

**THE  
UNIVERSITY  
OF RHODE ISLAND**

**DIVISION OF  
ADMINISTRATION  
AND FINANCE**

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**PURCHASING DEPARTMENT**

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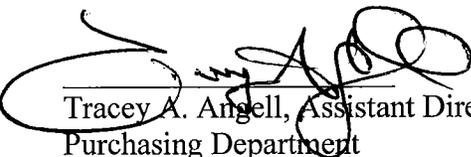
DATE: 4/15/16

**ADDENDUM # 2**

BID NO.: 100220  
OPENING: 4/27/16 – 3:00 PM  
COMMODITY: RENOVATIONS, BARLOW AND WELDIN INTERIOR

The attached represents addendum 2 to the above mentioned bid.

Please ensure that all addenda are acknowledged on the bid form when submitted.

  
Tracey A. Angell, Assistant Director  
Purchasing Department  
The University of Rhode Island

Rev. 9-1-15

**BARLOW AND WELDIN HALLS  
INTERIOR RENOVATIONS  
URI – KINGSTON CAMPUS**

**DOCUMENT 00900 – ADDENDA AND MODIFICATIONS**

**ADDENDUM NO. 2**

From: Tecton Architects, PC

*17 Railroad Avenue  
Westerly, RI 02891  
Tel. 401-5967555*

To: Prospective Bidders

Re: Bid #100220 – URI Barlow and Weldin Halls Miscellaneous Renovations, Kingston, RI.  
OCP URI Project # KC.R.BRWL.2015.001

This Addendum forms part of the Contract Documents and modifies the Bidding Documents dated 1/25/2016 with amendments and additions noted below.

Acknowledge receipt of this Addendum in the space provided in the Bid Form. Failure to do so may disqualify the Bidder.

This Addendum consists of 14 Pages (including the cover) and the following documents:

1. Spec Section 087100 – Door Hardware;

**ANSWERS TO QUESTIONS asked at the Pre-Bid Meeting on March 31, 2016**

1. Who is responsible for moving and resetting the furniture?

A: URI WILL MOVE AND REINSTALL ALL FURNITURE. URI WILL COORDINATE WITH THE CONTRACTOR TO AVOID CONFLICTS.

2. Is VCT a full demo?

A: YES. VCT IS TO BE DEMOLISHED IN FULL, AS INDICATED ON DRAWINGS.

3. Is asbestos present in the buildings?

A: THE BUILDINGS WERE GUTTED AND RENOVATED IN 2000-2001. THERE IS NO ASBESTOS.

4. Clarification was needed on the framing of the fan coil units.

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A: SEE ANSWER TO ITEM 3 BELOW.

**CHANGES TO DRAWINGS (Questions received by email to URI Purchasing)**

1. General Notes on drawings calls for the Operable Windows to have “weatherstripping replaced”. There is not mention of this in the scope of work. Is this a project requirement?

A: YES, IT IS A PROJECT REQUIREMENT. THE MANUFACTURER OF THE ALUMINUM WINDOWS IS TRACO, SINGLE HUNG, TR-9100. THERE ARE 2 STRIPS OF HORIZONTAL WEATHERSTRIPPING (PILE) TO BE REPLACED IN EACH WINDOW. THE WEATHERSTRIPPING EXTENDS FOR THE FULL WIDTH OF THE SASH.

2. Note 10 in Keynotes – Construction calls to “remove bedroom fan coil unit cover & provide new wood face frame & attach to wall”. There is no carpentry spec. What is the species & size of wood frame that we are using? No detail is provided in the drawings.

A: A VERTICAL FAN COIL UNIT IS IN EACH BEDROOM. THE ACCESS PANEL COVERS OF THE UNITS HAVE BEEN DAMAGED IN SEVERAL ROOMS. THE SIZE OF THE ACCESS PANEL IS 15”X52”. THE WORK INCLUDES THE FABRICATION OF RECTANGULAR ¾” THICK x 3” WIDE, PAINTED POPLAR FACE TRIM TO BE FASTENED THROUGH THE WALL TO THE METAL STUDS WITH 12 FLAT HEAD SCREWS ALONG THE PERIMETER OF THE OPENING ON ALL 4 SIDES, IN EACH BEDROOM. RE-INSTALL THE ACCESS PANEL BY SCREWING IT TO THE FACE TRIM.

**CHANGES TO PROJECT MANUAL (Questions received by email to URI Purchasing)**

1. Drawings contain Door & Frame Schedules. Notes call to replace hinges but there is no specifications. Summary of Work calls to replace both hinges and door closers. Is it the GC’s responsibility to furnish and install hinges and closers and what is the specification for the hinges and closers if this is required?

A: IT IS THE GC’S RESPONSIBILITY TO REPLACE HINGES AND INSTALL NEW CLOSERS AT ALL DOORS MARKED WITH AN “X” IN THE “CLOSER COLUMN” OF THE DOOR SCHEDULE, AS FOLLOWS:

SEE ATTACHED SPEC SECTION 08710 – DOOR HARDWARE.

2. General Conditions 00700-7 (3.9.3) calls for both a full-time supervisor and a full-time project manager to remain on site at all times. Please confirm this is a requirement.

A: THE GENERAL CONDITION SECTION ABOVE IS MODIFIED TO REQUIRE A FULL TIME SUPERVISOR FULL TIME ON SITE. THE PROJECT MANAGER HAS TO BE ON SITE FOR WEEKLY MEETINGS AND ANY COORDINATION

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MEETINGS WITH SUBCONTRACTORS THAT ARE NECESSARY FOR THE  
PROJECT.

**END OF ADDENDUM # 2**

**SECTION 087100 - DOOR HARDWARE**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. The Contractor, Subcontractors, and/or suppliers providing goods or services referenced in or related to this Section shall also be bound by the Documents identified in Division 01 Section "Summary", Paragraph 1.1A, entitled "Related Documents."

**1.2 SUMMARY**

- A. This Section includes the following:
  - 1. Commercial door hardware for the following:
    - a. Swinging doors.
- B. Related Sections include the following:
  - 1. Division 08 Section "Access Doors and Frames" for access door hardware, except cylinders.

**1.3 SUBMITTALS**

- A. Product Data: Include construction and installation details, material descriptions, dimensions of individual components and profiles, and finishes.
- B. Samples for Verification: For exposed door hardware of each type, in specified finish, full size. Tag with full description for coordination with the door hardware sets. Submit Samples before, or concurrent with, submission of the final door hardware sets.
  - 1. Samples will be returned to Contractor. Units that are acceptable and remain undamaged through submittal, review, and field comparison process may, after final check of operation, be incorporated into the Work, within limitations of keying requirements.
- C. Qualification Data: For Architectural Hardware Consultant.
- D. Product Test Reports: Based on evaluation of comprehensive tests performed by manufacturer and witnessed by a qualified testing agency, for locks, latches, and closers.
- E. Maintenance Data: For each type of door hardware to include in maintenance manuals. Include the following:

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1. Final hardware schedule, as-built.
2. Product cut sheets for each item installed.
3. Parts list and numbers for each item installed.
4. Maintenance information for each item installed.
5. Name, address and phone number of local representative of each item installed.

F. Warranty: Special warranty specified in this Section.

G. Other Action Submittals:

1. Door Hardware Sets: Prepared by or under the supervision of the Architectural Hardware Consultant, detailing fabrication and assembly of door hardware, as well as procedures and diagrams. Coordinate the final door hardware sets with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.
  - a. Format: Use same scheduling sequence and format and use same door numbers as in the Contract Documents.
  - b. Content: Include the following information:
    - 1) Identification number, location, hand, fire rating, and material of each door and frame.
    - 2) Type, style, function, size, quantity, and finish of each door hardware item. Include description and function of each lockset and exit device.
    - 3) Complete designations of every item required for each door or opening including name and manufacturer.
    - 4) Fastenings and other pertinent information.
    - 5) Location of each door hardware set, cross-referenced to Drawings, both on floor plans and in door and frame schedule.
    - 6) Explanation of abbreviations, symbols, and codes contained in schedule.
    - 7) Mounting locations for door hardware.
    - 8) Door and frame sizes and materials.
    - 9) List of related door devices specified in other Sections for each door and frame.
    - 10) Name, address and phone number of local representative of each item installed.
  - c. Submittal Sequence: Submit the final door hardware sets at earliest possible date, particularly where approval of the door hardware sets must precede fabrication of other work that is critical in 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 sets.

#### 1.4 QUALITY ASSURANCE

A. Installer Qualifications: An employer of workers trained and approved by lock manufacturer.

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1. Installer's responsibilities include supplying and installing door hardware, and providing a qualified Architectural Hardware Consultant available during the course of the Work to consult with Contractor, Architect, and Owner about door hardware and keying.
  2. Installer shall have warehousing facilities in Project's vicinity.
  3. Scheduling Responsibility: Preparation of door hardware and keying schedules.
- B. Architectural Hardware Consultant Qualifications: A person who is currently certified by DHI as an Architectural Hardware Consultant and who is experienced in providing consulting services for door hardware installations that are comparable in material, design, and extent to that indicated for this Project.
- C. Source Limitations: Obtain each type and variety of door hardware from a single manufacturer, unless otherwise indicated.
- D. Fire-Rated Door Assemblies: Where fire-rated door assemblies are indicated, provide door hardware rated for use in assemblies complying with NFPA 80 that are listed and labeled by a qualified testing agency, for fire-protection ratings indicated, based on testing at positive pressure according to NFPA 252 or UL 10C, unless otherwise indicated.
- E. Regulatory Requirements: Comply with applicable provisions in ADA-ABA Accessibility Guidelines, and ICC/ANSI A117.1 – 2003.
1. Provide operating devices that do not require tight grasping, pinching, or twisting of the wrist and that operate with a force of not more than 5 lbf.
  2. Comply with the following maximum opening-force requirements:
    - a. Interior, Non-Fire-Rated Hinged Doors: 5 lbf applied perpendicular to door.
    - b. Fire Doors: Minimum opening force allowable by authorities having jurisdiction.
  3. Adjust door closer sweep periods so that, from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.
- F. Keying Conference: Conduct conference at Project site to comply with requirements in Division 01 Section "Project Management and Coordination." In addition to Owner, Contractor, and Architect, conference participants shall also include Installer's Architectural Hardware Consultant. Incorporate keying conference decisions into final keying schedule after reviewing door hardware keying system including, but not limited to, the following:
1. Function of building, flow of traffic, purpose of each area, degree of security required, and plans for future expansion.
- 1.5 DELIVERY, STORAGE, AND HANDLING
- A. Inventory door hardware on receipt and provide secure lock-up for door hardware delivered to Project site.

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- B. Tag each item or package separately with identification related to the final door hardware sets, and include basic installation instructions, templates, and necessary fasteners with each item or package.
  - 1. Each item to be individually packaged in manufacturer's original container.
- C. Deliver keys to manufacturer of key control system for subsequent delivery to Owner.

**1.6 COORDINATION**

- A. Templates: Distribute door hardware templates for doors, frames, and other work specified to be factory prepared for installing door hardware. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing door hardware to comply with indicated requirements.

**1.7 WARRANTY**

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of door hardware that fail in materials or workmanship within specified warranty period.
  - 1. Failures include, but are not limited to, the following:
    - a. Structural failures including excessive deflection, cracking, or breakage.
    - b. Faulty operation of operators and door hardware.
    - c. Deterioration of metals, metal finishes, and other materials beyond normal weathering and use.
  - 2. Warranty Period: One year from date of Substantial Completion, except as follows:
    - a. Manual Closers: 10 years from date of Substantial Completion.
    - b. Hinges: Lifetime.

**1.8 MAINTENANCE SERVICE**

- A. Maintenance Tools and Instructions: Furnish two complete sets of specialized tools and maintenance instructions as needed for Owner's continued adjustment, maintenance, and removal and replacement of door hardware. Furnish two extra fasteners of each type and finish installed.

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**PART 2 - PRODUCTS**

**2.1 SCHEDULED DOOR HARDWARE**

- A. General: Provide door hardware for each door to comply with requirements in this Section, door hardware sets indicated in door and frame schedule, and door hardware sets indicated in Door Schedule.
- B. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:
  - 1. Manufacturers: Subject to compliance with requirements, provide products by one of the manufacturers specified.

**2.2 HINGES**

- A. Hinges: BHMA A156.1. Provide template-produced hinges for hinges installed on hollow-metal frames.
  - 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
    - a. Hager Companies.
    - b. McKinney Products Company; an ASSA ABLOY Group company.
    - c. Stanley Commercial Hardware; Div. of The Stanley Works.
- B. Antifriction-Bearing, Full-Mortise (Butt) Hinges: BHMA A156.1, heavy weight; Grade 2, with 2 ball bearings; button tips; nonrising removable pins; and base metal as follows:
  - 1. Base Metal: Stainless steel.
  - 2. Corners: Square.
- C. Quantity: Provide the following:
  - 1. Three Hinges: For doors with heights 61 to 90 inches.
- D. Fasteners: Comply with the following:
  - 1. Machine Screws: For metal doors and frames. Install into drilled and tapped holes.
  - 2. Wood Screws: For wood doors and frames.
  - 3. Threaded-to-the-Head Wood Screws: For fire-rated wood doors.
  - 4. Screws: Phillips flat-head. Finish screw heads to match surface of hinges.

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**2.3 CLOSERS**

- A. **Surface Closers:** BHMA A156.4, Grade 1. Provide type of arm required for closer to be located on non-public side of door, unless otherwise indicated.
1. **Basis-of-Design Product:** Subject to compliance with requirements, provide **LCN Closers; an Ingersoll-Rand Company; 4000 Series**, or comparable product by one of the following:
- a. Norton Door Controls; an ASSA ABLOY Group company; PR7500/PR7700.
  - b. SARGENT Manufacturing Company; an ASSA ABLOY Group company; 351 Series.
- B. **Size of Units:** Unless otherwise indicated, comply with manufacturer's written recommendations for size of door closers depending on size of door, exposure to weather, and anticipated frequency of use. Provide factory-sized closers, adjustable to meet field conditions and requirements for opening force.
- C. **Traditional Surface Closers:** Rack-and-pinion hydraulic type; with adjustable sweep and latch speeds controlled by key-operated valves; with forged-steel main arm; enclosed in a cast-aluminum alloy shell; complying with the following:
- 1. **Mounting:** Parallel arm, unless otherwise indicated.
  - 2. **Type:** Regular arm, heavy-duty.
    - a. Provide delayed action closing where indicated.
  - 3. **Backcheck:** Adjustable, effective between 60 and 85 degrees of door opening.
  - 4. Where indicated, closer must operate at 180 degree opening.
  - 5. Provide all drop plate brackets, shims and angle brackets as required to complete installation of closers on doors and frames.

**2.4 FABRICATION**

- A. **Manufacturer's Nameplate:** Do not provide products that have manufacturer's name or trade name displayed in a visible location except in conjunction with required fire-rated labels and as otherwise approved by Architect.
- 1. Manufacturer's identification is permitted on rim of lock cylinders only.
- B. **Base Metals:** Produce door hardware units of base metal, fabricated by forming method indicated, using manufacturer's standard metal alloy, composition, temper, and hardness. Furnish metals of a quality equal to or greater than that of specified door hardware units and BHMA A156.18. Do not furnish manufacturer's standard materials or forming methods if different from specified standard.

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- C. Fasteners: Provide door hardware manufactured to comply with published templates generally prepared for machine, wood, and sheet metal screws. Provide screws according to commercially recognized industry standards for application intended, except aluminum fasteners are not permitted. Provide Phillips flat-head screws with finished heads to match surface of door hardware, unless otherwise indicated.
1. Concealed Fasteners: For door hardware units that are exposed when door is closed, except for units already specified with concealed fasteners. Do not use through bolts for installation where bolt head or nut on opposite face is exposed unless it is the only means of securely attaching the door hardware. Where through bolts are used on hollow door and frame construction, provide sleeves for each through bolt.
  2. Steel Machine or Wood Screws: For the following fire-rated applications:
    - a. Mortise hinges to doors.
    - b. Strike plates to frames.
    - c. Closers to doors and frames.
  3. Steel Through Bolts: For the following fire-rated applications unless door blocking is provided:
    - a. Surface hinges to doors.
    - b. Closers to doors and frames.
    - c. Surface-mounted exit devices.
  4. Spacers or Sex Bolts: For through bolting of hollow-metal doors.
  5. Fasteners for Wood Doors: Comply with requirements in DHI WDHS.2, "Recommended Fasteners for Wood Doors."

2.5 FINISHES

- A. Standard: BHMA A156.18, as indicated in door hardware sets.
- B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- C. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

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**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Examine doors and frames, 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. Proceed with installation only after unsatisfactory conditions have been corrected.

**3.2 PREPARATION**

- A. Steel Doors and Frames: Comply with DHI A115 Series.
  - 1. Surface-Applied Door Hardware: Drill and tap doors and frames according to ANSI A250.6.
- B. Wood Doors: Comply with DHI A115-W Series.

**3.3 INSTALLATION**

- A. Mounting Heights: Mount door hardware units at heights indicated on Drawings, and in accordance with the Connecticut State Building Code, the U.S. Architectural & Transportation Barriers Compliance Board's "Americans with Disabilities Act (ADA), Accessibility Guidelines for Buildings and Facilities (ADAAG)", and ICC/ANSI A117.1 – 2003.
  - 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."
- B. Install each door hardware item to comply with manufacturer's 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 09 Sections. Do not install surface-mounted items until finishes have been completed on substrates involved.
  - 1. Set units level, plumb, and true to line and location. Adjust and reinforce attachment substrates as necessary for proper installation and operation.
  - 2. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors according to industry standards.

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**3.4 FIELD QUALITY CONTROL**

- A. Independent Architectural Hardware Consultant: Owner will engage a qualified independent Architectural Hardware Consultant to perform inspections and to prepare inspection reports.
  - 1. Independent Architectural Hardware Consultant will inspect door hardware and state in each report whether installed work complies with or deviates from requirements, including whether door hardware is properly installed and adjusted.

**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.
  - 1. Door Closers: Unless otherwise required by authorities having jurisdiction, adjust sweep period so that, from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.
- B. Occupancy Adjustment: Approximately three months after date of Substantial Completion, Installer's Architectural Hardware Consultant shall examine and readjust, including adjusting operating forces, each item of door hardware as necessary to ensure function of doors, door hardware, and electrified door hardware.

**3.6 CLEANING AND PROTECTION**

- A. Clean adjacent surfaces soiled by door hardware installation.
- B. Clean operating items as necessary to restore proper function and finish.
- C. Provide final protection and maintain conditions that ensure that door hardware is without damage or deterioration at time of Substantial Completion.

**3.7 DEMONSTRATION**

- A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain door hardware and door hardware finishes. Refer to Division 01 Section "Demonstration and Training."

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**3.8 DOOR HARDWARE SCHEDULE**

**Door Hardware Set No. 1**

**All doors marked with “X” in “Closer Column” in door schedules**

1-1/2 Pair butts

Closer

**END OF SECTION 087100**