



Terry McKee, IT & Procurement Director

901 N. Broadway • Knoxville, TN 37917-6699
 865.403.1133 • Fax 865.594.8858
 purchasinginfo@kcdc.org
 www.kcdc.org

Addendum

Solicitation Name	Alterations at Isabella Towers C20014	Addendum Number	4	Date	12/3/19
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This addendum answers questions raised about this solicitation. To aid in readability, the questions are in black, the answers are in **bolded blue**, and the answers follow immediately below.

Q1	You have a deadbolt listed in hardware set #-1, but in the new revised hardware schedule I got on 11/27/19 for both Isabella and Love there are no doors that call for hardware set #-1 only hardware sets listed on these hardware schedules are #-2 and #-3.
	Please refer to the Door Hardware Note 9/A6.1.
Q2	Please clarify the question cut off time since the bid due date was extended.
	The cut off for questions has now passed.
Q3	Please discuss the parking lot striping requirements.
	Remove the parking lot striping from the project. At some point in the future, the parking lot striping will be separately procured.
Q4	Please clarify the doors to receive new hardware.
	All existing entry doors and common area doors (offices, janitor closets, mechanical rooms, et cetera) are to receive hardware set #1.
	All new bathroom doors to receive hardware set #2.
	All ADA unit entry doors to receive hardware set #3.



Revised SECTION 08 71 00: DOOR HARDWARE

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Hardware for wood and hollow metal doors.
- B. Lock cylinders for doors that hardware is specified in other sections.

1.02 REFERENCE STANDARDS

- A. ADA Standards - Americans with Disabilities Act (ADA) Standards for Accessible Design; 2010.
- B. BHMA A156.2 - American National Standard for Bored and Preassembled Locks & Latches; 2017.
- C. BHMA A156.5 - American National Standard for Cylinders and Input Devices for Locks; 2014.
- D. BHMA A156.18 - American National Standard for Materials and Finishes; 2016.
- E. DHI (KSN) - Keying Systems and Nomenclature; 1989.
- F. ICC A117.1 - Accessible and Usable Buildings and Facilities; 2017.

1.03 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
- B. Product Data: Manufacturer's catalog literature for each type of hardware, marked to clearly show products to be furnished for this project, and includes construction details, material descriptions, finishes, and dimensions and profiles of individual components.
- C. Manufacturer's Installation Instructions: Indicate special procedures and perimeter conditions requiring special attention.
- D. Warranty: Submit manufacturer's warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.
- E. Maintenance Materials and Tools: Furnish the following for Owner's use in maintenance of project.
 - 1. See Section 01 60 00 - Product Requirements, for additional provisions.

1.04 QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in performing work of the type specified for commercial door hardware with at least three years of documented experience.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Package hardware items individually; label and identify each package with door opening code to match door hardware schedule.

1.06 WARRANTY

- A. Warranty against defects in material and workmanship for period indicated, from Date of Substantial Completion.
 - 1. Locksets and Cylinders: Three years, minimum.

PART 2 PRODUCTS

2.01 HINGES

- 1). Hinges: BHMA A156.1.
 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. Stanley Commercial Hardware; a division of Stanley Security Solutions.
 - b. H. B. Ives: an Allegion company.
 - c. Hager Companies.

2.02 DOOR LOCKS AND LEVERS

- 1). Manufacturers listed in the hardware specification are as follows:
 1. Locks and Deadbolts:
 - a. Manufacturer: Stanley or Pamex NO SUBSTITUTION
 - b. Substitutions: Model numbers and performance criteria for door hardware manufactured by Stanley and Pamex are listed to establish a standard of quality for design, function, materials, workmanship, and appearance. Specific materials and product manufacturer(s) are specified to maintain standard building finishes and materials across multiple facilities for ease of maintenance. Therefore KCDC will not entertain requests for substitute products for this item.
 - A. Cylindrical Locks: Meet or exceeds ANSI/BHMA A156.2 Series 4000, Grade 2. Locksets shall be capable of receiving 6 or 7 pin, Small Format Interchangeable Cores, (SFIC). Provide lock sets and latch sets with 2-3/4 inch backset unless otherwise determined from existing door preparations. Provide cylindrical lock sets and latch sets model "AL" series "Jupiter" (JUP) design levers manufactured by Stanley or Pamex.
 - B. Deadbolts: Meet or exceeds ANSI/BHMA A156.5. Deadbolts shall be capable of receiving 6 or 7 pin SFIC cores. Provide deadbolt locks with 2-3/4 inch backset unless otherwise indicated or determined from existing door preparations. Provide deadbolt locks, manufactured by Stanley or Pamex.
- 2). Locks shall be master keyed into new SFIC master key system. Supply 4 keys per lock, 4 master keys and 4 Control keys total. Unless otherwise indicated.
- 3). Finish: Lock sets, latch sets and deadbolt locks hardware shall be satin nickel finish (619).
- 4). Provide hardware and finishes used in any individual system from the same manufacturer; no exceptions.
- 5). Provide hardware sets as follows:

Hardware Set #1: each to have:

Existing hardware to remain except the following:

- | | | |
|---|---------------|---|
| 1 | Lever Passage | Stanley QCL230E or
Pamex Cambridge FL363 |
| 1 | Deadlock | Stanley QDB281 or
Pamex FD7PA |

Hardware Set #2: each to have:

3	Butt Hinges	Stanley FBB179 4.5" x 4.5"
1	Lever Privacy	Stanley QCL240E or Pamex FL361C
2	Hinge pin stops	Don-Jo 1512 (top and middle hinges)
3	Silencers	Ives SR64

Hardware Set #3: each to have:

3	Spring Hinges	Hager 1250 – 4.5" x 4.5"
1	Butt Hinge	Hager BB1279 – 4.5" x 4.5" (Top Only)
1	Lever Passage	Stanley QCL230E or Pamex Cambridge FL363
1	Deadlock	Stanley QDB281 or Pamex FD7PA
1	Kick Plate	Hager 190S 8" x 2" LDW
1	Door Stop	Hager 236W
1	Set Smoke Seal	NGP 5050 x head and jambs
2	Door Viewers w/flap	Hager 1759

2.03 SURFACE CLOSERS

- A. Surface Closers: BHMA A 156.4; rack-and-pinion hydraulic type with adjustable sweep and latch speeds controlled by key-operated valves and forged-steel main arm. 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.
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. Falcon; an Allegion company.
 - b. Stanley Commercial Hardware; a division of Stanley Security Solutions.
 - c. Hager Companies.

2.04 MECHANICAL STOPS AND HOLDERS

- A. Wall- and Floor-Mounted Stops: BHMA A156.16; polished cast brass, bronze, or aluminum base metal.
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. Hager Companies.
 - b. H. B. Ives; an Allegion company.

- c. Trimco.
- B. Hinge Pin Stops: Provide hinge pin stops, where floor or wall mounted stops are not feasible. Provide as scheduled.

2.05 DOOR GASKETING

- A. Door Gasketing: BHMA A156.22; air leakage not to exceed 0.50 cfm per foot of crack length for gasketing other than for smoke control, as tested according to ASTM E 283; with resilient or flexible seal strips that are easily replaceable and readily available from stocks maintained by manufacturer.
 - 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. National Guard Products, Inc.
 - b. Pemko Manufacturing Co.
 - c. Reese Enterprises, Inc.
 - d. Zero International, Inc.

2.06 FINISHES

- A. Finishes: Provide door hardware of same finish, unless otherwise indicated.
 - 1. Primary Finish: Satin nickel (619).

2.07 KEYING MACHINE

- A. Provide a Key Punch Pro-Lok by the lock and deadbolt manufacturer.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that doors and frames are ready to receive this work; labeled, fire-rated doors and frames are properly installed, and dimensions are as indicated on shop drawings.

3.02 INSTALLATION

- A. Install hardware in accordance with manufacturer's instructions and applicable codes.

3.03 ADJUSTING

- A. Adjust hardware for smooth operation.

3.04 CLEANING

- A. Clean finished hardware in accordance with manufacturer's written instructions after final adjustments have been made.
- B. Clean adjacent surfaces soiled by hardware installation.

3.05 PROTECTION

- A. Do not permit adjacent work to damage hardware or finish.

END OF SECTION