THIS DOCUMENT AND ATTACHMENT(S) ARE AVAILABLE FOR DOWNLOAD AT
http://www.bxwa.com/bxwa_toc/pub/1687/toc.html
AN EMAIL NOTIFICATION WAS SENT TO REGISTERED PLANHOLDERS. FAILURE TO ACKNOWLEDGE RECEIPT ON THE BID FORM DOES NOT AFFECT THE BIDDER'S OBLIGATION FOR COMPLIANCE.

ADDENDUM NO. 2

WASHINGTON STATE PARKS AND RECREATION COMMISSION
FORT FLAGLER HISTORICAL STATE PARK
HISTORIC THEATER REHABILITATION
SW-C1825

DATE: December 4, 2024

ATTENTION TO PLANHOLDERS OF RECORD. This Addendum supersedes and supplements all portions of the Bid Set drawings and specifications for the solicitation posted on November 05, 2024, with which it concerns. The Addendum becomes part of the Contract Documents upon issuance. Receipt of the addendum must be acknowledged on bid for bid to be considered valid.

This Addendum includes the following Sections and Attachments:

Section 1: Bidder Questions
Section 2: Clarifications and Modifications
Section 3: Attachments

SECTION 1: BIDDER QUESTIONS

1. Q: Per RCW and WAC a hazardous materials inspection is required to be conducted prior to any construction work. Is the owner going to provide Hazardous Materials Inspection and Report? Who is responsible for testing for hazardous materials in the existing building I.E. Lead Paint and Asbestos? During the pre-bid walkthrough the existing building paint tested positive for lead based on swab test.

   A: The building was tested, and the test report will be provided to the contractor. It was positive for asbestos in window putty and positive for lead paint.

2. Q: Will Contractors & Subcontractor's employees be required to have a Discovery Pass to access the project site and to park onsite during construction?

   A: No

3. Q: Per the invitation to bid section 1.1 work must be completed by June 30, 2025, but no anticipated award date is provided. Please provide a anticipated award date or a project duration.

   A: The new bid opening date is 12/12 per Addendum 1. I would expect an award within a week of that date, provided we can get in touch with references provided by the contractor. Then we have the back and forth with administrative paperwork. I would expect that work would begin early January.

4. Q: At the pre-bid walkthrough it was announced that the owner had obtained the building permit. Does the building permit include mechanical and plumbing or are these the responsibility of the contractor?

   A: The permit does include mechanical and plumbing.

5. Q: Per Specification Section 07 21 00 Foam Board Insulation is to be installed at all exterior walls. Per sheet 12 of 26 wall types show batt insulation at exterior walls. Please clarify which is correct if batt insulation please provide a specification section?

   A: The exterior walls should have R-13 batt insulation per wall types on sheet 12. See attached revised specification.

6. Q: Per 11/Sheet 11 of 26 new R-49 Batt Insulation is to be installed in the entire attic. Due to the existing ceilings remaining and the limited attic access would R-49 Blown Insulation be allowed?

   A: This is something that can be discussed during construction, but for bid purposes please bid per the drawing set (batt insulation).

7. Q: Per 11/Sheet 11 of 26 new R-49 Batt Insulation is to be installed in the entire attic. There is no specification provided for R-49 Batt Insulation please provide a specification.

   A: See attached revised specification.

8. Q: Per Sheet 12 of 26 wall type show new WRB at all exterior walls, please provide a specification section or product for WRB?

   A: See attached revised specification.

9. Q: Per specification section 08 52 00 we are to provide the following maintenance materials: Spare Parts, Extra stock, tools. Please provide details of what is required for each item and quantities to provide (I.E. what spare parts and how many of each)?

   A: This is only required if there are specialty tools needed to maintain the windows. We do not need spare parts and hardware for the windows.

10. Q: There is a specification for 09 65 00 Resilient Flooring, but no location shown on the drawings, please provide information on where resilient flooring is to be installed?

A: Floor Type F1 is to have resilient flooring. See attached revised specification.

11. Q: Restroom Elevation Sheet 15 of 26 shows FRP in restrooms, please provide a specification for FRP and FRP Trims?

    A: See attached revised specification.

12. Q: Floor Type F1 shows 3/4" New Wood Floor. Please provide a specification for this floor.

    A: Floor type F1 is to have resilient floor. See attached revised specification.

13. Q: Please provide a finish schedule, for flooring and painting. Are all interior walls and ceilings to be painted?

    A: No paint on existing walls included in the scope of this project. No new finishes for existing floors included in the scope of this project.

14. Q: We were unable to determine the species of the existing siding at the pre-bid job walk. Please provide a species.

    A: Douglas Fir.

15. Q: Please provide a detail or information where new wood skirt meets the ground?

    A: Provide backing per wall type at bottom of wood skirt.

16. Q: No gutters or downspouts are shown on drawings, are gutters or downspouts required?

    A: None are required.

17. Q: Detail 8/Sheet 13 of 26 are the concrete footings for the landing new or existing? If new please provide size of concrete footings landing stairs and posts? Are these located at each side of the landing or are they continuous? What reinforcement is required if any?

    A: These are new individual footings. See revised drawings for more info.

18. Q: Detail 8/Sheet 13 of 26 shows are 4” landing at base of stairs, there is an existing sidewalk at this location, do we remove the existing sidewalk and install a new landing? If so, please provide width of concrete landing. Drawing shows 3’-0” length and 4” depth. What reinforcement is required if any?

    A: These are new landings. See revised drawings for additional info.

19. Q: Sheet 13 of 26, there are no construction details provided for the new ramp. Please provide string sizes, joist sizes, attachment details for ramp to landing, and attachment details for ramp to ground.
    A: See revised drawings.

20. Sheet 14 of 26 are the concrete footings for the landing(s) new or existing? If new please provide size of concrete footings landing stairs and posts? Are these located at each side of the

landing or are they continuous? What reinforcement is required if any?

A: See revised drawings.

21. Sheet 14 of 26 shows 4" landing at base of stairs, please provide width of concrete landing. Drawing shows 3'-0" length and 4" depth. What reinforcement is required if any?

A: See revised drawings.

22. Q: Detail 4/Sheet 14 of 26 shows 3" HDG Steel Pipe Post supporting new landing, please provide specification for steel posts. Please provide weld requirements for posts to base plates, please provide detail for attachment of steel posts to landing support beams.

A: See revised drawings.

23. Q: Detail 4/Sheet 14 of 26 appears to show landing not connected to the building, please confirm that the ending is not attached to the building.

A: Confirmed.

24. Q: There is a specification provided for Signage, but no signs shown on the plans or sign schedule provided. Are there any signs required for the project other than the code required restroom signs?

A: No.

25. Q: Specification Section 10 28 00 Toilet Accessories calls for a combination Paper Towel Dispenser/Waste Receptacle plans appear to show just a Paper Towel Dispenser. Please confirm that we should provide and install the Paper Towel Dispenser/Waste Receptacle per specifications.

A: Please provide and install the specified item.

26. Q: Specification Section 10 28 00 Toilet Accessories calls for Combination Toilet Tissue Dispensers to be Bobrick B-3474. It also calls for Toilet Tissue Dispenser to be Georgia Pacific 56784. Plans appear to show the Georgia Pacific Toilet Tissue Dispenser, please confirm that we should supply and install the Georgia Pacific not the Bobrick.

A: See attached revised specification.

27. Q: Specification Section 10 28 00 Toilet Accessories doesn't provide a product for soap dispensers shown on drawings, please provide a product.

A: See attached revised specification.

28. Q: Please provide a specification for the pull-down stairway in the storage room.

A: See attached revised specification.

SECTION 2: CLARIFICATIONS AND MODIFICATIONS

Item 1: Addition of batt insulation to thermal insulation specification
ADD section 072100 2.B

Item 2: Addition of self-adhering water-resistive air barrier membrane specification
ADD 072727 SELF-ADHERING WATER-RESISTIVE AIR BARRIER MEMBRANE specification

Item 3: Addition of resilient flooring to floor type F1
DELETE note for "WOOD FLOORING" in assembly F1 on sheet 12 ADD
note for "RESILIENT FLOORING" to assembly F1 on sheet 12

Item 4: Deletion of Bobrick toilet tissue dispenser
DELETE paragraph 102800 2.05.A.2

Item 5: Addition of soap dispenser specification
ADD paragraph 102800 2.05.A.9

Item 6: Addition of pull-down stair specification
ADD paragraph 083100 2.02.B

Item 7: Addition of fiber reinforced panel wall protection
ADD 102600 WALL PROTECTION specification

Item 8: Addition of footing demo information
ADD note for demolition of "associated footings" to three locations on sheet 6

SECTION 3: ATTACHMENTS

Specification 072100 THERMAL INSULATION
Specification 072727 SELF-ADHERING WATER-RESISTIVE AIR BARRIER MEMBRANE
Specification 083100 ACCESS DOORS AND PANELS
Specification 102800 TOILET ACCESSORIES
Sheet 6
Sheet 13
Sheet 14

Brett Taylor

Brett Taylor, Procurement Coordinator
Contracts and Grants Program

04 December, 2024
Date

END OF ADDENDUM NO. 2

SECTION 072100 - THERMAL INSULATION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Foam Board Insulation.

B. Batt Insulation

1.02 RELATED REQUIREMENTS

A. 016000 - Product Requirements: For substitution and additional product requirements.

B. 017419 - Construction Waste Management and Disposal: Limitations on disposal of removed materials; requirements for recycling.

C. 092116 - Gypsum Board Assemblies: For acoustic insulation installed as a component of assemblies.

1.03 SUBMITTALS

A. Qualification Data: For installer, manufacturer, and design engineer.

B. Product Data: Provide data on product characteristics, performance criteria, and product limitations.

C. Test Report: Submit report of full-size mockup test for NFPA 285 fire performance, with project cladding assemblies highlighted, for foam insulation on exterior.

D. Shop Drawings: Indicate required flashings, control joints, and expansion joints, and sealing details at openings, projections, penetrations, and sleeves to maintain continuous thermal barrier.

E. Manufacturer's Installation Instructions: Indicate special preparation of substrate, installation and attachment methods, and perimeter conditions requiring special attention.

1. Include recommended fastening components and spacing to control sag.

2. Include manufacturer's recommended product for thermal barrier over foam insulation exposed to interior in accordance with IBC 2012.2603.4.

a. ". . .tested in accordance with and meets the acceptance criteria of both the Temperature Transmission Fire Test and the Integrity Fire Test of NFPA 275."

1.04 QUALITY ASSURANCE

A. Installer Qualifications: Company specializing in performing the work of this section approved by manufacturer.

1.05 DELIVERY, STORAGE, AND HANDLING

A. As required by the manufacturer for a warrantable installation of the installed products to meet the Performance and Design Criteria.

PART 2 PRODUCTS

2.01 DESCRIPTION

A. Foam board, fiber board, batt and low expansion detailing foam thermal insulation.

2.02 MATERIALS

A. Foam Board Insulation:

1. Polyisocyanurate Board Insulation:

a. Rigid cellular foam, complying with ASTM C1289.

b. Basis of Design:

1) ECOMAXci by Rmax.

2) Thermax by Dow.

3) Product warranted by roofing manufacturer as component of their system.

c. Comparable products by one of the following are also acceptable. See Section 016000 - Product Requirements for submittal requirements.

1) Dow Chemical Co: www.dow.com.

2) Hunter Panels, LLC: www.hunterxci.com.

3) Johns Manville: www.jm.com.

d. Substitutions for products by manufacturers other than those listed above: See Section 016000 - Product Requirements.

e. Performance Criteria:

1) Flame Spread Index: 25 or less, when tested in accordance with ASTM E84.

2) Smoke Developed Index: 450 or less, when tested in accordance with ASTM E84.

3) Complies with fire-resistance requirements as part of an exterior non-load-bearing exterior wall assembly when tested in accordance with NFPA 285 in cladding systems matching project.

4) Water Absorption: <1 percent by volume, maximum, when tested In accordance with ASTM C209.

5) Water Vapor Transmission: <0.3 perms when tested in accordance with ASTM E96/E96M based on 1 inch thickness.

6) Board Density: 2 lb/cu ft.

7) Compressive Resistance: 25 psi.

8) Thermal Resistance (R Value) at 40 degrees F/inch of thickness:

B. Fiber Batt Insulation:

1. Mineral Fiber Batt Insulation: Flexible preformed batt or blanket, complying with ASTM C665; friction fit.
   a. Substitutions for products by manufacturers other than those listed above: See Section 016000 - Product Requirements.

   b. Performance Criteria:
      1) Combustibility: Non-combustible, when tested in accordance with ASTM E136.
      2) Manufactured with binder containing no added urea formaldehyde.
      3) Flame Spread Index: 25 or less, when tested with facing, if any, in accordance with ASTM E84.
      4) Smoke Developed Index: 450 or less, when tested in accordance with ASTM E84.
      5) Thermal Resistance (R Value) at 40 degrees F/inch of thickness: 3.1.
   c. Features:
      1) Formaldehyde Free.

   d. Location: all exterior walls

1.02 ACCESSORIES

A. All accessory materials required by the manufacturer for a warrantable installation of the installed products in a manner that meets the Performance and Design Criteria.

B. Asphalt felt paper: Specified in Section 072500 - Weather Barriers.

C. Protection Membrane: White, Polypropylene fiberglass scrim.

1. Basis of Design: WMP-10 by LAMTEC Corporation.

2. Performance:

   a. Flame Spread Index: 25 or less, when tested with facing, if any, in accordance with ASTM E84.

   b. Smoke Developed Index: 450 or less, when tested in accordance with ASTM E84.

c. Light Reflectance: 85 percent minimum when tested in accordance with ASTM C423.

d. Tensile Strength: 40 lbs/inch width (MD) when tested in accordance with ASTM C1136.

e. Dimensional Stability: 0.030 percent maximum when tested in accordance with ASTM D1204.

f. R-Value: Per Plans.

D. Insulation Fasteners: Impaling clip of unfinished steel with washer retainer and clips, to be adhered to surface to receive insulation, length to suit insulation thickness and substrate, capable of securely and rigidly fastening insulation in place.

PART 3 EXECUTION

2.01 EXAMINATION

A. Verify existing conditions meet the manufacturer's requirements before starting work.

2.02 PREPARATION

A. Prepare surfaces to receive work in accordance with manufacturer's instructions.

2.03 INSTALLATION

A. General: Install all materials in accordance with manufacturer's instructions based on conditions present.

2.04 CLEANING

A. Dispose of all waste material in accordance with project's Waste Management Plan.

1. See Section 017419 - Construction Waste Management and Disposal for additional requirements.

2.05 PROTECTION

A. Protect installed work as required by the manufacturer to maintain product performance, design criteria, and warranty.

END OF SECTION

SECTION 0722727 - SELF-ADHERING WATER-RESISTIVE AIR BARRIER MEMBRANE

PART 1 GENERAL

1.01 SECTION INCLUDES

A. SELF-ADHERING WATER-RESISTIVE AIR BARRIER MEMBRANE

1.02 RELATED REQUIREMENTS

A. 016000 - Product Requirements: For substitution and additional product requirements.

1.03 SUBMITTALS

A. Qualification Data: For installer, manufacturer, and design engineer.

B. Product Data: Provide data on product characteristics, performance criteria, and product limitations.

C. Shop Drawings: Indicate required flashings, control joints, and expansion joints, and sealing details at openings, projections, penetrations, and sleeves to maintain continuous thermal barrier.

D. Water-resistive vapor permeable air barrier sheet, minimum 8 by 10 inches (203 by 254 mm).

E. Accessory components.

F. Membrane flashing products.

G. Cladding and window system flashing components which interface with air barrier system (i.e. rigid metal head flashing above windows) minimum 10” length.

H. Fasteners, clips, strapping, cladding attachment fasteners and masonry ties.

I. Sealants (included by others) required to provide a complete air barrier membrane system.

1.04 DELIVERY, STORAGE, AND HANDLING

A. As required by the manufacturer for a warrantable installation of the installed products to meet the Performance and Design Criteria.

PART 2 PRODUCTS

2.01 DESCRIPTION

A. Foam board, fiber board, batt and low expansion detailing foam thermal insulation.

2.02 MATERIALS

A. Provide a fully self-adhered water-resistive vapor permeable air barrier membrane components and accessories obtained from a single-source manufacture to ensure total system compatibility and integrity.

B. Water-Resistive Vapor Permeable Self-Adhered Air Barrier Materials.
   1. Basis-of-Design Product: Subject to compliance with requirements, provide fully self-adhered air barrier sheet membrane WrapShield SA® Self-Adhered Water-Resistive Vapor Permeable Air Barrier Sheet as manufactured by VaproShield, a zero VOC fully self-adhered vapor permeable air barrier sheet membrane consisting of multiple layers of spun-bonded polypropylene with vapor-permeable adhesive. Provide sheet membrane tested in accordance with ICC-ES AC 38 criteria to meet IBC and IRC requirements for weather resistive barriers having the following properties:
      a. Color: Orange with allowable UV exposure for 180 days, prior to coverage.
      b. Breaking strength and Elongation to ASTM D5034: 88 lbf (391 N), machine direction; 83 lbf (369 N), cross-machine direction.
      c. Water Vapor Permeance tested to ASTM E96 water method, procedure B: minimum of 50 perms (2861 ng/Pa•s•m2).
      d. Water Vapor Permeance tested to ASTM E398: minimum of 52.57 perms (3007 ng/Pa•s•m2).
      e. Air Leakage: ≤0.00002 cfm/ft2 @ 1.57 psf (≤0.0001 L/s m2 @ 75 Pa) when tested in accordance with ASTM E2178 and <0.01 cfm/ft2 @ 1.57 psf (<0.01 L/s m2 @ 75 Pa)) when tested in accordance with ASTM E2357. Meets Air Barrier Association of America (ABAA) requirements for "Adhesive Backed Commercial Building Wraps".
      f. Water Resistance tested to AATCC 127, 550 mm hydrostatic head for 5 hours: No leakage
      g. Application Temperature: Ambient temperature must be above 20 °F (minus 6 °C).
      h. Surface Burning Characteristics tested to ASTM E84: Class A, Flame-spread index of less than 5, Smoke-developed index of less than 15.
      i. Physical Dimensions: 0.023 inches (0.57 mm) thick and 59 inches (1.5 m) wide and 7.37 oz/yd2 (250 g/m2).

C. Water-Resistive Vapor Permeable Transition and Flashing Membrane
   1. Provide self-adhered air barrier transition and flashing membrane for all window jambs, headers, door openings, inside and outside corners, and other transitions. Provide pre-cut WrapFlashing SA™ Self-Adhered flashing by VaproShield. WrapFlashing SA™ Self-Adhered flashing is a zero VOC fully self-adhered water-resistive vapor permeable sheet membrane having the following properties:

a. Same material and properties as WrapShield SA Self-Adhered Water-Resistive Vapor Permeable Air Barrier Sheet, factory slit to flashing sizes. (See 2.1.B.1 above).
b. Physical Dimensions: WrapFlashing SA™ Self-Adhered flashing Orange: 11 3/4 inches (30 cm) or 19 2/3 inches (50 cm) wide x 164 feet (50 m) long.

D. VaproLiqui-Flash™ Vapor Permeable Water Resistive Flashing For Rough Openings
1. Window and door pre-cut WrapFlashing SA™ Self-Adhered flashing includes VaproLiqui-Flash™ by VaproShield, a liquid-applied vapor permeable air barrier flashing material with vapor permeance and resistance to air leakage properties compatible with the primary air barrier membrane.
a. Pass: CDPH/EHLB/Standard Method V1.2 (Sect. 01350) VOC test.

E. Alternate Flashing Products
1. VaproBond™ flashing: water impermeable low vapor permeance flashing for rough openings.
a. Include VaproBond™ Flashing by VaproShield, a modified silicon sealant, at window and door locations.
1) VaproBond™ Flashing: 20 ounce (592 ml) sausage.
2) Elongation: 1,500 % when tested in accordance with ASTM D412.
2. Vapro-SS Flashing™ water and vapor impermeable flashing for rough openings.
a. Include Vapro-SS Flashing™ by VaproShield, a flexible 10.2 mil (0.05 mm) stainless steel sheet with an 8 mil (0.20 mm) butyl adhesive backing at window and door locations.
b. Vapro-SS Flashing™: 6, 12, or 18 inches (15.2, 30.5, 45.7 cm) x 50 feet (15.24 m) long.
1) Tensile Strength/Puncture: 100,000 psi when tested in accordance with ASTM D882 and 2,500 psi when tested in accordance with ASTM E154.
3. BlockFlashing™ water and vapor barrier flashing for rough openings.
a. Include BlockShield™ Flashing by VaproShield, a flexible 2 mil (0.26 mm) polypropylene sheet with an acrylic adhesive backing at window and door locations.

F. Through Wall Flashing
1. Thru-wall flashing includes Vapro-SS Flashing™ by VaproShield, a flexible 2 mil (0.05 mm) stainless steel sheet with an 8 mil (0.20 mm) butyl adhesive backing which includes a VaproTermination Bar™ when the top section of the Vapro-SS Flashing™ is exposed.
a. Vapro-SS Flashing™: 6, 12, or 18 inches (15.2, 30.5, 45.7 cm) x 50 feet (15.24 m) long.
b. Tensile Strength/Puncture: 100,000 psi when tested in accordance with ASTM D882 and 2,500 psi when tested in accordance with ASTM E154
c. VaproTermination Bar™: 8 feet (2.4 m) long x 1 inch (25 mm) wide x 1/8th inch (3 mm) thickness, UV-resistance rigid thermoplastic extrusion, prepunched with elongated nail/screw penetrations on 1 inch centers as required for installation.

G. Transition Flashing
1. Transition flashing includes VaproSilicone Transition™ Sheet by VaproShield, a flexible 80 mil (2 mm) extruded silicone sheet.

a. VaproSilicone Transition™ Sheet: 4, 6 or 9 inches (10.2, 15, 23 cm) x 50 feet (15.24 m) long.
b. Dynamic Movement Capability: +200 / -50 % when tested in accordance to ASTM C1523.
c. Elongation: 400 % when tested in accordance to ASTM D412.
d. Tensile Strength: 295 psi (2.03 MPa) when tested in accordance with ASTM D412.
e. Tear Strength: 20 ppi (3.5 N/mm) when tested in accordance to ASTM D624.

H. Provide a Rainscreen cavity using; VaproShim SA™ Self-Adhered, VaproMat™ and VaproBattens™ with VaproVent™ Strips Accessories Options
1. VaproShim SA™ Self-Adhered, Neoprene/EPDM accessory used under horizontal or vertical cladding attachment components to create a vertical Rainscreen screen drainage plane for cladding, while sealing fastener penetrations.
2. VaproMat™ Lightweight, hydrophobic filter fabric with a 3 mm or 7 mm polypropylene drainage matrix attached, designed to keep the drainage cavity clean and unobstructed during the lath and plaster or adhesive mortar installation, promoting rapid draining and drying of the Rainscreen cavity.
3. Batten and ventilation accessories as manufactured by VaproShield comprised of black PVC material.
a. VaproBatten™ Black vinyl extrusion with pre-formed moisture drainage channels configured to create a ventilated airspace between wall cladding and weather-resistive barrier, bull nose edges prevent membrane tearing. Fasteners are installed directly through VaproBatten™ into the structural elements regardless of weather conditions.
b. VaproVent™ Strips are available in two types: VaproVent™ L Strip and VaproVent™ Hook Strip.
1) VaproVent™ Gray vinyl L Strips are attached to the top and bottom of VaproBattens™. They prevent insect invasion and provide maximum ventilation.
2) VaproVent™ Gray vinyl Hook Strips are used with VaproBattens as a starter strip for vinyl and beveled siding applications, in place of the VaproVent™ L Strip at the bottom of the assembly.

2.2 PENETRATION SEALANT

A. Provide sealant for penetrations as recommended by manufacturer and as specified under Division 07 Section: Sealants. Appropriate sealants shall be VaproBond™ or VaproLiqui-Flash™.

2.3 WALL ROLLER

A. Provide extendible roller tool designed to provide optimal leverage for roller-based self-adhered membrane. Provide roller incorporating heavy duty design die-cast second handle for additional leverage, two handed operation to firmly secure the adhesive to the substrate. Provide unit that is compact and lightweight with a 7.5 inch (19 cm) wide design.

2.03 ACCESSORIES

A. All accessory materials required by the manufacturer for a warrantable installation of the installed products in a manner that meets the Performance and Design Criteria.

B. Asphalt felt paper: Specified in Section 072500 - Weather Barriers.

C. Protection Membrane: White, Polypropylene fiberglass scrim.

1. Basis of Design: WMP-10 by LAMTEC Corporation.

2. Performance:

1. Flame Spread Index: 25 or less, when tested with facing, if any, in accordance with ASTM E84.

2. Smoke Developed Index: 450 or less, when tested in accordance with ASTM E84.

3. Light Reflectance: 85 percent minimum when tested in accordance with ASTM C423.

4. Tensile Strength: 40 lbs/inch width (MD) when tested in accordance with ASTM C1136.

5. Dimensional Stability: 0.030 percent maximum when tested in accordance with ASTM D1204.

6. R-Value: Per Plans.

D. Insulation Fasteners: Impaling clip of unfinished steel with washer retainer and clips, to be adhered to surface to receive insulation, length to suit insulation thickness and substrate, capable of securely and rigidly fastening insulation in place.

PART 3 EXECUTION

3.01 GENERAL

A. Verify that surfaces and conditions are ready to accept the work of this section. Notify [Envelope Consultant] [Engineer] [Architect] [Construction Manager] in writing of any discrepancies. Commencement of the work or any parts thereof shall mean acceptance of the prepared substrates.

B. All surfaces must be dry, sound, clean, free of oil, grease, dirt, excess mortar or other contaminants detrimental to the adhesion of the water resistive air barrier membrane and flashings. Fill voids and gaps in substrate greater than 7/8 inch (22 mm) in width to provide an even surface. Strike masonry joints full-flush. Tool sheathing joints filled with sealant materials so that no sealant is spread onto the exterior surface of the sheathing. Remove any sealant products from sheathing surface prior to installation of air barrier membrane.

C. Minimum application temperature of fully self-adhered membrane and flashings to be above 20 °F (minus 6.0 °C). Frost or water on substrate is unacceptable.

D. Ensure all preparatory work is complete prior to applying primary fully self-adhered vapor permeable air barrier sheet membrane.

E. Set flush with sheathing, any mechanical fasteners used to secure sheathing surfaces or that penetrate sheathing surfaces. Provide fasteners secured into solid backing and covered with the upper overlapping membrane. If exposed fasteners are present on the surface of the membrane, cover and seal with VaproLiqui-Flash™ or VaproBond™.

F. If exposed fasteners are required, use VaproCaps™ with the appropriate fastener into structural members to insure water/air tight seal.

3.02 COORDINATION OF SELF-ADHERED VAPOR PERMEABLE AIR BARRIER MEMBRANE INSTALLATION

A. Download Installation Instructions at http://vaproshield.com/public-documents/installation-instructions.

B. Installation Summary:

1. Self-adhered vapor permeable air barrier sheets may be installed vertically or horizontally over the outside wall face of exterior sheathing board or other approved substrates. [Not to be used on any horizontal surfaces for water holdout.]

2. Complete detail work at; wall openings, building transitions and penetrations prior to field applications allowing for shingle laps with release film temporarily left in place as needed.

3. Install fully self-adhered vapor permeable air barrier sheet over the outside face of exterior sheathing board or substrate, measure and pre-cut into manageable sized sheets to suit the application conditions.

4. Install fully self-adhered vapor permeable air barrier sheet complete and continuous to substrate in a sequential minimal 3 inch (76 mm) overlapping weatherboard.

5. Stagger all end lap seams.

6. Roll installed membrane with a two handed roller to ensure positive contact and adhesion with substrate immediately.

3.02 BUILDING TRANSITION CONDITIONS

A. Tie-in to structural beams, columns, floor slabs and intermittent floors, parapet curbs, foundation walls, roofing systems and at the interface of dissimilar materials with self-adhering air barrier transition and flashing membrane.

B. Align and position fully self-adhered air barrier transition and flashing membrane, remove protective film and press firmly into place. Provide minimum 3 inch (76 mm) lap on to substrates.

C. Ensure minimum 3 inch (76 mm) overlap at side and end laps of membrane and 6 inch (152.4 mm) at inside and outside corners, if joints occur at corner locations.

D. Roll membrane and lap seams with roller to ensure positive contact and adhesion, immediately.

3.04 MECHANICAL EQUIPMENT PENETRATIONS

A. Mechanical pipe, electrical conduit and/or duct work must be secured solid into position prior to installation of fully self-adhered vapor permeable air barrier membrane.

B. Electrical services penetrating the wall assembly and fully self-adhered vapor permeable air barrier membrane must be placed in appropriate conduit and secured solid into position.

C. Install manufactured flanged penetration sleeves as recommended by sleeve manufacturer.

D. For straight sided penetrations, cut and fit fully self-adhered vapor permeable air barrier to accommodate sleeve, install VaproLiqui-Flash™ or VaproBond™ to seal the air barrier membrane to ductwork or preformed flange sleeve.

E. For pipe penetrations, refer to manufacturer's standard details.

3.05 WINDOW, DOOR AND OTHER WALL OPENINGS

A. Two part flashing system; WrapFlashing SA™ Self-Adhered flashing and VaproLiqui-Flash™, or as alternate, VaproBond™ Flashing or Vapro-SS Flashing™ by VaproShield around window or wall rough openings subject to the opening size and installation of window, door or louver type.

1. WrapFlashing SA™ Self-Adhered flashing transition and flashing membrane installed 2 ¾ inch (70 mm) into rough wall openings for the sill, jambs and head.

2. Remove release film, align flashing membrane and apply pressure to ensure positive contact. Roll lap seams to ensure adhesion. For the sill installation, leave the release film on the section that will overlap the field membrane. Provide lap seams in singled fashion, to shed water.

3. VaproLiqui-Flash Vapor Permeable Water Resistive Flashing For Rough Openings:

1. Liquid-applied window and door flashing shall be VaproLiqui-Flash™ by VaproShield, a liquid-applied vapor permeable air barrier flashing material with resistance to moisture and air leakage properties compatible with the primary weather resistant air barrier membrane.

2. Apply a 12-15 wet mil (0.030-0.038 mm) coating onto the installed WrapFlashing SA™ Self-Adhered flashing , 1 inch (25.4 mm) onto the face continuing into the rough opening, covering the 2 ¾ inch (70 mm) WrapFlashing SA™ Self-Adhered flashing and the exposed rough opening surface.

B. Through-wall Flashing membrane

1. Apply through-wall self-adhered flashing membrane along the base of masonry veneer walls and over shelf angles as detailed by designer.
    1. Press membrane firmly into place, overlap minimum 3 inches (76 mm) at all laps. Promptly roll all surfaces using a hand roller to ensure good adhesion.

    2. Applications shall form a continuous flashing membrane and shall extend up a minimum of 8 inches (20 cm) up the back-up wall.

    3. Seal the top edge of the membrane where it meets the substrate using VaproBond™. Trowel-apply a feathered edge to seal termination to shed water or install VaproTermination™ Bar and VaproBond™ sealant at the top edge.

    4. Install through-wall flashing membrane ½ inch (13 mm) from outside edge of veneer. Provide “end dam” flashing as detailed by designer.

C. Optional VAPROBOND™ flashing WATER impermeable low vapor permeance FLASHING FOR ROUGH OPENINGS

1. Fluid applied membrane for window and door flashing shall be VaproBond™ Flashing by VaproShield, a low vapor permeable, impermeable air and water barrier flashing material, replaces VaproLiqui-Flash™. (Not recommended for wood framing.)

2. Apply VaproBond™ Flashing, 30-50 wet mil (0.76 - 1.27 mm) coating, 1 inch (25 mm) onto the face continuing into the rough opening, covering the 2 ¾ inch (70 mm) WrapFlashing SA™ Self-Adhered flashing and the exposed rough opening surface.

D. Optional VAPRO-SS FLASHING Vapor Impermeable FLASHING FOR ROUGH OPENINGS

1. Self-Adhered stainless steel membrane for window and door flashing shall be Vapro-SS Flash™ by VaproShield, an impermeable air and water barrier flashing material, replaces VaproLiqui-Flash. Not recommended for wood framing.

2. Apply WrapFlashing SA™ Self-Adhered flashing, 1 inch (25 mm) onto the face continuing into the rough opening, covering the 2 ¾ inch (70 mm) WrapFlashing SA™ Self-Adhered flashing and the exposed rough opening surface.

3.06 VERTICAL APPLICATIONS SUMMARY

A. For vertical applications, align sheets with an 'inside' or 'outside' corner to avoid wrinkles and misalignment of subsequent applications

B. Measure and pre-cut into manageable sized fully self-adhered sheets to suit the application conditions.

C. Allow for excess material at bottom of wall to accommodate tie-ins and connections to adjacent surfaces.

D. Roll up pre-cut material lengths with release paper facing OUTWARD.

E. Starting at a corner of the roll, peel back approx. 6 inches (152.4 mm) of release film from across the width of the pre-cut material roll.

F. Using hand pressure, lightly apply the exposed adhesive surface to the substrate.

G. Allow the rolled up material to drop down the wall, with the remainder of the release film still attached (facing the wall), and extend down to lowest point of wall, checking for proper alignment, repositioning as necessary.

H. Allow for excess material at bottom of wall to accommodate tie-ins and connections to adjacent surfaces.

I. Align and position fully self-adhered membrane, remove release film and press firmly into place. Provide minimum 3 inch (76 mm) overlap at side and end laps of membrane.

J. Continue to remove release film and apply pressure to ensure positive contact onto wall substrate.

K. Install subsequent sheets of fully self-adhered vapor permeable air barrier sheets in overlapping weatherboard format. Ensure sheets lay smooth and flat to surfaces. Roll membrane and lap seams with two handed roller to ensure contact and adhesion.

L. Refer to http://vaproshield.com/installation/instructions for the most current and complete installation instructions.

3.07 HORIZONTAL APPLICATIONS

A. For horizontal applications, align sheets and begin installation of water-resistive weather barrier at bottom or lowest point of wall.

1. To avoid wrinkles and misalignment of subsequent applications, it is recommended to pre-mark or "Snap" a level line to work from.

2. Measure and pre-cut into manageable sized sheets to suit the application conditions.

3. Allow for excess material at bottom of wall to accommodate tie-ins and connections to adjacent surfaces.

4. Align and position fully self-adhered membrane, remove release film and press firmly into place. Provide minimum 3 inch (76 mm) overlap at all side and end laps of membrane. Roll membrane and lapped seams with a two handed roller to ensure contact and adhesion.

5. Continue to remove release film and apply pressure to ensure positive contact onto wall substrate.

6. Install subsequent sheets of fully self-adhered vapor permeable air barrier sheets in overlapping weatherboard format. Ensure sheets lay smooth and flat to surfaces. Roll membrane and lapped seams with a two handed roller to ensure contact and adhesion.

7. Refer to http://vaproshield.com/installation/instructions for the most current and complete installation instructions.

3.08 BATTENS VENTILATION STRIPS, SHIMS OR MAT FOR RAINSCREEN CLADDING SYSTEMS

A. Provide and install specified battens and ventilation strips under cladding systems.

1. Install horizontal starter strip or vent strip at base of wall, vertical battens and top vent strip, secure into solid backing ready for installation of cladding system.

2. Coordinate spacing of battens and vent strips to accommodate cladding system.

3. Coordinate spacing of VaproShim SA™ Self-Adhered to accommodate cladding system attachments.

4. Coordinate attachment of VaproMat™ to accommodate cladding system attachments.

3.09 FASTENING CLIPS AND MASONRY TIES

A. Install clips and masonry ties over primary self-adhered vapor permeable air barrier membrane.

1. Secure clips and masonry ties with corrosion-resistant, or stainless steel screws with gasketed fasteners.

2. Consult VaproShield Technical Services for recommendations on fastener treatments for Rainscreen screen cladding attachment components by others.

3.10 FIELD QUALITY CONTROL

A. Make notification when sections of work are complete to allow review prior to covering fully self-adhered water-resistive vapor permeable air barrier system.

1. Owner to engage independent consultant to observe substrate and membrane installation prior to placement of cladding system(s) and provide written documentation of observations.

3.11 PROTECTION

A. Protect wall areas covered with self-adhered water-resistive vapor permeable air barrier from damage due to construction activities, high wind conditions, and extended exposure to inclement weather.

1. Review condition of fully self-adhered water-resistive vapor permeable air barrier prior to installation of cladding. Repair, or remove and replace damaged sections with new membrane.

2. Recommend to cap and protect exposed back-up walls against wet weather conditions during and after application of membrane, including wall openings and construction activity above completed fully self-adhered water-resistive vapor permeable air barrier installations.

3. Remove and replace water-resistive weather barrier membrane affected by chemical spills or surfactants.

END OF SECTION

SECTION 083100 - ACCESS DOORS AND PANELS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Floor access doors and panels.

1.02 RELATED REQUIREMENTS

A. 016000 - Product Requirements: For substitution and additional product requirements.

B. 017419 - Construction Waste Management and Disposal: Limitations on disposal of removed materials; requirements for recycling.

C. 099000 - Painting and Coating: Field paint finish.

1.03 SUBMITTALS

A. Qualification Data: For manufacturer.

B. Sample: Submit one of each access unit, 12 x 12 inch in size illustrating frame configuration.

C. Manufacturer's Installation Instructions: Indicate special preparation of substrate, installation and attachment methods, and perimeter conditions requiring special attention.

D. Maintenance Data: For user's operation and maintenance of system including:

1. Methods for maintaining system's materials and finishes.

2. Precautions about cleaning materials and methods that could be detrimental to components, finishes, and performance.

E. Closeout Submittals: Project record documents recording actual locations of all access units.

F. Shop Drawings for Stairs

1. Plan and section of stair installation.

2. Indicate rough opening dimensions for ceiling and/or roof openings.

1.04 MAINTENANCE MATERIAL

A. Any special tools to operate access doors and panels.

1.05 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in the manufacture of work specified in this section with minimum 5 years of experience.

1.06 DELIVERY, STORAGE, AND HANDLING

A. As required by the manufacturer for a warrantable installation of the installed products to meet the Performance and Design Criteria.

PART 2 PRODUCTS

2.01 DESCRIPTION

A. Factory fabricated access floor panels.

B. Drop down stair

2.02 MATERIALS

A. Floor access doors and panels.

1. Floor Access Door and Frame Unit:

a. Manufacturers:

1) Bilco.

2) Nystrom, Inc.

3) Karp Associates.

b. Performance Criteria:

1) Loading: AASHTO H-20.

c. Features:

1) Frame: Extruded aluminum channel frame with anchors at the perimeter.

2) Hinges and Latch: Type 316 stainless steel.

3) Size: 3-feet x 3-feet.

4) Location: Crawlspace.

B. Drop down stair

1. Retractable stair

a. Precision Ladders, LLC, P. O. Box 2279; Morristown, TN 37816-2279; Tel: 423-586-2265; Fax: 423-586-2091; www.PrecisionLadders.com

b. B. Performance Standard: Unit shall comply with ANSI A14.9, Commercial Type, for rough openings between 25-1/2 inches to 39 inches. Residential Type for rough openings between 21 ½" and 25". Stairway capacity shall be rated at 500 lbs.

c. Accessories:

1) Steel pole to aid opening and closing stairways.

2) Stairs for ceiling heights 9' -10" – 12' -0" shall be equipped with a patented Precision Fold

2.03 ACCESSORIES

A. All accessory materials required by the manufacturer for a warrantable installation of the installed products in a manner that meets the Performance and Design Criteria.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify existing conditions meet the manufacturer's requirements before starting work.

3.02 PREPARATION

A. Prepare surfaces to receive work in accordance with manufacturer's instructions.

3.03 INSTALLATION

A. General: Install all materials in accordance with manufacturer's instructions based on conditions present.

B. Install frames plumb and level in openings.

3.04 ADJUSTING

A. Adjust and lubricate hardware for proper operation.

3.05 CLEANING

A. Dispose of all waste material in accordance with project's Waste Management Plan.

1. See Section 017419 - Construction Waste Management and Disposal for additional requirements.

3.06 PROTECTION

A. Protect installed work as required by the manufacturer to maintain product performance, design criteria, and warranty.

END OF SECTION

SECTION 102800 - TOILET ACCESSORIES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Toilet Room Accessories.

1.02 SUBMITTALS

A. Product Data: Provide data on accessories describing size, finish, details of function, attachment methods.

B. Sample: Submit 1 sample of each accessory, illustrating color and finish.

C. Manufacturer's Installation Instructions: Indicate special preparation of substrate, installation and attachment methods, and perimeter conditions requiring special attention.

D. Maintenance Data: For user's operation and maintenance of system including:

1. Methods for maintaining system's materials and finishes.

2. Precautions about cleaning materials and methods that could be detrimental to components, finishes, and performance.

1.03 MAINTENANCE MATERIAL

A. Keys: Provide 3 keys for accessories to Owner; master key all lockable accessories.

1.04 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in performing the work of this section with minimum 5 years of experience.

1.05 DELIVERY, STORAGE, AND HANDLING

A. As required by the manufacturer for a warrantable installation of the installed products to meet the Performance and Design Criteria.

PART 2 PRODUCTS

2.01 DESCRIPTION

A. Accessories to be installed in toilet rooms.

2.02 PERFORMANCE AND DESIGN CRITERIA

A. Comply with ANSI/ICC A117.1, Americans with Disabilities Act (ADA Standards).

B. Grab bars, shower seats, and dressing room benches shall be designed to resist a single concentrated load of 250 pounds applied in any direction, at any point on the grab bar or seat so as to produce the maximum loading effects, in accordance with ICC (IBC)-2018 Section 1607.8.2.

C. Shop assembled, free of dents and scratches and packaged complete with anchors and fittings, steel anchor plates, adapters, and anchor components for installation.

2.03 MANUFACTURERS

A. Specification is based on products listed.

1. Comparable products by one of the following are also acceptable. See Section 016000 - Product Requirements for submittal requirements.

a. American Specialties, Inc: www.americanspecialties.com.

b. Bradley Corporation: www.bradleycorp.com.

c. Bobrick Inc.: www.bobrick.com.

2. Substitutions for products by manufacturers other than those listed a: See Section 016000 - Product Requirements.

2.04 MATERIALS

A. Stainless Steel Sheet:

1. ASTM A666, Type 304.

B. Stainless Steel Tubing:

1. ASTM A269/A269M, Type 304 or 316.

C. Back paint, in accordance with Section 099000 - Painting and Coating, where contact is made with building finishes to prevent electrolysis.

D. Fasteners, Screws, and Bolts:

1. Hot dip galvanized, tamper-proof, security type.

E. Expansion Shields:

1. Fiber, lead, or rubber as recommended by accessory manufacturer for component and substrate.

2.05 ACCESSORIES

A. Toilet Room Accessories:

1. Single Coat/Robe Hook:
    a. Product: Bobrick B-6717.
    b. Surface mounted, satin finish.
2. ~~Combination Toilet Tissue Dispenser:~~
    a. ~~Product: Bobrick Series B-3474.~~
    b. ~~Mounting: Recess mounted.~~
    c. ~~Capacity: 500 single or half-fold paper seat covers, 2 toilet tissue rolls.~~
    d. ~~Material and Finish: Stainless steel, No. 4 finish (satin).~~
3. Grab Bar:
    a. Product: Bobrick Series 6806.99.
    b. Mounting: Flanges with concealed fasteners.
    c. Material: Stainless Steel, No. 4 finish, on ends and preened texture on grip area.
    d. Outside Diameter: 1-1/2 inches.
    e. Configuration and Length: Straight, length as indicated on Drawings.
4. Mirror with Stainless Steel Frame:
    a. Product: Bobrick B-165.
5. Paper Towel Dispenser/Waste Receptacle:
    a. Product: Bobrick B-3699
    b. Mounting: Surface.
    c. Finish: Satin stainless steel.
    d. Flange: Seamless; beveled.
    e. Waste Container Capacity: 2-gal.
6. Seat Cover Dispenser:
    a. Product: Bobrick B-221.
    b. Mounting: Surface.
    c. Capacity: 250 seat covers.

d. Exposed Finish: Stainless steel, No. 4 finish.

e. Lockset: Tumbler type.

7. Sanitary-Napkin Disposal Unit:

a. Product: Bobrick B-221.

b. Mounting: Surface mounted.

c. Receptacle: Removable.

d. Material and Finish: Stainless steel, No. 4 finish (satin).

8. Toilet Tissue Dispenser:

a. Product: Georgia Pacific Compact side by side double roll bathroom Tissue Dispenser 56784.

9. Soap Dispenser

a. Product: Pacific Blue Ultra® wall-mounted manual dispenser for foaming hand soap and hand sanitizer, black

2.06 ACCESSORIES

A. All accessory materials required by the manufacturer for a warrantable installation of the installed products in a manner that meets the Performance and Design Criteria.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify existing conditions meet the manufacturer's requirements before starting work.

3.02 PREPARATION

A. Prepare surfaces to receive work in accordance with manufacturer's instructions.

3.03 INSTALLATION

A. General: Install all materials in accordance with manufacturer's instructions based on conditions present.

B. Install plumb and level, securely and rigidly anchored to substrate.

C. Mounting Heights and Locations: As required by accessibility regulations and as indicated on drawings.

3.04 TOLERANCES

A. Maximum Variation From True Position: 1/4 inch.

B. Maximum Variation From Plumb: 1/8 inch.

3.05 ADJUSTING

A. Adjust and lubricate hardware for proper operation.

3.06 CLEANING

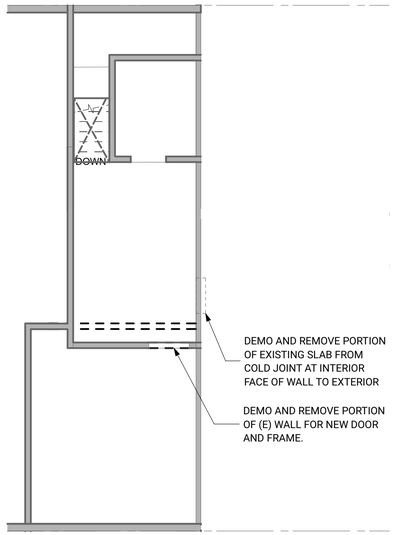
A. Dispose of all waste material in accordance with project's Waste Management Plan.

1. See Section 017419 - Construction Waste Management and Disposal for additional requirements.

3.07 PROTECTION

A. Protect installed work as required by the manufacturer to maintain product performance, design criteria, and warranty.

END OF SECTION



DEMO GRAPHIC LEGEND

TYPICAL ASSEMBLY NOTATION:

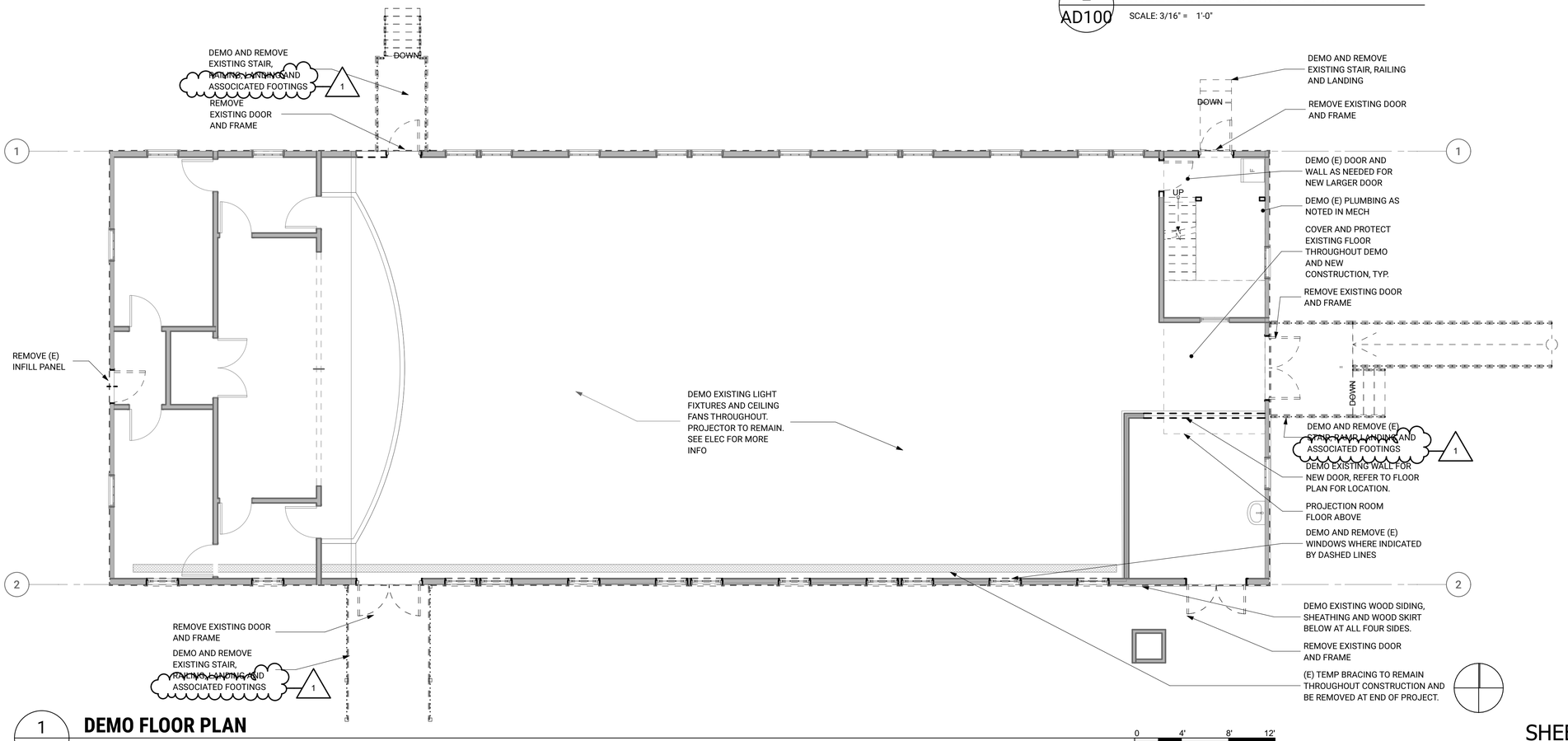
- EXISTING TO REMAIN
- DEMO
- FLOOR AREA TO BE REMOVED
- EXISTING FLOOR OPENING

DEMO PLAN NOTES

1. SCHEDULE WALK PRIOR TO DEMO W/OWNER AND ARCHITECT TO IDENTIFY ANY ITEMS DESIRED FOR SALVAGE.
2. SEE SHEET G001 FOR GENERAL NOTES

2 AD100 **MEZZANINE DEMO PLAN**

SCALE: 3/16" = 1'-0"



1 AD100 **DEMO FLOOR PLAN**

SCALE: 3/16" = 1'-0"

CAD NO. F600-D1825-C04-2022-03ARCH DEMO PLANS

NO.	REVISIONS	INT.	APP.	DATE

ACTION	BY	DATE
DESIGNED	BW	08/28/2024
DRAWN	BW	08/28/2024
CHECKED (FIELD)	BW	08/28/2024
CHECKED (HDQTS.)		

8569 REGISTERED ARCHITECT
MATTHEW C. AALFS
STATE OF WASHINGTON

WASHINGTON STATE PARKS AND RECREATION COMMISSION

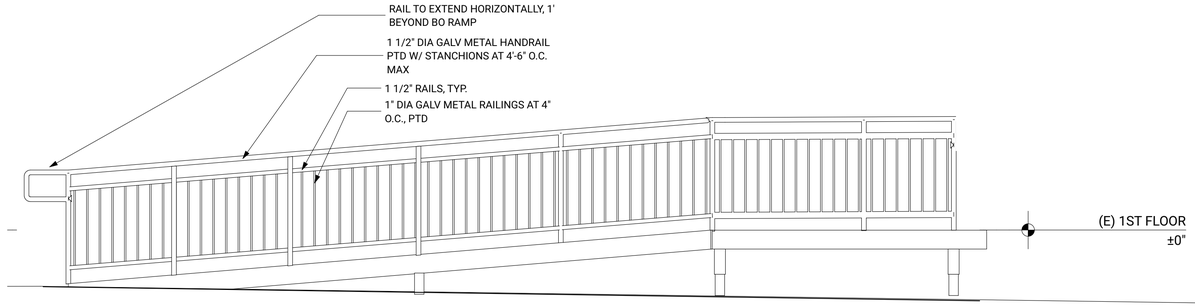
FORT FLAGLER STATE PARK

THEATER REHABILITATION PROJECT

ARCHITECTURAL DEMO PLANS

SCALE
3/16" = 1'-0"

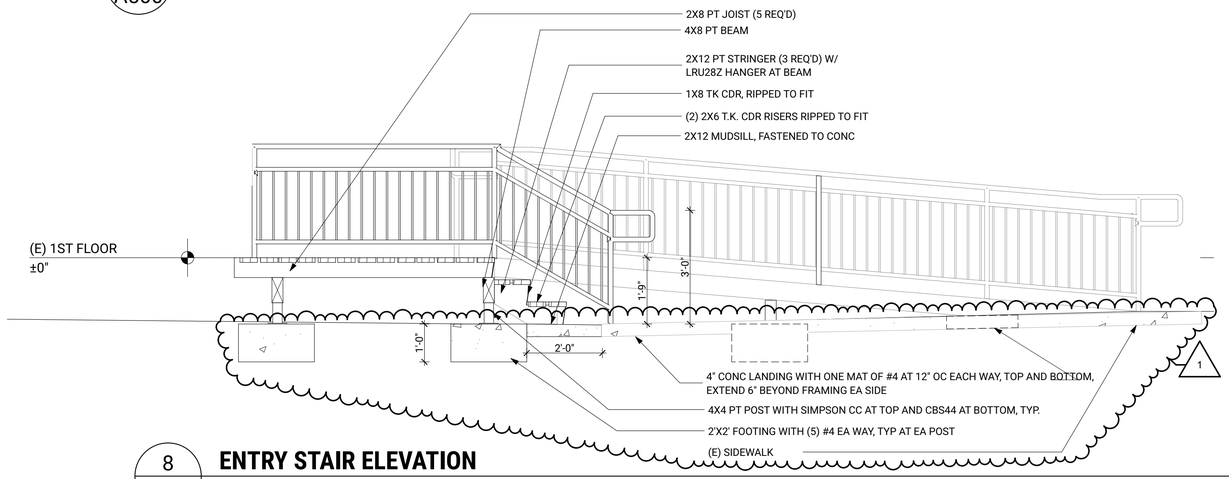
PARKS FILE#



9 A500

ENTRY RAMP ELEVATION

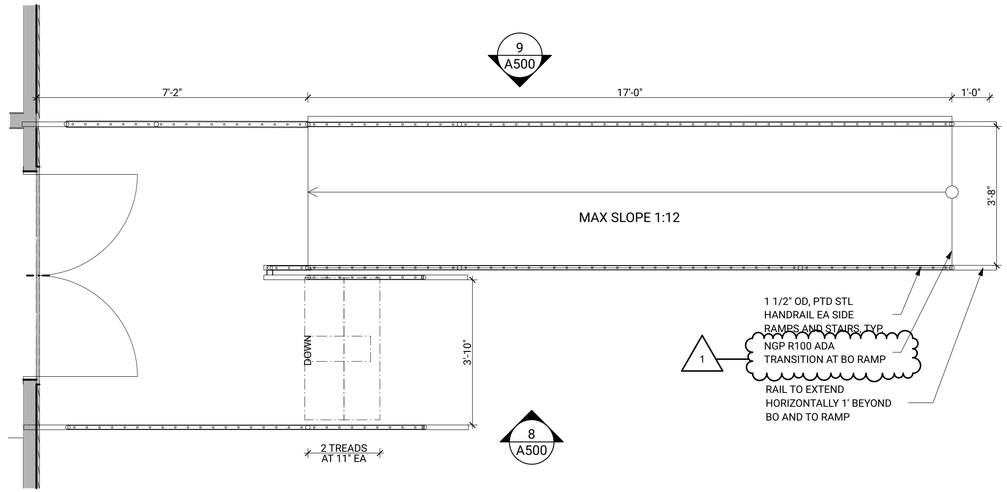
SCALE: 1/2" = 1'-0"



8 A500

ENTRY STAIR ELEVATION

SCALE: 1/2" = 1'-0"



7 A500

ENTRY STAIR AND RAMP

SCALE: 1/2" = 1'-0"

CAD NO. F600-D1825-C04-2022-010STAIR PLANS

NO.	REVISIONS	INT.	APP.	DATE

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WASHINGTON STATE PARKS AND RECREATION COMMISSION

FORT FLAGLER STATE PARK

THEATER REHABILITATION PROJECT

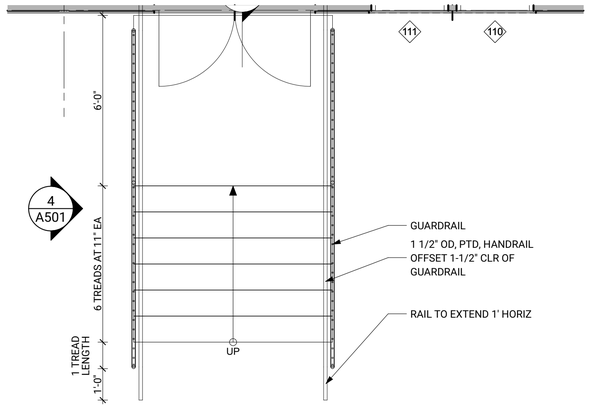
STAIR AND RAMP ENLARGED PLANS

SCALE

PARKS FILE#

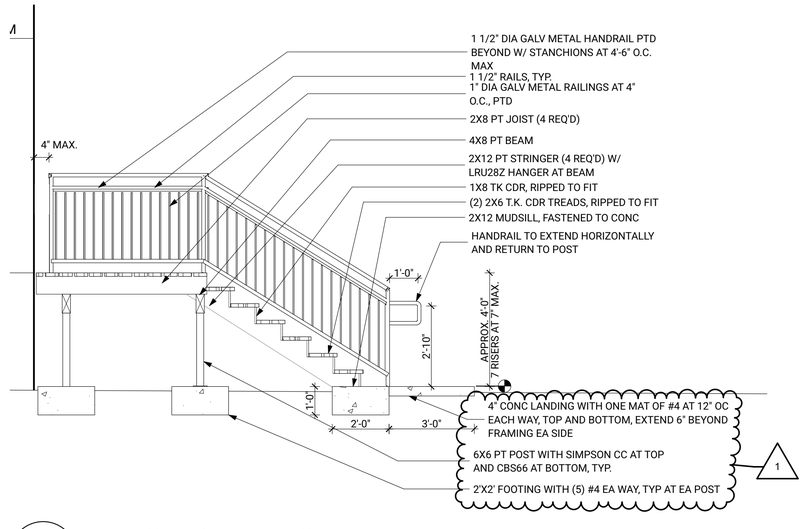
5 / A501 **GWB PATCHING**

SCALE: 3" = 1'-0"



7 / A501 **EXTERIOR STAIR PLAN**

SCALE: 3/8" = 1'-0"



4 / A501 **EXIT STAIR ELEVATION**

SCALE: 3/8" = 1'-0"

CAD NO. F600-D1825-C04-2022-11STAIR DETAILS

NO.	REVISIONS	INT.	APP.	DATE

ACTION	BY	DATE
DESIGNED	BW	08/28/2024
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CHECKED (HDQTS.)		

8569 REGISTERED ARCHITECT
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THEATER REHABILITATION PROJECT

STAIR AND RAMP DETAILS

SCALE

PARKS FILE#