

## Renovations to Lexington Court Apartments

### Addendum No. 1

This addendum is being issued to provide clarifications and respond to questions by potential bidders as of May 12, 2025. The following questions and answers apply to this contract:

1. **QUESTION:** The hot water return shown on P-202 details W1 and W2 show the check valve, balance valve, and shut off valve located in the ceiling floor space of the first-floor apartment. Is this the desired location?

**ANSWER:** It is the intent that the re-circulation valving to be in the accessible crawl space locations.

2. **QUESTION:** The spec book allows PEX piping for the domestic water, the plumbing drawing P-000 only calls for copper piping. Is PEX piping acceptable to use?

**ANSWER:** Provide pricing for Type "L" Copper piping as indicated on drawing P-000.

3. **QUESTION:** Drawing A-3.0 WALL SECTION detail 1 does not indicate whether insulation is required for the exterior walls. Is exterior wall insulation required as part of the work scope?

**ANSWER:** Please include closed cell spray foam insulation to all exterior walls, see attached specification.

4. **QUESTION:** Is there a specification section for light fixtures?**ANSWER:** See attached specification section 265190.

Please be sure to sign this page and include with your bid.

### Acknowledgement:

I have received the above referenced Addendum #1 and have used it in the calculation/  
preparation of this bid.

\_\_\_\_\_ Contractor

\*Without acknowledgement of this addendum your bid may be non-responsive.\*

## SPRAY FOAM INSULATION (CLOSED CELL)

- A. Provide and install closed cell spray foam insulation full length and height of interior exterior walls in each apartment.
- B. Application shall be 3" thick (R = 7 each inch).
- C. Make weather tight all work along the perimeter of the exterior.
- D. Spray foam shall be closed cell type with the following characteristics.

### Description

- A. 2-component polyurethane spray foam roof system consisting of RT-2035 Resin Components A and B, which when sprayed through special plural component spray equipment, will produce a premium seamless, monolithic, and durable closed-cell polyurethane foam roof.
- B. System Features  
Surfacing options include Energy-Star listed coatings  
UL, ICC-ES, Factory Mutual, Energy-Star, CEC Title 24
  - 1. Apply sprayed in insulation in areas noted on plans.
  - 2. All applications shall be provided by a professional a applicator.
- C. Manufacturers:  
Spray foam insulation manufacturers Equal to:
  - 1 Henry Company, 909 N. Sepulveda, Ste. 650 El Segundo CA 90245 Tel: 800-486-1278 Email: [techservices@henry.com](mailto:techservices@henry.com) [www.henry.com](http://www.henry.com)
  - 2 CertainTeed CertaSpray Closed Cell Foam.  
CertainTeed Corporation P.O. Box 860 Valley Forge, PA 19482-0105 Phone: (610) 341-7000 Website: [www.certainteed.com](http://www.certainteed.com).
  - 3. Approved equals.
- D. Properties  
Typical Physical Properties of Cured Foam-Nominal Density,
  - 1. ASTM D1622, lbs/ft3-Compressive Strength
  - 2. ASTM D1621, psi -Tensile Strength
  - 3. ASTM D1623, psi --Shear Strength
  - 4. ASTM C273 , psi -Closed Cell Content Minimum %-Water Absorption
  - 5. ASTM D2842, gm/cc -Water Vapour Transmission  
ASTM C 355, perms 3.045-5070, 45,90 0.0171.9
  - 6. -Surface Burning Characteristics ASTM E84 Flame  
Spread Index Smoke Development Index
  - 7. Aged Thermal Performance -K Factor ASTM C518 aged 140F @ 90 days -R Factor ASTM C518 aged 140F @ 90 days - K Factor ASTM C518 aged 75F @ 180 days -R Factor ASTM C518 aged 75F @ 180 days
  - 8. Dimensional Stability ASTM D2126, % volume change  
@+158F, 100% R.H. 1day/7days/28 day @ -10F,  
Ambient R.H., 28 days 35>500 0.149, 6.71, 0.145, 6.89  
3.1 / 5.5 / 10±1.

- D. Compliance Standards
  - 1. Coated SPF System: Acrylic Elastomeric Coating UL Class A ICC ESR- 2132 FMRC 4470 Listing # 3032539 FMRC 4470.
    - a. Rated: 1-270 & Severe Hail
    - b. Typical Physical Properties of RT-2035 Liquid Resins
    - c. Liquid Resins – Component B-Specific Gravity @ 77°F. Liquid Resins – Component A -Specific Gravity @ 77°F, ASTM D1638 -Viscosity, cps1.24200 ±50
    - d. ASTM D1638 -Viscosity, cps1.20, 650± 100
- E. Coverage
  - 1.. Average cured foam density is 3.0 pounds per cubic foot 3,000 to 3,200 board feet per 1000 lbs 'kit' consisting of 1 drum Part A and 1 drum Part B - assuming proper field processing.
  - 2. Storage and Shelf Life.
- B. Both components should be stored in their original containers and away from excessive heat and moisture, especially after the seals have been broken or some materials have been used.
- C. Drums must be stored indoors and jobsite tanks maintained between 50°F and 75°F. Containers should be opened carefully to allow any pressure buildup to be vented safely while wearing full safety protection. Excessive venting of the 'B' component may result in higher density foam and reduced yield. Materials stored at temperatures below 50°F will increase in viscosity and some application equipment may not reach adequate spray temperature set points. Supply pumps and hoses must be sized to provide adequate supply when materials are cold and at a higher viscosity. Shelf Life: Excessive low or high temperatures may decrease shelf life. When stored in the original unopened container at 50°F-75°F, the shelf life of the "Part B" component is six months. Temperature above 75°F decreases the shelf life. The "Part A" component has a shelf life of 6 months in unopened containers when stored at 65° - 85°F.

#### Surface Preparation

- A. Surfaces to receive spray foam insulation must be clean and dry, free of dirt, oil, solvent, grease, loose particulates, frost, ice and other foreign matter which could inhibit adhesion.
- B. Moisture content and surface conditions of substrate are critical to adhesion of insulation and need to be verified by installing contractor in small test areas before proceeding with full application.

#### Priming options:

- A. Substrate Primer Application Rate
1. New Construction: plywood, OSB, cleaned concrete, CMU Acryprime Substrate Primer or
  2. Acryprime Substrate SG Primer ½ gallon / 100 ft<sup>2</sup>
  3. Re-Cover: Existing cleaned roof surfaces to receive SPF Acryprime Substrate Primer or Acryprime Substrate SG Primer ½ gallon / 100 ft<sup>2</sup> Galvanized steel or aluminum surfaces including: flashing, vents, ducts, piping, etc. Sherwin Williams® DTM Wash Primer or Krylon Industrial Coatings
  4. Water-Reducible Wash Primer ¼ to 1/3 gallon /100 ft<sup>2</sup>  
Note: All primers must be applied per published technical data sheets and product labels.
  5. Plywood, OSB, a primer is not required for these surfaces. On substrates where the moisture content cannot be determined or exceeds 15%, a suitable primer is recommended.
  8. Adhesion spray tests may be performed with insulating foam and the interface line checked upon cure for good cell structure and adhesion. Warming of these surfaces during winter conditions may increase adhesion.
  9. CMU, structural and poured-in-place concrete must have a minimum 28-day cure and moisture content below 15%. Painted Steel, galvanized steel, and aluminum panels: check surfaces for mill oil used in the manufacturing process and moisture condensate. All oil must be removed and the surface clean and dry before priming. Washed and dry painted steel panels may not require priming. All aluminum and galvanized panels must be primed using Sherwin Williams® DTM Wash Primer or Krylon Industrial Coatings™ Water-Reducible Wash Primer.

#### Application Equipment

- A. The proportioning equipment shall be manufactured specifically for heating, mixing, and spray application of polyurethane foam and be able to maintain 1:1 metering with a +2% variance and adequate main heating capacity to deliver heated and pressurized materials up to 130°F.
- B. Spray guns such as GX-7, GAP Pro Gun and Fusion gun, are to be used for roofing applications where 20 lbs/min or higher volume is desired.

#### Processing Temperatures

- A. Install per manufactures instructions

Provide to RHA the following items.

Material Safety Data

Material Safety Data Sheet shall be submitted to RHA and the Architect prior to application for approvals.

END

## **SECTION 265190**

### **LIGHT FIXTURES**

#### **PART 1 GENERAL**

##### **PART 1 – GENERAL**

- A. This section includes:
  - 1. Interior lighting fixtures, lamps, and ballasts.
- B. Reference Standards (Latest editions, herein made a part of these specifications)  
NECA/IESNA 500-2006 Standard for Installing Indoor Lighting Systems
- C. Related Work Specified Elsewhere:
  - 1. Section 26 27 26 – Wiring Devices
- D. Submittals: Submit product data in accordance with Section 01 33 00.
  - 1. Product Data on features, accessories, dimensions, weights and finishes for each type of lighting fixture, arranged in order of fixture designation.
  - 2. Product Certificates: For each type of ballast for bi-level and dimmer-controlled fixtures, from manufacturer.
- E. Delivery / Storage / Handling:
  - 1. Store materials in secure, protected location immediately upon delivery to project, in manufacturer's labeled packaging.
- F. Warranty: Manufacturers' standard limited warranty to be free from defects and capable of performing their function. Contractor's Warranty: Refer to Section 017836 – Warranties.

#### **PART 2 – PRODUCTS / MATERIALS**

- A. General Requirements for Lighting Fixtures and Components:
  - 1. Fixtures shall be listed and labeled, as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application. Fixtures shall comply with UL 1598.
  - 2. Luminaire Efficacy Ratings tests shall comply with NEMA LE 5 or LE 5A, as applicable.
  - 3. Recessed Fixtures: Comply with NEMA LE 4 for ceiling compatibility for recessed fixtures.
  - 4. Metal Parts:
    - a. Sheet Metal Components: Formed free of burrs, sharp corners and edges, capable of being supported without warping or sagging. Steel unless otherwise indicated.
    - b. Doors, Frames, and Other Internal Access: Smooth operating, free of light leakage under operating conditions, designed to permit re-lamping without use of tools and prevent doors, frames, lenses, diffusers, and other components from falling accidentally during re-lamping and when secured in operating position
  - 5. Lighting Diffusers:
    - a. Acrylic: 100 percent virgin acrylic plastic, UV stabilized, with high resistance to yellowing and other changes due to aging, exposure to heat, and UV radiation.

## **SECTION 265190**

### **LIGHT FIXTURES**

- b. Lens Thickness: At least 0.125 inch minimum unless otherwise indicated.
- B. Power Supplies and Drivers
  - 1. Power Factor: 0.90 or higher
  - 2. Maximum driver case temperature not to exceed driver manufacturer recommended operation.
  - 3. Output operating frequency: 60Hz.
  - 4. Interference: EMI and RFI compliant with FCC 47 CFR Part 15.
  - 5. Total Harmonic Distortion Rating: 20% Maximum.
  - 6. Meet electrical and thermal conditions as described in LM-80 Section 5.0.
  - 7. Fully dimmable, 0 – 10 VDC standard.
  - 8. Secondary Current: Confirm secondary current specified by individual luminaire manufacturers.
  - 9. Compatibility of dimming switches: Certified by manufacturer for use with individually specified luminaire and individually specified control components.
- C. Basis of Design Lighting Fixtures: Provide light fixture and accessories as listed below, or equivalent product.

### **PART 3 SUBMITTALS**

- A. Waiver of Submittals: The “Waiver of Certain Submittal Requirements” in Section 013300 does not apply to this Section.
- B. Product Data: Catalog sheets, specifications and installation instructions.
- C. Samples: One of each product if requested.

### **PART 4 PRODUCTS**

#### **2.01 GENERAL**

- A. Equip fixtures with:
  - 1. Plaster frames as required for installation of recessed and semi-recessed fixtures.
  - 2. Lamps by General Electric Co., GTE/Sylvania, or Westinghouse Electric Corp. All warm white LED bulbs.

## SECTION 265190

### LIGHT FIXTURES

#### LIST of FIXTURES

Type A	Recessed can interior lighting – Equal to Equal to Lithonia Lighting. Wafer Series 6 in.3000K/4000K/5000K Switchable White Integrated 1190 LM LED Canless Recessed Fixture.
Type B.	Undercounter task lighting: Under wall cabinet Strip Lighting. Equal to: Aspect LED trimmable strip lighting. Model Select 90 LED Strip Light - Static White. SKU: AL-SL-N90-24-6000-IP20-60. Color: Standard White. Provide all mounting hardware, power supply, convenience dimmer switch, and wiring.
Type C.	Light above kitchen sink. Equal to: Abrogast 1, by Greyleigh. Color: bronze.
Type D	Light/ Fan in Bedroom: Equal to Dreco. Ceiling Fan CLF513. Color White.
Type E	Closet lighting. Equal to: Progress Lighting - P700002-028-30 – Hide a-Lite V - 1 Light - 3.31 Inches wide by 1.19 Inches high Item # P700002-028-30
Type F.	Bathroom ceiling exhaust fans. Equal to: Broan. Model:AER80LWH. 80 CFM 0.8 Sone Ceiling Mounted Exhaust Fan with Round Flat Panel LED Light. See Section 233300 for fixture caps.
Type G.	Light Fixture above Medicine Cabinet in Bathroom. Equal to: Progress Lighting. P300182-009-30 - Beam LED - 1 Light - Square/Rectangular Shade in Modern style - 22.25 Inches wide by 4.75 Inches high.
Type H	Ceiling light fixture in common area. Commercial Electric. 1 ft. x 4 ft. 4000 Lumens Dimmable Matte Black Integrated LED Flat Panel Ceiling Flush Mount Fixture, Selectable 5CCT.

**END OF SECTION**