. Division 28 Section "Access Control System".
- D. Codes and References: Comply with the version year adopted by the Authority Having Jurisdiction.
 - 1. ANSI A117.1 - Accessible and Usable Buildings and Facilities.
 - 2. ICC/IBC - International Building Code.
 - 3. NFPA 70 - National Electrical Code.
 - 4. NFPA 80 - Fire Doors and Windows.
 - 5. NFPA 101 - Life Safety Code.
 - 6. NFPA 105 - Installation of Smoke Door Assemblies.
 - 7. Ohio Building Code 2017, Local Amendments.
- E. Standards: All hardware specified herein shall comply with the following industry standards as applicable. Any undated reference to a standard shall be interpreted as referring to the latest edition of that standard:
 - 1. ANSI/BHMA Certified Product Standards - A156 Series.

2. UL10C – Positive Pressure Fire Tests of Door Assemblies.
3. ANSI/UL 294 – Access Control System Units.
4. ULC-S319 - Electronic Access Control Systems.
5. ULC-60839-11-1, Alarm and Electronic Security Systems - Part 11-1: Electronic Access Control Systems - System and Components Requirements.
6. UL 305 – Panic Hardware.
7. ULC-S132, Emergency Exit and Emergency Fire Exit Hardware.
8. ULC-S533 – Egress Door Securing and Releasing Devices.
9. ANSI/UL 437- Key Locks.
10. ULC-S328, - Burglary Resistant Key Locks.

1.3 SUBMITTALS

- A. Product Data: Manufacturer's product data sheets including installation details, material descriptions, dimensions of individual components and profiles, operational descriptions and finishes.
- B. Door Hardware Schedule: Prepared by or under the supervision of supplier, detailing fabrication and assembly of door hardware, as well as procedures and diagrams. Coordinate the final Door Hardware Schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.
 1. Format: Comply with scheduling sequence and vertical format in DHI's "Sequence and Format for the Hardware Schedule."
 2. Organization: Organize the Door Hardware Schedule into door hardware sets indicating complete designations of every item required for each door or opening. Organize door hardware sets in same order as in the Door Hardware Sets at the end of Part 3. Submittals that do not follow the same format and order as the Door Hardware Sets will be rejected and subject to resubmission.
 3. Content: Include the following information:
 - a. Type, style, function, size, label, hand, and finish of each door hardware item.
 - b. Manufacturer of each item.
 - c. Fastenings and other pertinent information.
 - d. Location of door hardware set, cross-referenced to Drawings, both on floor plans and in door and frame schedule.
 - e. Explanation of abbreviations, symbols, and codes contained in schedule.
 - f. Mounting locations for door hardware.
 - g. Door and frame sizes and materials.
 - h. Warranty information for each product.
 4. Submittal Sequence: Submit the final Door Hardware Schedule at earliest possible date, particularly where approval of the Door Hardware Schedule must precede fabrication of other work that is critical in the Project construction schedule. Include Product Data, Samples, Shop Drawings of other work affected by door

hardware, and other information essential to the coordinated review of the Door Hardware Schedule.

- C. Shop Drawings: Details of electrified access control hardware indicating the following:
 - 1. Wiring Diagrams: Upon receipt of approved schedules, submit detailed system wiring diagrams for power, signaling, monitoring, communication, and control of the access control system electrified hardware. Differentiate between manufacturer-installed and field-installed wiring. Include the following:
 - a. Elevation diagram of each unique access controlled opening showing location and interconnection of major system components with respect to their placement in the respective door openings.
 - b. Complete (risers, point-to-point) access control system block wiring diagrams.
 - c. Wiring instructions for each electronic component scheduled herein.
 - 2. Electrical Coordination: Coordinate with related sections the voltages and wiring details required at electrically controlled and operated hardware openings.
- D. Keying Schedule: After a keying meeting with the owner has taken place prepare a separate keying schedule detailing final instructions. Submit the keying schedule in electronic format. Include keying system explanation, door numbers, key set symbols, hardware set numbers and special instructions. Owner must approve submitted keying schedule prior to the ordering of permanent cylinders/cores.
- E. Informational Submittals:
 - 1. Product Test Reports: Indicating compliance with cycle testing requirements, based on evaluation of comprehensive tests performed by manufacturer and witnessed by a qualified independent testing agency.
- F. Operating and Maintenance Manuals: Provide manufacturers operating and maintenance manuals for each item comprising the complete door hardware installation in quantity as required in Division 01, Closeout Procedures.

1.4 QUALITY ASSURANCE

- A. Manufacturers Qualifications: Engage qualified manufacturers with a minimum 5 years of documented experience in producing hardware and equipment similar to that indicated for this Project and that have a proven record of successful in-service performance.
- B. Certified Products: Where specified, products must maintain a current listing in the Builders Hardware Manufacturers Association (BHMA) Certified Products Directory (CPD).
- C. Installer Qualifications: A minimum 3 years documented experience installing both standard and electrified door hardware similar in material, design, and extent to that

indicated for this Project and whose work has resulted in construction with a record of successful in-service performance.

- D. Door Hardware Supplier Qualifications: Experienced commercial door hardware distributors with a minimum 5 years documented experience supplying both mechanical and electromechanical hardware installations comparable in material, design, and extent to that indicated for this Project. Supplier recognized as a factory direct distributor by the manufacturers of the primary materials with a warehousing facility in Project's vicinity. Supplier to have on staff a certified Architectural Hardware Consultant (AHC) available during the course of the Work to consult with Contractor, Architect, and Owner concerning both standard and electromechanical door hardware and keying.
- E. Source Limitations: Obtain each type and variety of door hardware specified in this section from a single source unless otherwise indicated.
 - 1. Electrified modifications or enhancements made to a source manufacturer's product line by a secondary or third party source will not be accepted.
 - 2. Provide electromechanical door hardware from the same manufacturer as mechanical door hardware, unless otherwise indicated.
- F. Each unit to bear third party permanent label demonstrating compliance with the referenced standards.
- G. Keying Conference: Conduct conference to comply with requirements in Division 01 Section "Project Meetings." Keying conference to incorporate the following criteria into the final keying schedule document:
 - 1. Function of building, purpose of each area and degree of security required.
 - 2. Plans for existing and future key system expansion.
 - 3. Requirements for key control storage and software.
 - 4. Installation of permanent keys, cylinder cores and software.
 - 5. Address and requirements for delivery of keys.
- H. Pre-Submittal Conference: Conduct coordination conference in compliance with requirements in Division 01 Section "Project Meetings" with attendance by representatives of Supplier(s), Installer(s), and Contractor(s) to review proper methods and the procedures for receiving, handling, and installing door hardware.
 - 1. Prior to installation of door hardware, conduct a project specific training meeting to instruct the installing contractors' personnel on the proper installation and adjustment of their respective products. Product training to be attended by installers of door hardware (including electromechanical hardware) for aluminum, hollow metal and wood doors. Training will include the use of installation manuals, hardware schedules, templates and physical product samples as required.
 - 2. Inspect and discuss electrical roughing-in, power supply connections, and other preparatory work performed by other trades.
 - 3. Review sequence of operation narratives for each unique access controlled opening.

4. Review and finalize construction schedule and verify availability of materials.
5. Review the required inspecting, testing, commissioning, and demonstration procedures

- I. At completion of installation, provide written documentation that components were applied to manufacturer's instructions and recommendations and according to approved schedule.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Inventory door hardware on receipt and provide secure lock-up and shelving for door hardware delivered to Project site. Do not store electronic access control hardware, software or accessories at Project site without prior authorization.
- B. Tag each item or package separately with identification related to the final Door Hardware Schedule, and include basic installation instructions with each item or package.
- C. Deliver, as applicable, permanent keys, cylinders, cores, access control credentials, software and related accessories directly to Owner via registered mail or overnight package service. Instructions for delivery to the Owner shall be established at the "Keying Conference".

1.6 COORDINATION

- A. Templates: Obtain and distribute to the parties involved templates for doors, frames, and other work specified to be factory prepared for installing standard and electrified hardware. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing hardware to comply with indicated requirements.
- B. Door and Frame Preparation: Doors and corresponding frames are to be prepared, reinforced and pre-wired (if applicable) to receive the installation of the specified electrified, monitoring, signaling and access control system hardware without additional in-field modifications.

1.7 WARRANTY

- A. General Warranty: Reference Division 01, General Requirements. Special warranties specified in this Article shall not deprive Owner of other rights Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by Contractor under requirements of the Contract Documents.
- B. Warranty Period: Written warranty, executed by manufacturer(s), agreeing to repair or replace components of standard and electrified door hardware that fails in materials or workmanship within specified warranty period after final acceptance by the Owner. Failures include, but are not limited to, the following:

1. Structural failures including excessive deflection, cracking, or breakage.
 2. Faulty operation of the hardware.
 3. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
 4. Electrical component defects and failures within the systems operation.
- C. Standard Warranty Period: One year from date of Substantial Completion, unless otherwise indicated.
- D. Special Warranty Periods:
1. Ten years for mortise locks and latches.
 2. Seven years for heavy duty cylindrical (bored) locks and latches.
 3. Twenty five years for manual overhead door closer bodies.
 4. Five years for motorized electric latch retraction exit devices.
 5. Two years for electromechanical door hardware.

1.8 MAINTENANCE SERVICE

- 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 SCHEDULED DOOR HARDWARE

- A. General: Provide door hardware for each door to comply with requirements in Door Hardware Sets and each referenced section that products are to be supplied under.
- B. Designations: Requirements for quantity, item, size, finish or color, grade, function, and other distinctive qualities of each type of door hardware are indicated in the Door Hardware Sets at the end of Part 3. Products are identified by using door hardware designations, as follows:
1. Named Manufacturer's Products: Product designation and manufacturer are listed for each door hardware type required for the purpose of establishing requirements. Manufacturers' names are abbreviated in the Door Hardware Schedule.
- C. Substitutions: Requests for substitution and product approval for inclusive mechanical and electromechanical door hardware in compliance with the specifications must be submitted in writing and in accordance with the procedures and time frames outlined in Division 01, Substitution Procedures. Approval of requests is at the discretion of the architect, owner, and their designated consultants.

2.2 HANGING DEVICES

- A. Hinges: ANSI/BHMA A156.1 certified butt hinges with number of hinge knuckles and other options as specified in the Door Hardware Sets.
1. Quantity: Provide the following hinge quantity:
 - a. Two Hinges: For doors with heights up to 60 inches.
 - b. Three Hinges: For doors with heights 61 to 90 inches.
 - c. Four Hinges: For doors with heights 91 to 120 inches.
 - d. For doors with heights more than 120 inches, provide 4 hinges, plus 1 hinge for every 30 inches of door height greater than 120 inches.
 2. Hinge Size: Provide the following, unless otherwise indicated, with hinge widths sized for door thickness and clearances required:
 - a. Widths up to 3'0": 4-1/2" standard or heavy weight as specified.
 - b. Sizes from 3'1" to 4'0": 5" standard or heavy weight as specified.
 3. Hinge Weight and Base Material: Unless otherwise indicated, provide the following:
 - a. Exterior Doors: Heavy weight, non-ferrous, ball bearing or oil impregnated bearing hinges unless Hardware Sets indicate standard weight.
 - b. Interior Doors: Standard weight, steel, ball bearing or oil impregnated bearing hinges unless Hardware Sets indicate heavy weight.
 4. Hinge Options: Comply with the following:
 - a. Non-removable Pins: Provide set screw in hinge barrel that, when tightened into a groove in hinge pin, prevents removal of pin while door is closed; for the all out-swinging lockable doors.
 5. Manufacturers:
 - a. McKinney Products; ASSA ABLOY Architectural Door Accessories (MK).
- B. Continuous Geared Hinges: ANSI/BHMA A156.26 Grade 1-600 certified continuous geared hinge, with minimum 0.120-inch thick extruded 6060 T6 aluminum alloy hinge leaves and a minimum overall width of 4 inches. Hinges are non-handed, reversible and fabricated to template screw locations. Factory trim hinges to suit door height and prepare for electrical cut-outs.
1. Manufacturers:
 - a. Pemko Products; ASSA ABLOY Architectural Door Accessories (PE).

2.3 POWER TRANSFER DEVICES

- A. Concealed Quick Connect Electric Power Transfers: Provide concealed wiring pathway housing mortised into the door and frame for low voltage electrified door hardware. Furnish with Molex™ standardized plug connectors and sufficient number of concealed wires (up to 12) to accommodate the electrified functions specified in the Door Hardware Sets. Connectors plug directly to through-door wiring harnesses for connection to electric locking devices and power supplies. Wire nut connections are not acceptable.
 - 1. Manufacturers:
 - a. Securitron (SU) - EL-CEPT Series.
- B. Electric Door Wire Harnesses: Provide electric/data transfer wiring harnesses with standardized plug connectors to accommodate up to twelve (12) wires. Connectors plug directly to through-door wiring harnesses for connection to electric locking devices and power supplies. Provide sufficient number and type of concealed wires to accommodate electric function of specified hardware. Provide a connector for through-door electronic locking devices and from hinge to junction box above the opening. Wire nut connections are not acceptable. Determine the length required for each electrified hardware component for the door type, size and construction, minimum of two per electrified opening.
 - 1. Provide one each of the following tools as part of the base bid contract:
 - a. McKinney Products; ASSA ABLOY Architectural Door Accessories (MK) - Electrical Connecting Kit: QC-R001.
 - b. McKinney Products; ASSA ABLOY Architectural Door Accessories (MK) - Connector Hand Tool: QC-R003.
 - 2. Manufacturers:
 - a. McKinney Products; ASSA ABLOY Architectural Door Accessories (MK) – QC-C Series.

2.4 DOOR OPERATING TRIM

- A. Flush Bolts and Surface Bolts: ANSI/BHMA A156.3 and A156.16, Grade 1, certified.
 - 1. Flush bolts to be furnished with top rod of sufficient length to allow bolt retraction device location approximately six feet from the floor.
 - 2. Furnish dust proof strikes for bottom bolts.
 - 3. Surface bolts to be minimum 8" in length and U.L. listed for labeled fire doors and U.L. listed for windstorm components where applicable.
 - 4. Provide related accessories (mounting brackets, strikes, coordinators, etc.) as required for appropriate installation and operation.
 - 5. Manufacturers:

- a. Rockwood Products; ASSA ABLOY Architectural Door Accessories (RO).
- B. Door Push Plates and Pulls: ANSI/BHMA A156.6 certified door pushes and pulls of type and design specified in the Hardware Sets. Coordinate and provide proper width and height as required where conflicting hardware dictates.
 - 1. Door Pull and Push Bar Design: Size, shape, and material as indicated in the hardware sets. Minimum clearance of 2 1/2-inches from face of door unless otherwise indicated.
 - 2. Offset Pull Design: Size, shape, and material as indicated in the hardware sets. Minimum clearance of 2 1/2-inches from face of door and offset of 90 degrees unless otherwise indicated.
 - 3. Fasteners: Provide manufacturer's designated fastener type as indicated in Hardware Sets.
 - 4. Manufacturers:
 - a. Rockwood Products; ASSA ABLOY Architectural Door Accessories (RO).

2.5 CYLINDERS AND KEYING

- A. General: Cylinder manufacturer to have minimum (10) years experience designing secured master key systems and have on record a published security keying system policy.
- B. Cylinders: Original manufacturer cylinders complying with the following:
 - 1. Mortise Type: Threaded cylinders with rings and cams to suit hardware application.
 - 2. Rim Type: Cylinders with back plate, flat-type vertical or horizontal tailpiece, and raised trim ring.
 - 3. Bored-Lock Type: Cylinders with tailpieces to suit locks.
 - 4. Mortise and rim cylinder collars to be solid and recessed to allow the cylinder face to be flush and be free spinning with matching finishes.
 - 5. Keyway: Match Facility Standard.
- C. Keying System: Each type of lock and cylinders to be factory keyed.
 - 1. Supplier shall conduct a "Keying Conference" to define and document keying system instructions and requirements.
 - 2. Furnish factory cut, nickel-silver large bow permanently inscribed with a visual key control number as directed by Owner.
 - 3. Existing System: Field verify and key cylinders to match Owner's existing system.
- D. Key Quantity: Provide the following minimum number of keys:
 - 1. Change Keys per Cylinder: Two (2)
- E. Key Registration List (Bitting List):

1. Provide keying transcript list to Owner's representative in the proper format for importing into key control software.
2. Provide transcript list in writing or electronic file as directed by the Owner.

2.6 MECHANICAL LOCKS AND LATCHING DEVICES

- A. Mortise Locksets, Grade 1 (Heavy Duty): ANSI/BHMA A156.13, Series 1000, Operational Grade 1 Certified Products Directory (CPD) listed. Locksets are to be manufactured with a corrosion resistant steel case and be field-reversible for handing without disassembly of the lock body.
 1. Where specified, provide status indicators with highly reflective color and wording for "locked/unlocked" or "vacant/occupied" with custom wording options if required. Indicator to be located above the cylinder with the inside thumb-turn not blocking the visibility of the indicator status. Indicator window size to be a minimum of 2.1" x 0.6" with a curved design allowing a 180 degree viewing angle with protective covering to prevent tampering.
 2. Manufacturers:
 - a. Corbin Russwin Hardware (RU) – ML2000 Series.
 - b. Sargent Manufacturing (SA) – 8200 Series.
- B. Cylindrical Locksets, Grade 1 (Heavy Duty): ANSI/BHMA A156.2, Series 4000, Operational Grade 1 Certified Products Directory (CPD) listed.
 1. Furnish with solid cast levers, standard 2 3/4" backset, and 1/2" (3/4" at rated paired openings) throw brass or stainless steel latchbolt.
 2. Locks are to be non-handed and fully field reversible.
 3. Manufacturers:
 - a. Corbin Russwin Hardware (RU) – CL3300 Series.
 - b. Sargent Manufacturing (SA) – 10 Line.

2.7 LOCK AND LATCH STRIKES

- A. Strikes: Provide manufacturer's standard strike with strike box for each latch or lock bolt, with curved lip extended to protect frame, finished to match door hardware set, unless otherwise indicated, and as follows:
 1. Flat-Lip Strikes: For locks with three-piece antifriction latchbolts, as recommended by manufacturer.
 2. Extra-Long-Lip Strikes: For locks used on frames with applied wood casing trim.
 3. Aluminum-Frame Strike Box: Provide manufacturer's special strike box fabricated for aluminum framing.
- B. Standards: Comply with the following:

1. Strikes for Mortise Locks and Latches: BHMA A156.13.
2. Strikes for Bored Locks and Latches: BHMA A156.2.
3. Dustproof Strikes: BHMA A156.16.

2.8 ELECTRIC STRIKES

- A. Standard Electric Strikes: Electric strikes tested to ANSI/BHMA A156.31, Grade 1, for use on non-rated or fire rated openings. Strikes shall be of stainless steel construction tested to a minimum of 1500 pounds of static strength and 70 foot-pounds of dynamic strength with a minimum endurance of 1 million operating cycles. Provide strikes with 12 or 24 VDC capability, fail-secure unless otherwise specified. Where specified provide latchbolt and latchbolt strike monitoring indicating both the position of the latchbolt and locked condition of the strike.
 1. Manufacturers:
 - a. HES (HS) - 1500/1600 Series.
- B. Provide electric strikes with in-line power controller and surge suppressor by the same manufacturer as the strike with the combined products having a five year warranty.

2.9 CONVENTIONAL EXIT DEVICES

- A. General Requirements: All exit devices specified herein shall meet or exceed the following criteria:
 1. At doors not requiring a fire rating, provide devices complying with NFPA 101 and listed and labeled for "Panic Hardware" according to UL305. Provide proper fasteners as required by manufacturer including sex nuts and bolts at openings specified in the Hardware Sets.
 2. Where exit devices are required on fire rated doors, provide devices complying with NFPA 80 and with UL labeling indicating "Fire Exit Hardware". Provide devices with the proper fasteners for installation as tested and listed by UL. Consult manufacturer's catalog and template book for specific requirements.
 3. Except on fire rated doors, provide exit devices with hex key dogging device to hold the pushbar and latch in a retracted position. Provide optional keyed cylinder dogging on devices where specified in Hardware Sets.
 4. Devices must fit flat against the door face with no gap that permits unauthorized dogging of the push bar. The addition of filler strips is required in any case where the door light extends behind the device as in a full glass configuration.
 5. Flush End Caps: Provide flush end caps made of architectural metal in the same finish as the devices as in the Hardware Sets. Plastic end caps will not be acceptable.

6. Electromechanical Options: Subject to same compliance standards and requirements as mechanical exit devices, electrified devices to be of type and design as specified in hardware sets. Include any specific controllers when conventional power supplies are not sufficient to provide the proper inrush current.
 7. Motorized Electric Latch Retraction: Devices with an electric latch retraction feature must use motors which have a maximum current draw of 600mA. Solenoid driven latch retraction is not acceptable.
 8. Lever Operating Trim: Where exit devices require lever trim, furnish manufacturer's heavy duty escutcheon trim with threaded studs for thru-bolts.
 - a. Lock Trim Design: As indicated in Hardware Sets, provide finishes and designs to match that of the specified locksets.
 - b. Where function of exit device requires a cylinder, provide a cylinder (Rim or Mortise) as specified in Hardware Sets.
 9. Vertical Rod Exit Devices: Where surface or concealed vertical rod exit devices are used at interior openings, provide as less bottom rod (LBR) unless otherwise indicated. Provide dust proof strikes where thermal pins are required to project into the floor.
 10. Narrow Stile Applications: At doors constructed with narrow stiles, or as specified in Hardware Sets, provide devices designed for maximum 2" wide stiles.
 11. Dummy Push Bar: Nonfunctioning push bar matching functional push bar.
 12. Rail Sizing: Provide exit device rails factory sized for proper door width application.
 13. Through Bolt Installation: For exit devices and trim as indicated in Door Hardware Sets.
- B. Conventional Push Rail Exit Devices, Aluminum Entrances: ANSI/BHMA A156.3, Grade 1 certified panic devices furnished in the functions specified in the Hardware Sets. Push bar to be made of extruded aluminum, maximum projection of 3", available in clad or anodized architectural finishes. Exit device design to fit narrow (minimum 2"), medium, or wide stile aluminum door applications.
1. Manufacturers:
 - a. Adams Rite Manufacturing (AD) – 8000 Series.

2.10 DOOR CLOSERS

- A. All door closers specified herein shall meet or exceed the following criteria:
1. General: Door closers to be from one manufacturer, matching in design and style, with the same type door preparations and templates regardless of application or spring size. Closers to be non-handed with full sized covers.

2. Standards: Closers to comply with UL-10C for Positive Pressure Fire Test and be U.L. listed for use of fire rated doors.
 3. Size of Units: Comply with manufacturer's written recommendations for sizing of door closers depending on size of door, exposure to weather, and anticipated frequency of use. Where closers are indicated for doors required to be accessible to the Americans with Disabilities Act, provide units complying with ANSI ICC/A117.1.
 4. Closer Arms: Provide heavy duty, forged steel closer arms unless otherwise indicated in Hardware Sets.
 5. Closers shall not be installed on exterior or corridor side of doors; where possible install closers on door for optimum aesthetics.
 6. Closer Accessories: Provide door closer accessories including custom templates, special mounting brackets, spacers and drop plates as required for proper installation. Provide through-bolt and security type fasteners as specified in the hardware sets.
- B. Door Closers, Surface Mounted (Heavy Duty): ANSI/BHMA A156.4, Grade 1 Certified Products Directory (CPD) listed surface mounted, heavy duty door closers with complete spring power adjustment, sizes 1 thru 6; and fully operational adjustable according to door size, frequency of use, and opening force. Closers to be rack and pinion type, one piece cast iron or aluminum alloy body construction, with adjustable backcheck and separate non-critical valves for closing sweep and latch speed control. Provide non-handed units standard.
1. Manufacturers:
 - a. Norton Door Controls (NO) – 7500 Series.

2.11 ARCHITECTURAL TRIM

A. Door Protective Trim

1. General: Door protective trim units to be of type and design as specified below or in the Hardware Sets.
2. Size: Fabricate protection plates (kick, armor, or mop) not more than 2" less than door width (LDW) on stop side of single doors and 1" LDW on stop side of pairs of doors, and not more than 1" less than door width on pull side. Coordinate and provide proper width and height as required where conflicting hardware dictates. Height to be as specified in the Hardware Sets.
3. Where plates are applied to fire rated doors with the top of the plate more than 16" above the bottom of the door, provide plates complying with NFPA 80. Consult manufacturer's catalog and template book for specific requirements for size and applications.

4. Protection Plates: ANSI/BHMA A156.6 certified protection plates (kick, armor, or mop), fabricated from the following:
 - a. Stainless Steel: 300 grade, 050-inch thick.
5. Options and fasteners: Provide manufacturer's designated fastener type as specified in the Hardware Sets. Provide countersunk screw holes.
6. Manufacturers:
 - a. Rockwood Products; ASSA ABLOY Architectural Door Accessories (RO).

2.12 DOOR STOPS AND HOLDERS

- A. General: Door stops and holders to be of type and design as specified below or in the Hardware Sets.
- B. Door Stops and Bumpers: ANSI/BHMA A156.16, Grade 1 certified door stops and wall bumpers. Provide wall bumpers, either convex or concave types with anchorage as indicated, unless floor or other types of door stops are specified in Hardware Sets. Do not mount floor stops where they will impede traffic. Where floor or wall bumpers are not appropriate, provide overhead type stops and holders.
 1. Manufacturers:
 - a. Rockwood Products; ASSA ABLOY Architectural Door Accessories (RO).
- C. Overhead Door Stops and Holders: ANSI/BHMA A156.8, Grade 1 Certified Products Directory (CPD) listed overhead stops and holders to be surface or concealed types as indicated in Hardware Sets. Track, slide, arm and jamb bracket to be constructed of extruded bronze and shock absorber spring of heavy tempered steel. Provide non-handed design with mounting brackets as required for proper operation and function.
 1. Manufacturers:
 - a. Rixson Door Controls (RF).

2.13 ARCHITECTURAL SEALS

- A. General: Thresholds, weatherstripping, and gasket seals to be of type and design as specified below or in the Hardware Sets. Provide continuous weatherstrip gasketing on exterior doors and provide smoke, light, or sound gasketing on interior doors where indicated. At exterior applications provide non-corrosive fasteners and elsewhere where indicated.
- B. Smoke Labeled Gasketing: Assemblies complying with NFPA 105 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for smoke control ratings indicated, based on testing according to UL 1784.

1. Provide smoke labeled perimeter gasketing at all smoke labeled openings.
- C. Fire Labeled Gasketing: Assemblies complying with NFPA 80 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for fire ratings indicated, based on testing according to UL-10C.
 1. Provide intumescent seals as indicated to meet UL10C Standard for Positive Pressure Fire Tests of Door Assemblies, and NPFA 252, Standard Methods of Fire Tests of Door Assemblies.
- D. Sound-Rated Gasketing: Assemblies that are listed and labeled by a testing and inspecting agency, for sound ratings indicated.
- E. Replaceable Seal Strips: Provide only those units where resilient or flexible seal strips are easily replaceable and readily available from stocks maintained by manufacturer.
- F. Manufacturers:
 1. Pemko Products; ASSA ABLOY Architectural Door Accessories (PE).

2.14 ELECTRONIC ACCESSORIES

- A. Request-to-Exit Motion Sensor: Request-to-Exit Sensors motion detectors specifically designed for detecting exiting through a door from the secure area to a non-secure area. Include built-in timers (up to 60 second adjustable timing), door monitor with sounder alert, internal vertical pointability coverage, 12VDC or 24VDC power and selectable relay trigger with fail safe/fail secure modes.
 1. Manufacturers:
 - a. Alarm Controls (AK) - SREX Series.
 - b. Securitron (SU) - XMS Series.
- B. Door Position Switches: Door position magnetic reed contact switches specifically designed for use in commercial door applications. On recessed models the contact and magnetic housing snap-lock into a 1" diameter hole. Surface mounted models include wide gap distance design complete with armored flex cabling. Provide SPDT, N/O switches with optional Rare Earth Magnet installation on steel doors with flush top channels.
 1. Manufacturers:
 - a. Securitron (SU) - DPS Series.
- C. Switching Power Supplies: Provide power supplies with either single or dual voltage configurations at 12 or 24VDC. Power supplies shall have battery backup function with an integrated battery charging circuit and shall provide capability for power distribution, direct lock control and Fire Alarm Interface (FAI) through add on modules. Power supplies shall be expandable up to 16 individually protected outputs. Output

modules shall provide individually protected, continuous outputs and/or individually protected, relay controlled outputs.

1. Manufacturers:
 - a. Securitron (SU) - AQD Series.

2.15 FABRICATION

- A. Fasteners: Provide door hardware manufactured to comply with published templates generally prepared for machine, wood, and sheet metal screws. Provide screws according to manufacturers recognized installation standards for application intended.

2.16 FINISHES

- A. Standard: Designations used in the Hardware Sets and elsewhere indicate hardware finishes complying with ANSI/BHMA A156.18, including coordination with traditional U.S. finishes indicated by certain manufacturers for their products.
- 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. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine scheduled openings, with Installer present, for compliance with requirements for installation tolerances, labeled fire door assembly construction, wall and floor construction, and other conditions affecting performance.
- B. Notify architect of any discrepancies or conflicts between the door schedule, door types, drawings and scheduled hardware. Proceed only after such discrepancies or conflicts have been resolved in writing.

3.2 PREPARATION

- A. Hollow Metal Doors and Frames: Comply with ANSI/DHI A115 series.
- B. Wood Doors: Comply with ANSI/DHI A115-W series.

3.3 INSTALLATION

- A. Install each item of mechanical and electromechanical hardware and access control equipment to comply with manufacturer's written instructions and according to specifications.
 - 1. Installers are to be trained and certified by the manufacturer on the proper installation and adjustment of fire, life safety, and security products including: hanging devices; locking devices; closing devices; and seals.
- B. Mounting Heights: Mount door hardware units at heights indicated in following applicable publications, unless specifically indicated or required to comply with governing regulations:
 - 1. Standard Steel Doors and Frames: DHI's "Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames."
 - 2. Wood Doors: DHI WDHS.3, "Recommended Locations for Architectural Hardware for Wood Flush Doors."
 - 3. Where indicated to comply with accessibility requirements, comply with ANSI A117.1 "Accessibility Guidelines for Buildings and Facilities."
 - 4. Provide blocking in drywall partitions where wall stops or other wall mounted hardware is located.
- C. Retrofitting: Install door hardware to comply with manufacturer's published templates and written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work specified in Division 9 Sections. Do not install surface-mounted items until finishes have been completed on substrates involved.
- D. Thresholds: Set thresholds for exterior and acoustical doors in full bed of sealant complying with requirements specified in Division 7 Section "Joint Sealants."
- E. Storage: Provide a secure lock up for hardware delivered to the project but not yet installed. Control the handling and installation of hardware items so that the completion of the work will not be delayed by hardware losses before and after installation.

3.4 FIELD QUALITY CONTROL

- A. Field Inspection (Punch Report): Reference Division 01 Sections "Closeout Procedures" and "Cash Allowances". Produce project punch report for each installed door opening indicating compliance with approved submittals and verification hardware is properly installed, operating and adjusted. Include list of items to be completed and corrected, indicating the reasons or deficiencies causing the Work to be incomplete or rejected.
 - 1. Organization of List: Include separate Door Opening and Deficiencies and Corrective Action Lists organized by Mark, Opening Remarks and Comments, and related Opening Images and Video Recordings.

2. Submit documentation of incomplete items in the following formats:
 - a. PDF electronic file.
 - b. Electronic formatted file integrated with the Openings Studio™ door opening management software platform.

3.5 ADJUSTING

- A. Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.

3.6 CLEANING AND PROTECTION

- A. Protect all hardware stored on construction site in a covered and dry place. Protect exposed hardware installed on doors during the construction phase. Install any and all hardware at the latest possible time frame.
- B. Clean adjacent surfaces soiled by door hardware installation.
- C. Clean operating items as necessary to restore proper finish. Provide final protection and maintain conditions that ensure door hardware is without damage or deterioration at time of owner occupancy.

3.7 DEMONSTRATION

- A. Instruct Owner's maintenance personnel to adjust, operate, and maintain mechanical and electromechanical door hardware.

3.8 DOOR HARDWARE SETS

- A. The hardware sets represent the design intent and direction of the owner and architect. They are a guideline only and should not be considered a detailed hardware schedule. Discrepancies, conflicting hardware and missing items should be brought to the attention of the architect with corrections made prior to the bidding process. Omitted items not included in a hardware set should be scheduled with the appropriate additional hardware required for proper application and functionality.
 1. Quantities listed are for each pair of doors, or for each single door.
 2. The supplier is responsible for handing and sizing all products.
 3. Where multiple options for a piece of hardware are given in a single line item, the supplier shall provide the appropriate application for the opening.

B. Manufacturer's Abbreviations:

1. MK - McKinney
2. PE - Pemko
3. RO - Rockwood
4. RU - Corbin Russwin
5. AD - Adams Rite
6. HS - HES
7. RF - Rixson
8. NO - Norton
9. SU - Securitron

Hardware Sets

Set: 1.0

Doors: 100A

2 Continuous Hinge	CFM-SLF-HD1		PE
1 Comb. Flush Bolt Set	2845	US26D	RO
1 Mortise Deadlock	MS1850S	628	AD
1 Mort. Cylinder	LSDA x LS20 - to match Owner's existing system	626	LS
1 Thumbturn Cylinder	CR1300	626	RU
2 Push Pull	RM251 Mtg-Type 12XHD Mtg-Type 11XHD	US32D-316	RO
2 Drop Plate	7788	689	NO
2 Blade Stop	6891	689	NO
2 Bracket	6890	689	NO
2 Surface Closer	CPS7500	689	NO
1 Threshold	1715AK MSES25SS		PE
1 Weatherstrip	- integral within construction of door and frame assembly		00
2 Sweep	29326CNB x TKSP8		PE

Notes: Dead bolt projected and retracted by both key outside and thumb turn inside.

Set: 2.0

Doors: 100B

2 Continuous Hinge	CFM-SLF-HD1 x PT		PE	
1 Concealed Vert Rod Exit	8600 M1 MEC-US32D ELX	US32D	AD	⚡
1 Concealed Vert Rod Exit	8600 MLR M1 MEC-US32D ELX	US32D	AD	⚡
1 Cylinder Trim	8650	US32D	AD	
1 Mort. Cylinder	LSDA x LS20 - to match Owner's existing system	626	LS	
2 Pull	RM201 Mtg-Type 12XHD	US32D-316	RO	
2 Drop Plate	7788	689	NO	
2 Blade Stop	6891	689	NO	
2 Bracket	6890	689	NO	
2 Surface Closer	CPS7500	689	NO	
1 Threshold	1715AK MSES25SS		PE	
2 Sweep	29326CNB x TKSP8		PE	
2 Electric Power Transfer	EL-CEPT		SU	⚡
2 ElectroLynx Harness	QC-C1500P (power transfer or electric strike to junction box above)		MK	⚡
2 ElectroLynx Harness	QC-C (power transfer to exit device rail)		MK	⚡
2 Position Switch	DPS-M-BK		SU	⚡
1 Power Supply	AQL4-E1		SU	⚡
1 Card Reader	- Provided by Security Contractor		00	

Notes: Operation Description: Doors normally closed and locked. Key override outside retracts latchbolts of active leaf. Valid use of card reader outside temporarily retracts latch bolts of exit device electronically allowing access.

Exit devices equipped with REX signal switch to shunt door monitoring upon egress.

Free egress always permitted.

Set: 3.0

Doors: 106

3 Hinge, Full Mortise	MPB79	US26D	MK	
1 Classroom Lock	CL3355 NZD	626	RU	
1 Key In Lever Cylinder	LSDA x LS20 - to match Owner's existing system	626	RU	
1 Surface Closer	7500 - pull side mount	689	NO	
1 Kick Plate	K1050 10" high CSK BEV	US32D	RO	

1 Wall Stop	409	US32D	RO
3 Silencer	608 / 609		RO

Notes: Function: Latch bolt operated by key outside or lever inside. Outside lever always rigid. Inside lever always free for egress.

Set: 4.0

Doors: 105

3 Hinge, Full Mortise	MPB79	US26D	MK
1 Entrance Lock	CL3351 NZD	626	RU
1 Key In Lever Cylinder	LSDA x LS20 - to match Owner's existing system	626	RU
1 Wall Stop	409	US32D	RO
3 Silencer	608 / 609		RO

Notes: Function: Latch operated by lever either side except when turn button locks outside lever. Pushing turn button inside locks outside lever, requiring use of key outside to unlock. Turning inside lever unlocks outside lever (when button is pushed in but not turned). Pushing in and turning inside button locks outside lever, requiring key at all times. Turning inside lever does not unlock outside lever until button is manually turned to unlocked position. Inside lever always free for egress.

Set: 5.0

Doors: 103

3 Hinge, Full Mortise	MPB79	US26D	MK
1 Entrance Lock	CL3351 NZD	626	RU
1 Key In Lever Cylinder	LSDA x LS20 - to match Owner's existing system	626	RU
1 Conc Overhead Stop	2-X36	652	RF
3 Silencer	608 / 609		RO

Notes:

Function: Latch operated by lever either side except when turn button locks outside lever. Pushing turn button inside locks outside lever, requiring use of key outside to unlock. Turning inside lever unlocks outside lever (when button is pushed in but not turned). Pushing in and turning inside button locks outside lever, requiring key at all times. Turning inside lever does not unlock outside lever until button is manually turned to unlocked position. Inside lever always free for egress.

Set: 6.0

Doors: 104

3 Hinge, Full Mortise	MPB79	US26D	MK
1 Privacy Lock (w/ indicator)	ML2060 NSF M34 V21	626	RU
1 Surface Closer	7500 - pull side mount	689	NO
1 Kick Plate	K1050 10" high CSK BEV	US32D	RO
1 Wall Stop	409	US32D	RO
3 Silencer	608 / 609		RO
1 Coat Hook	796	US26D	RO

Notes: Install coat hook at 48" centerline above floor.

Set: 7.0

Doors: 110

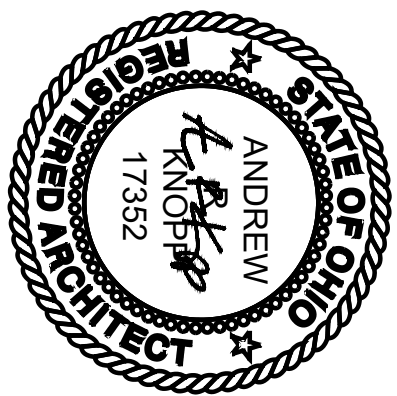
3 Hinge, Full Mortise, Hvy Wt	MPB68 x NRP	US26D	MK
1 Classroom Lock	CL3355 NZD	626	RU
1 Key In Lever Cylinder	LSDA x LS20 - to match Owner's existing system	626	RU
1 Electric Strike	1500	630	HS ⚡
1 Electric Strike Faceplate	1LB-2	630	HS
1 ElectroLynx Adaptor	2004M		HS ⚡
1 SMART Pac Bridge Rectifier	2005M3		HS ⚡
1 Surface Closer	CPS7500	689	NO
1 Kick Plate	K1050 10" high CSK BEV	US32D	RO
3 Silencer	608 / 609		RO
1 ElectroLynx Harness	QC-C1500P (power transfer or electric strike to junction box above)		MK ⚡
1 Motion Sensor	XMS		SU ⚡
1 Position Switch	DPS-M-BK		SU ⚡
1 Power Supply	AQD1		SU ⚡
1 Card Reader	- Provided by Security Contractor		00

Notes: Door normally closed and locked. Valid use of card reader outside temporarily unlocks electric strike permitting access. Key override outside retracts latch bolt.

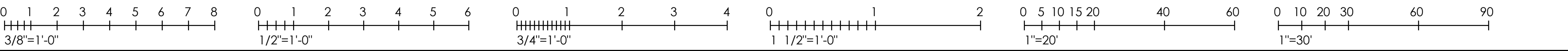
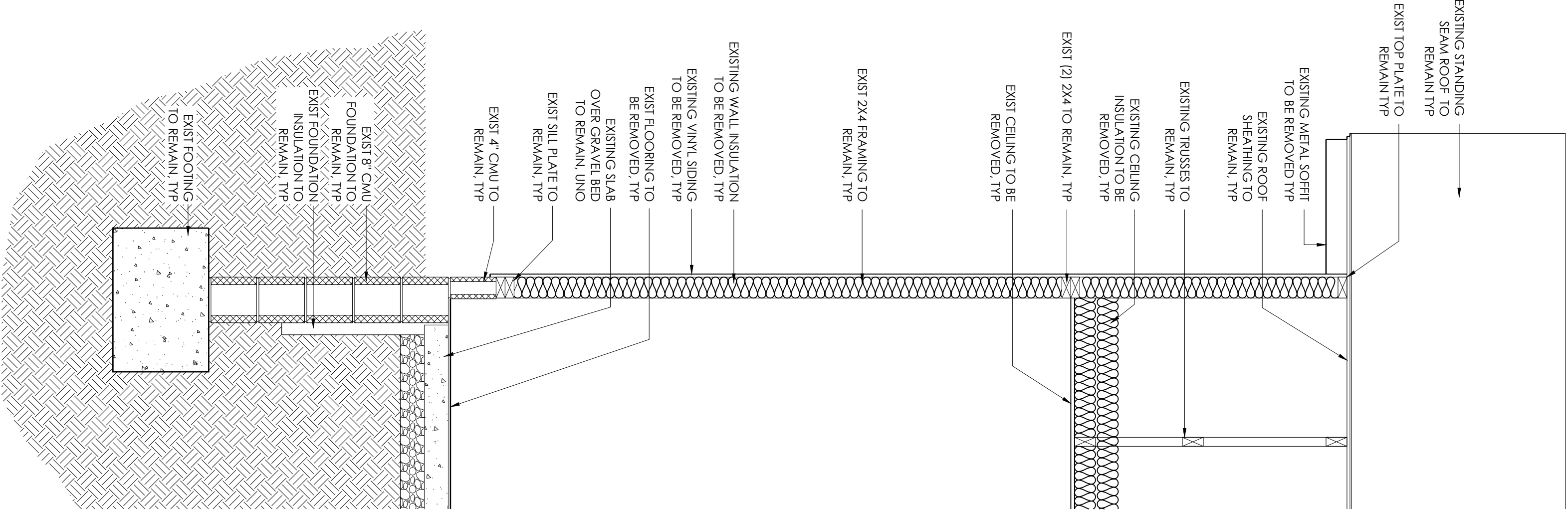
Motion sensor mounted on egress side of door as request to exit for shunting of door monitoring upon egress.

Free egress always permitted.

END OF SECTION 087100



11-06-2020	ISSUED FOR BIDDING



- PLAN NOTES:

GENERAL NOTES:

1. COORDINATE SIZE AND LOCATION OF ALL ACCESS PANELS WITH TRADE REQUIRING THE SAME. ACCESS PANELS ARE SPECIFIED ARCHITECTURALLY BUT ARE REQUIRED TO BE PROVIDED BY TRADE. ALL LOCATIONS MUST BE COORDINATED AND APPROVED BY THE ARCHITECT'S FIELD REPRESENTATIVE.

2. FLOOR PLANS ARE DIMENSIONED TO FACE OF STUD - TYPICAL

3. DIMENSIONS FOLLOWED BY ± SHOULD BE REVIEWED AND ALL NECESSARY ADJUSTMENTS MADE PRIOR TO FABRICATION AND/OR INSTALLATION OF AFFECTED WORK. NOTIFY ARCHITECT'S REPRESENTATIVE IF DISCREPANCIES ARISE BEFORE PROCEEDING WITH THE WORK.

4. PROVIDE INTERIOR GYP BD CONTROL JOINTS @ 25' O.C. AT LOCATIONS SHOWN ON PLANS AND/OR INTERIOR ELEVATIONS OR AS DIRECTED BY ARCHITECT IN THE FIELD.

5. VERIFY QUANTITY, SIZE AND LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS FOR MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE. PROVIDE ALL OPENINGS SHOWN OR REQUIRED FOR THE COMPLETION OF THE WORK. PROVIDE ALL UNITS REQUIRED FOR THESE OPENINGS PER SPECIFICATIONS.

6. REFER TO ALL SERIES DRAWINGS FOR FLOOR FINISH PATTERNS AND ROOM FINISHES

7. SEE REFLECTED CEILING PLANS FOR AREA OF MOTORIZED AND MANUALLY OPERATED WINDOW SHADES. SEE SPECIFICATION FOR ACCEPTABLE MANUFACTURER AND ADDITIONAL INFORMATION.
- LIST OF ABBREVIATIONS

FEC - FIRE EXTINGUISHER CABINET

FE - FIRE EXTINGUISHER (W/ WALL BRACKET)

A

 - PUNCHED WINDOW TYPE - SEE ENLARGED WINDOW SHEETS)

A

 - WALL PARTITION TYPE - SEE SHEET A7.0

D

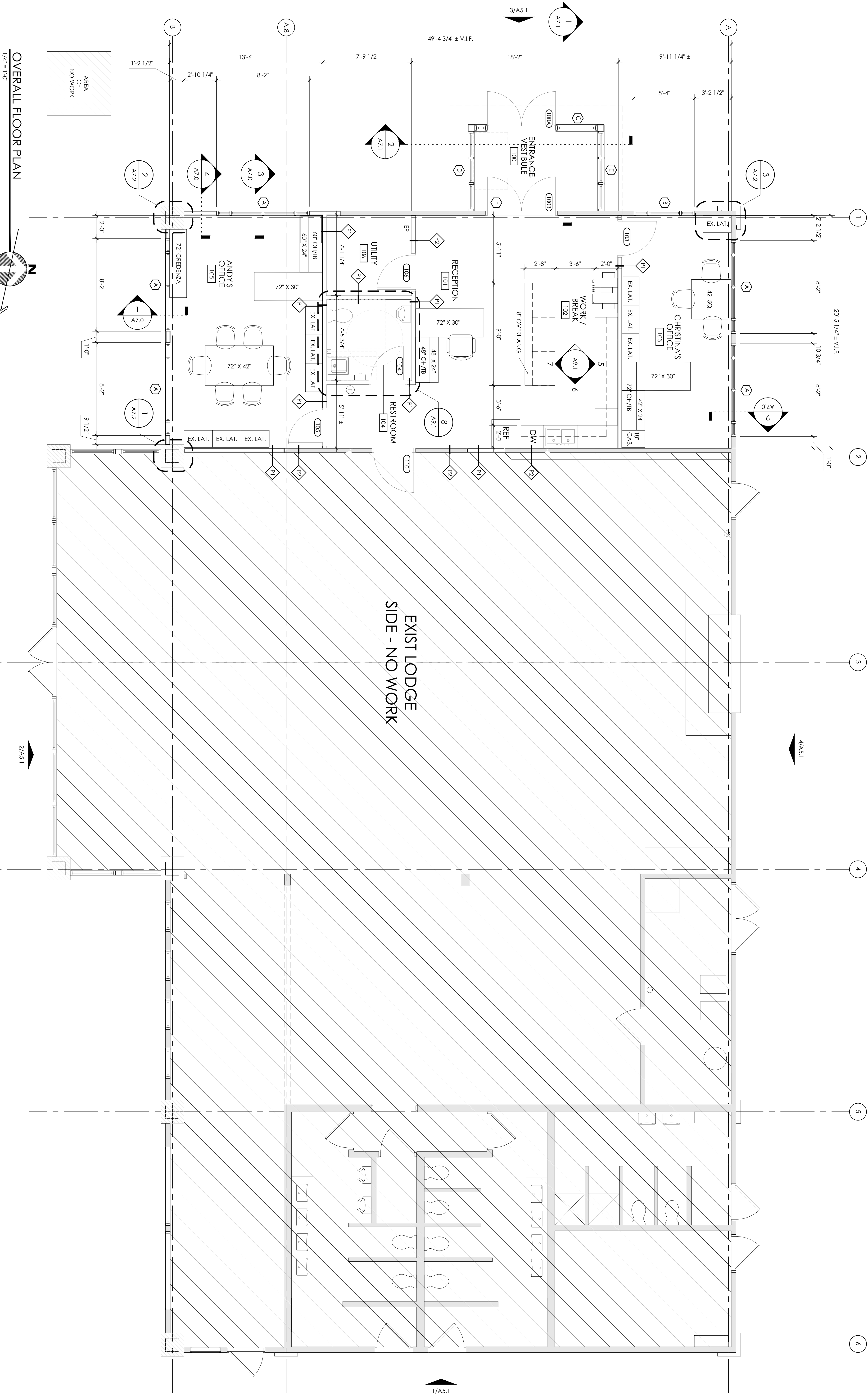
 - ELECTRICAL PANEL(S). PAINT SAME COLOR AS WALL SURFACE

CUH

 - CABINET UNIT HEATER

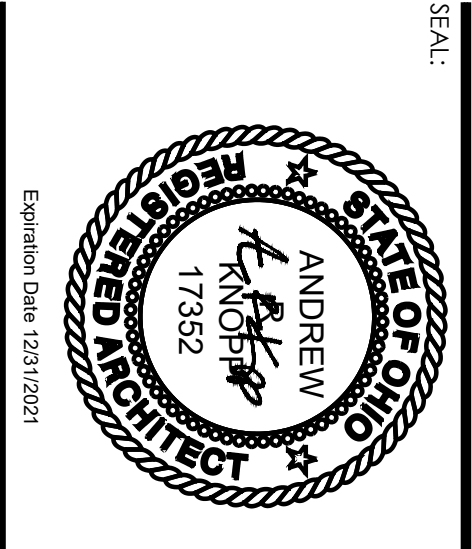
ADO

 - AUTOMATIC POWER DOOR OPERATOR PUSH BUTTON. SEE ELEC. DWG



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CONSULTANTS:



PROJECT TITLE:

SANDUSKY PARKS
RIVER CLIFF OFFICE RENOVATION

1329 TIFFIN ST.
FREMONT, OH 43420

ISSUE OR REVISION:	
DESIGNED: AK	ISSUE / REVISION
CHECKED: AK	
DRAWN: DE	
DATE: 11-06-2020	ISSUED FOR BIDDING
TPA COMMISSION NUMBER: 18051	

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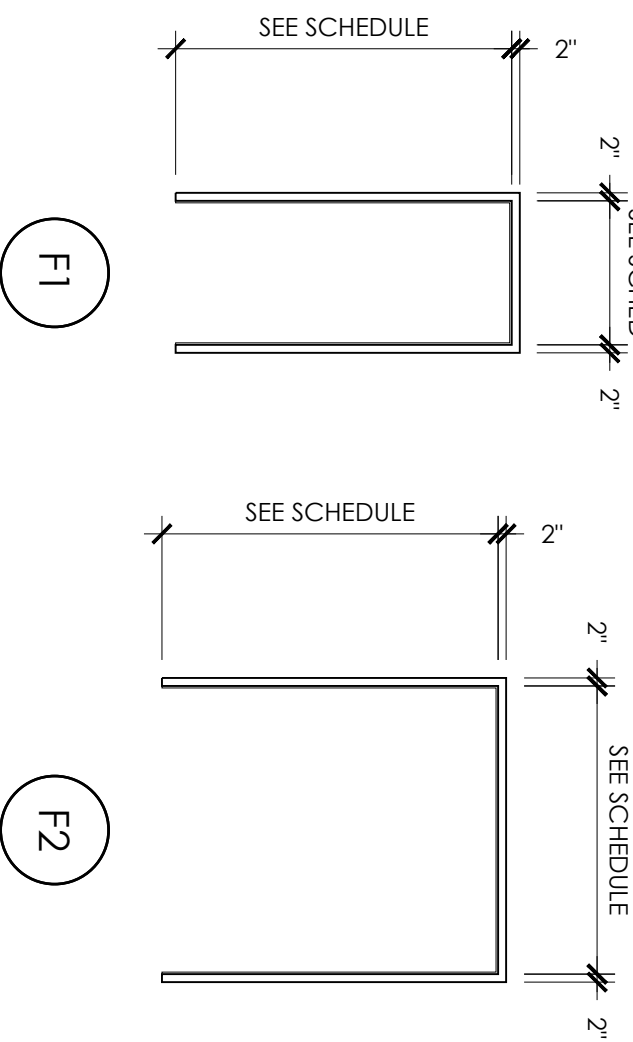
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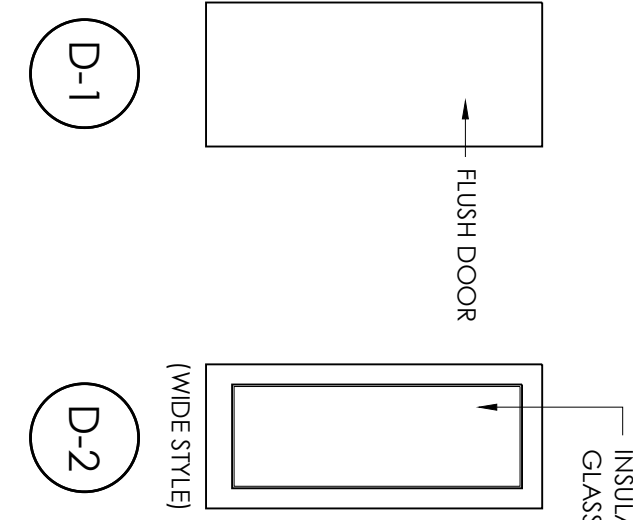
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FRAME TYPES

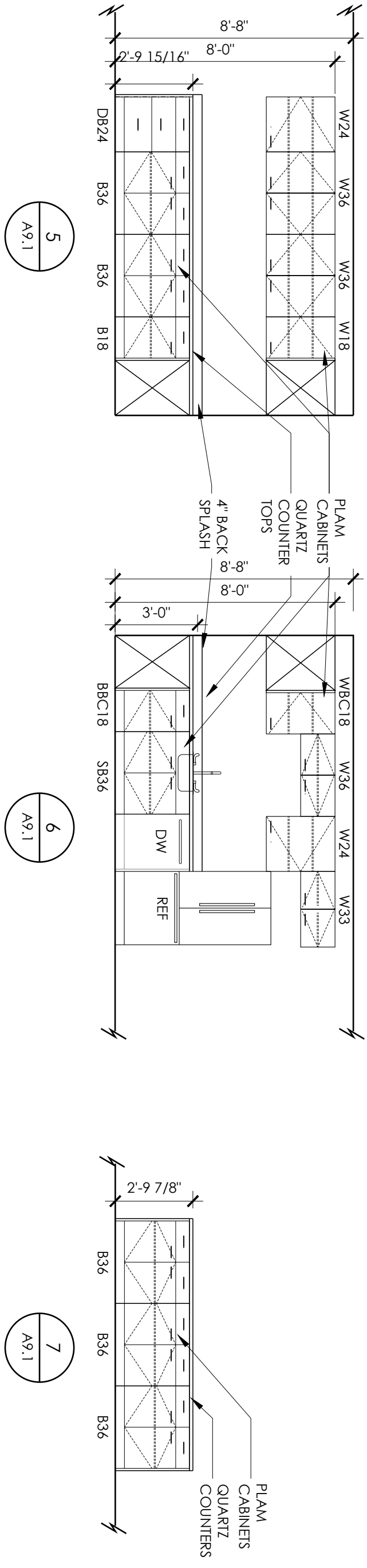


DOOR TYPES

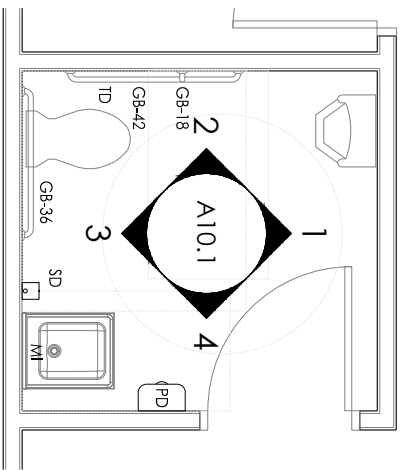


ABBREVIATIONS

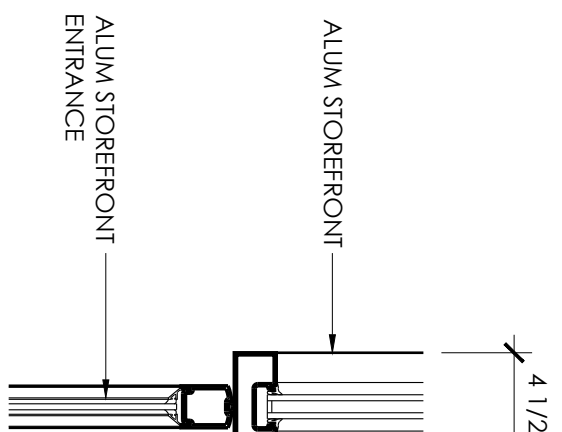
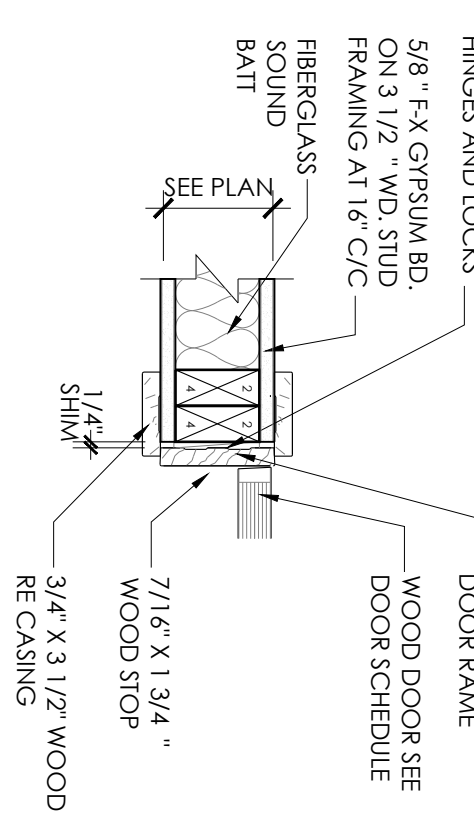
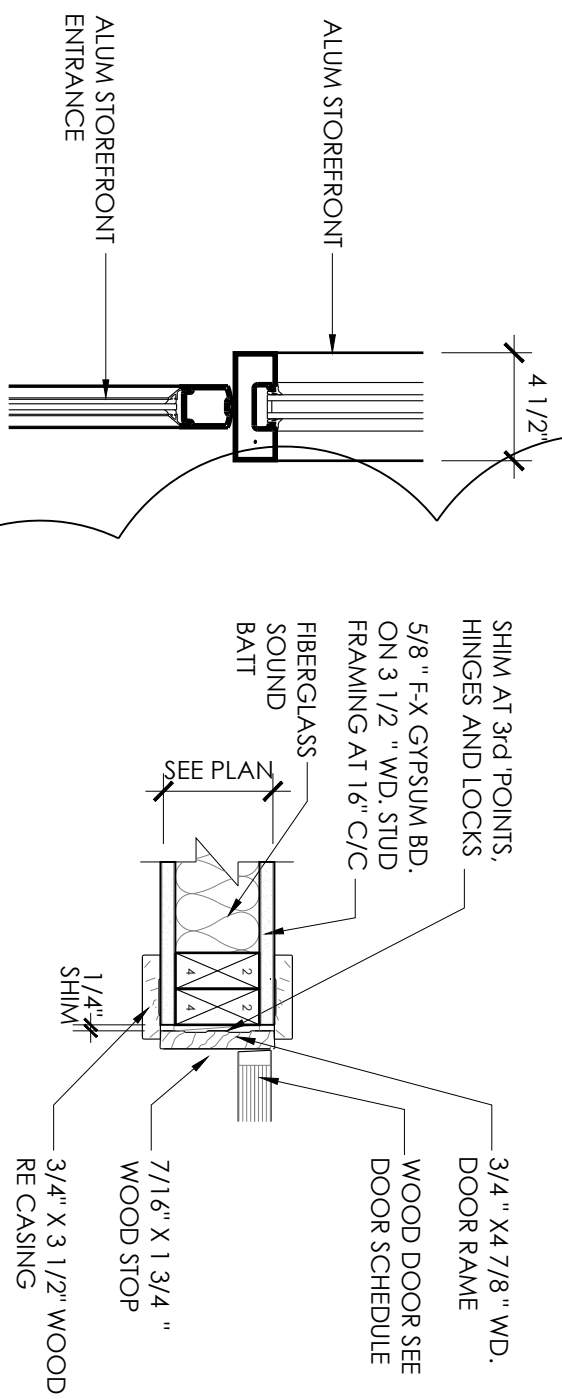
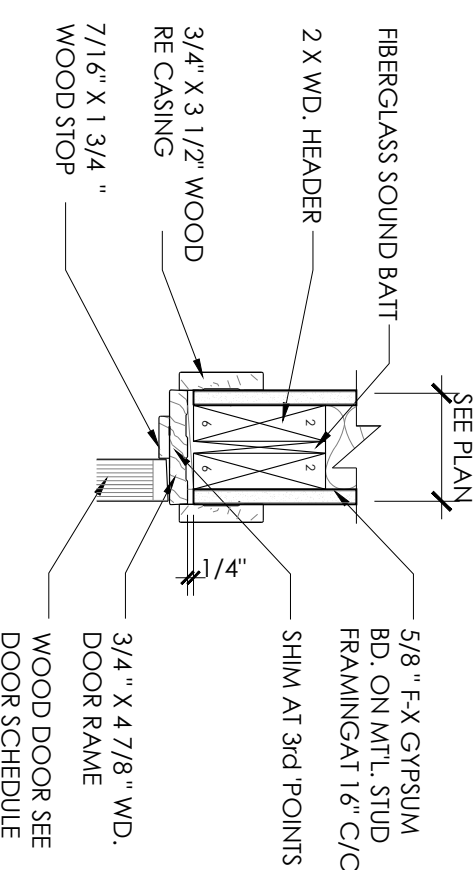
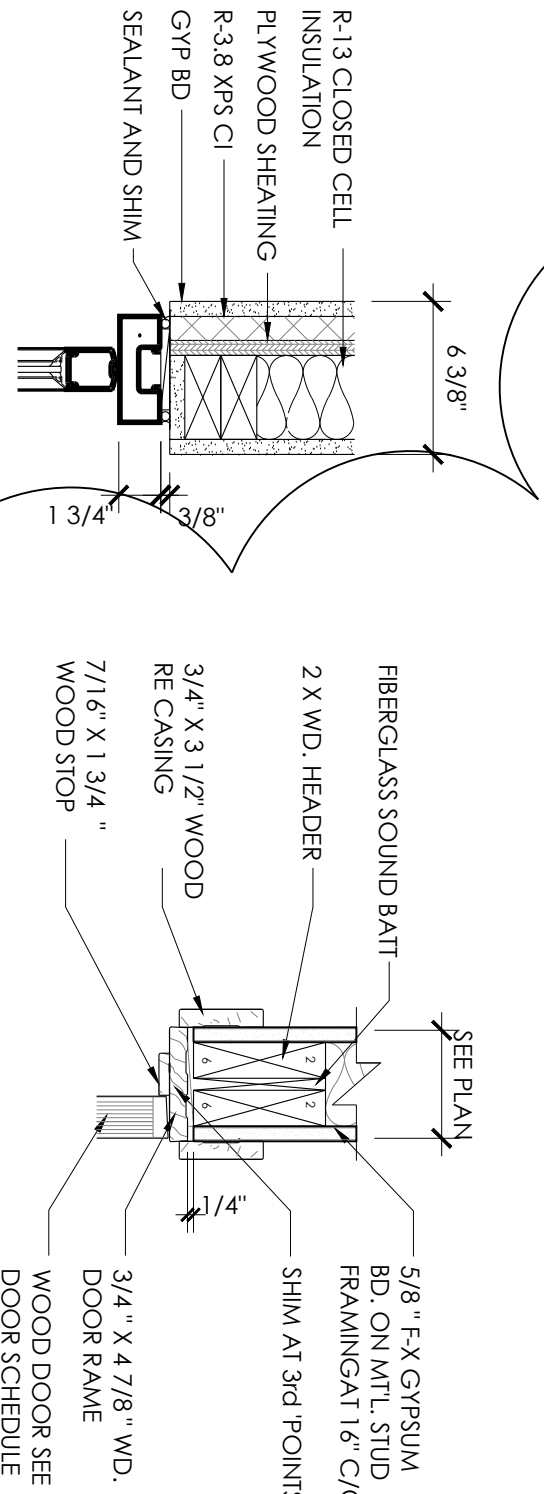
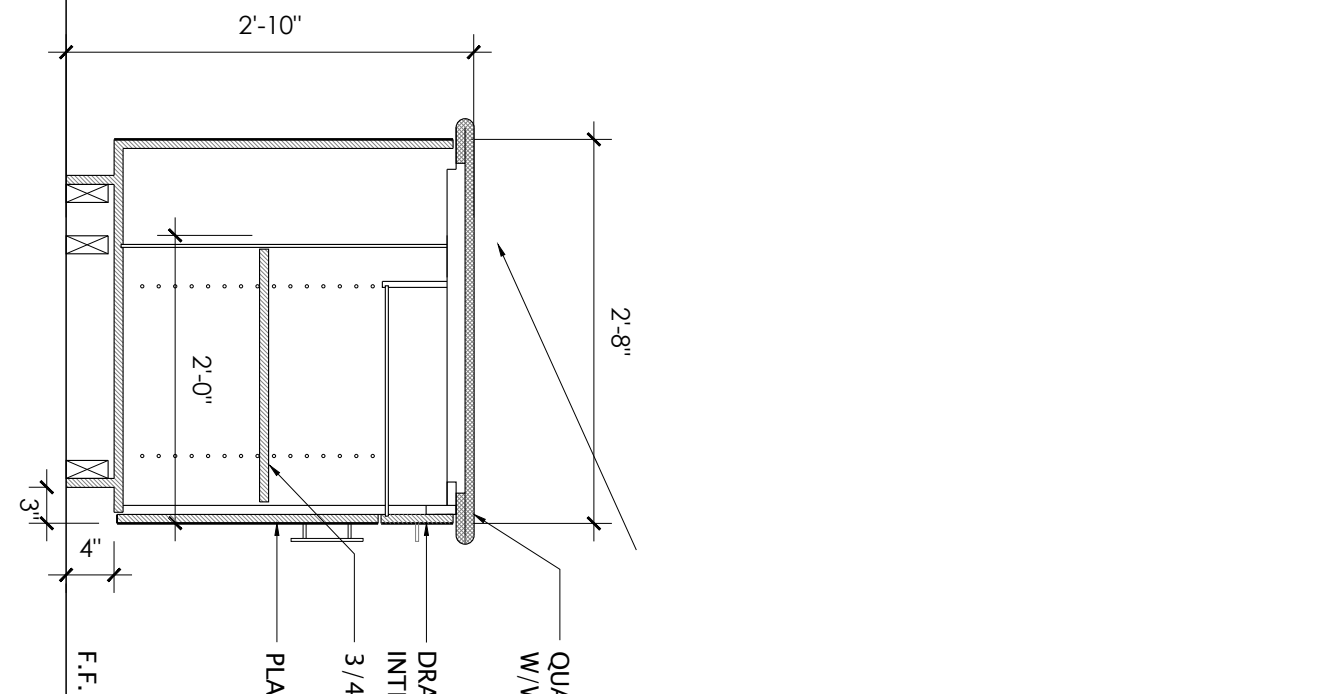
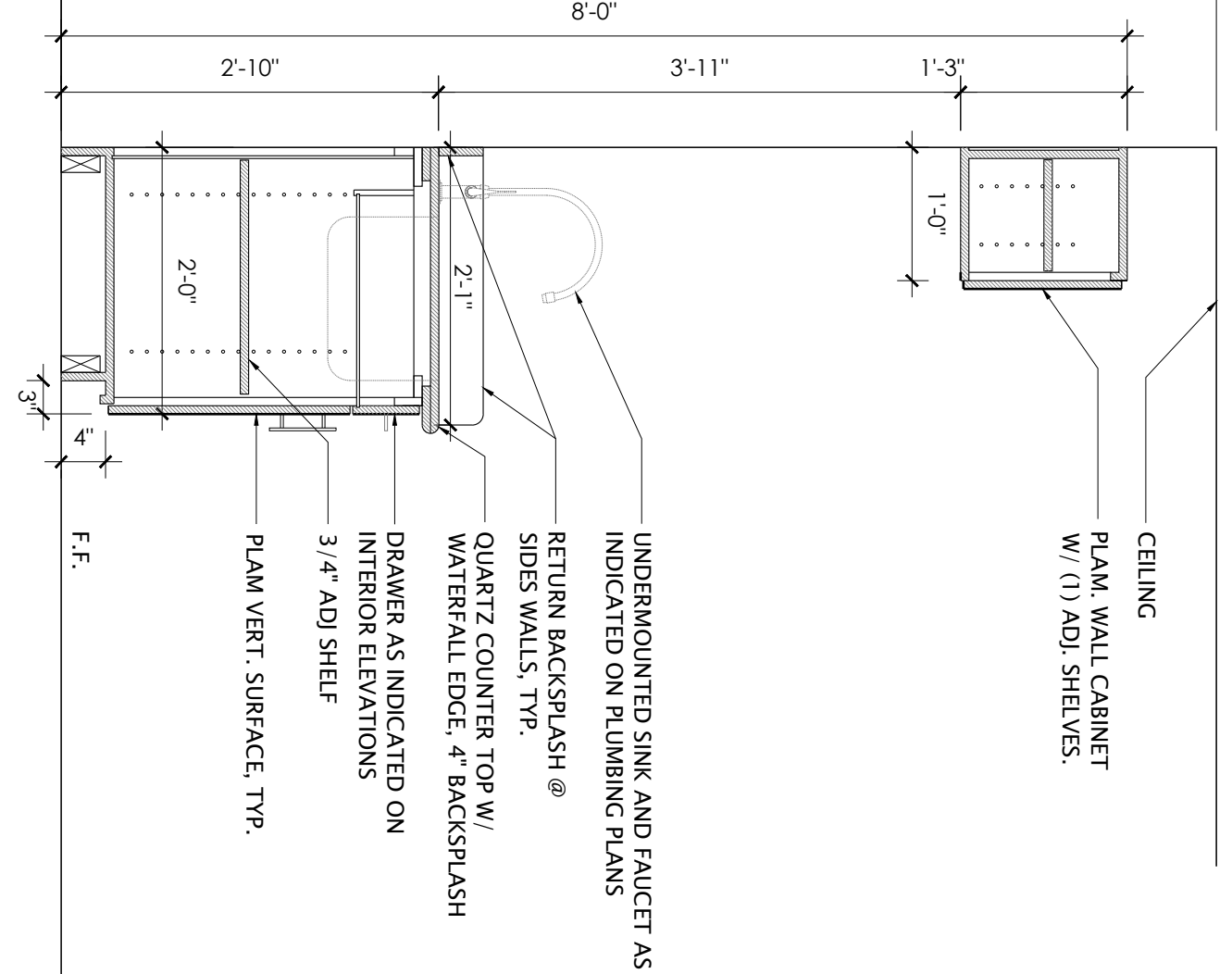
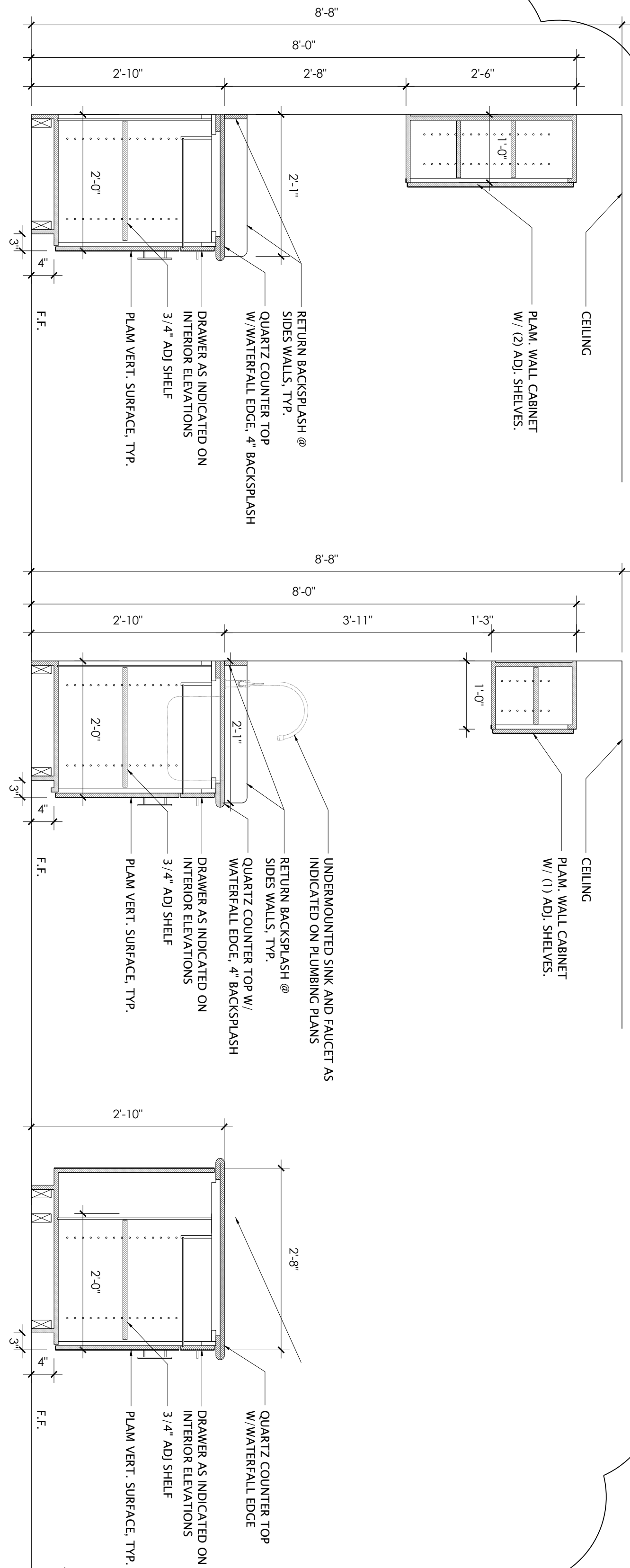
ALUM
ALUMINUM
ALUM
HOLLOW METAL
INSULATED GLASS
LAMINATED
PAINT
SCB
SOLID CORE OAK
SOLID CORE BIRCH
STAIN & VARNISH
TEMPERED
TEMPERED INSULATED GLASS
WOOD
WIRE GLASS (SQUARE DIAMOND)



BATHROOM PLAN



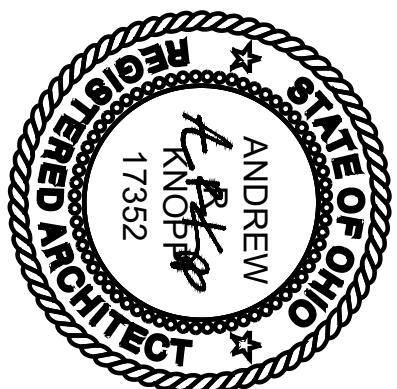
TOILET ROOM ACCESSORIES SCHEDULE				
	ITEM	MANUFACTURER	MODEL #	NOTES
GB-18	STAINLESS STEEL, 18" VERTICAL GRAB BAR	BRADLEY CORP OR EQUAL	#812	PROVIDE IN-WALL BLOCKING
GB-36	STAINLESS STEEL GRAB BAR, 36"	BRADLEY CORP OR EQUAL	#812	PROVIDE IN-WALL BLOCKING
GB-42	STAINLESS STEEL GRAB BAR, 42"	BRADLEY CORP OR EQUAL	#812	PROVIDE IN-WALL BLOCKING
IM	STAINLESS STEEL FRAMED MIRROR	BRADLEY CORP OR EQUAL	#B-290	PROVIDE IN-WALL BLOCKING
SD	SOAP DISPENSER	OWNER PROVIDED AND INSTALLED		PROVIDE IN-WALL BLOCKING
PD	PAPER TOWEL DISPENSER	OWNER PROVIDED AND INSTALLED		PROVIDE IN-WALL BLOCKING
TD	TOILET PAPER DISPENSER	OWNER PROVIDED AND INSTALLED		PROVIDE IN-WALL BLOCKING



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CONSULTANTS:

SEAL:



Expiration Date 12/31/2021

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DATE	ISSUE / REVISION
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ISSUE / REVISION

DESIGNED: AK

TPA COMMISSION NUMBER: 18051

DRAWING TITLE:

DOOR SCHEDULE AND DETAILS

DRAWING NUMBER

A9.0