



KCHA Board of Commissioners

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INVITATION TO BID

Structural Repairs to Walkway
at
Landmark Apartments, 16330 NE 11th St. Bellevue, WA 98008

July 14, 2026

ADDENDUM NO. 1

This addendum is used to clarify, change, delete, add to or substitute items in the original contract documents.

BID DATE: July 28, 2026, at 11:00 am

QUESTIONS DEADLINE: Tuesday, July 21, 2026, at 9:00 am

NUMBER OF PAGES: 21

ATTACHMENT: Updated Specifications – Landmark Bldg. 8 & 9

CONTRACT NUMBER: AW2600431

NOTICE TO BIDDERS: Bidders are hereby notified of the following changes and/or clarifications to the Contract Documents for this project.

CHANGES:

- Header in Specifications has changed from “Landmark Apartments, Deck, Stairs & Landing Replacement Building 9 & 11” to “.... Building 8 & 9”
- Specifications Section 01100-SUMMARY_PART 1- GENERAL_Section 1.1_Subsection A. – Project Identification - 1.a – Building 9 & 11, changed. The accurate building numbers are 8 & 9.
- Pg. 8 of Specifications Section 1.19.A Alternates has been removed. There are no alternates for replacing windows.

All other provisions of the Contract Documents remain unchanged.

END OF ADDENDUM NO. 1



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SECTION 01100 - SUMMARY

PART 1 - GENERAL

1.1 WORK COVERED BY CONTRACT DOCUMENTS

- A. Project Identification: Landmark Deck, Stairs & Landing Replacement
 - 1. Project Location: Landmark Apartments, 16330 NE 11th St. Bellevue, WA 98008
 - a. Buildings ~~9 & 11~~ 8 & 9
- B. The Work consists of, but is not limited to, the replacement of stairs, landings, elevated walkway, wood structure, foundations, railings, concrete sidewalk, liquid applied deck membrane and exterior painting.
 - 1. Demolition
 - a. Existing post and concrete footings to be removed.
 - b. Existing stairway and landing to be removed.
 - c. Existing railings to be removed.
 - d. Existing elevated walkway to be removed.
 - 1) Remove slab, pan and structural members.
 - e. Excavate landscaping as indicated in drawings for new concrete slab.
 - f. Remove specific existing concrete walkways for new concrete with proper slope.
 - 2. New Construction
 - a. New stairs
 - 1) Precast concrete landing
 - 2) Precast concrete treads with closed risers
 - 3) PT stringers (ref structural details)
 - b. Railings
 - 1) New Premanufactured picket guardrail, TYP, ref structural details and Guardrail Notes on sheet 1.1of Bid Set
 - c. Elevated walkway
 - 1) New 2x10 floor joist sloped ¼" per 1' 0" away from building.
 - 2) Double 2x12 rim joist
 - 3) PT 4x12 beam TYP
 - 4) 4x4 post
 - 5) 2' sq x 1' deep concrete footings
 - 6) Floor sheathing per structural notes
 - d. Concrete
 - 1) 4" concrete slab with 6x6 W1.4xW1.4 WWM over 4" layer of compacted crushed gravel with expansion joint per structural
 - e. Waterproof membrane
 - 1) Coat walkway with new fluid applied polyurethane deck membrane coating system. Reference Material specifications on pg. 1.2 of Bid Set
 - 3. Patch and Paint
 - a. Remove and replace with new, all siding required to install new walkway and install waterproofing per manufacturer recommendations.
 - b. Paint all new material to match existing colors.

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1.2 WORK SEQUENCE

- A. The Work shall be completed in 90 calendar days from the date of Notice to Proceed.
- B. Contractor will submit written schedule outlining dates and duration of job including:
 - 1. Construction start date.
 - 2. Schedule for work in each building
 - 3. Anticipated final completion date.

1.3 LIQUIDATED DAMAGES

- A. Liquidated damages will be assessed for each calendar day that the Contractor exceeds the time for completion in the amount of \$500.

1.4 USE OF THE PREMISES

- A. Use of Site: Limit use of premises to work areas. Do not disturb portions of site beyond areas in which the Work is indicated.
 - 1. Owner Occupancy: Allow for resident occupancy of site. Owner will occupy site and existing buildings during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate resident usage.
 - 2. Driveways and Entrances: Keep driveways and entrances serving premises clear and available to residents and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
 - 3. Use of Existing Building: Maintain existing building in a weathertight condition throughout construction period. Repair damage caused by construction operations. Protect property, the buildings and occupants during construction period.

1.5 PERMITS

- A. Owner has secured the Building Permit. Contractor is responsible for obtaining and paying for all other necessary permits and for the coordination of all required inspections.

1.6 CONTRACT MODIFICATION PROCEDURES

- A. Owner-Initiated Proposal Requests: Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.
- B. Contractor-Initiated Proposals: If latent or unforeseen conditions require modifications to the Contract, Contractor may propose changes by submitting a request for a change.
- C. Construction Change Directive: Owner may issue a Construction Change Directive instructing the Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.
- D. Documentation: Maintain detailed records required for a change order to be approved and provide evidence of the following:

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1. Wage Rates
2. Hours worked for each trade
3. Materials
4. Equipment

- E. Do not perform change order Work without approval of the Owner. Work performed without approval will not be compensated.

1.7 UNIT PRICES

- A. Unit price is an amount, stated by bidders on the Form of Proposal, as a price per unit of measurement for materials or services added to or deducted from the Contract Sum if the estimated quantities of Work required by the Contract Documents are increased or decreased. Unit prices will be used to determine the amounts due to the Contractor from the Owner.
- B. Unit prices include necessary material, plus cost for delivery, preparations required for installation, demolition, disposal, insurance, and direct and indirect costs associated with the Unit Price item.
- C. The Owner reserves the right to accept or reject any Unit Prices during the term of the Contract. If the Owner rejects a Unit Price, then the Contractor shall be required to submit to the Owner a breakdown of costs for the activity covered by the Unit Price. The Owner then shall make a determination as to what costs are allowable.

1.8 UNIT PRICE LIST

- A. Unit Price No. 1 – Provide a cost to remove and replace the concrete thickened slab for the stair stringers (4 locations/ 2 per building) Cost to include the following:
1. Removal and disposal of concrete
 2. Installation of new 4” slab over 4” thick crushed and compacted gravel. The slab shall have 12” thick x 8” wide thickened edges and extend underneath the existing adjacent slab 4” min.
 3. (2) No. 4 reinforcement bars each way at the stringer support.
 4. 6x6 W1.4xW1.4 WWM Centered in the slab.
 5. Match the existing width of the adjacent slab by min 4’ long.
 6. Unit of measure – (2) stinger locations
 7. The base bid includes replacement (2) thickened slabs for (2) stringers.
 8. If, on inspection, the number of locations required is reduced by the Owner, the Unit Price will be used as a deductive.
 9. In the event that all (4) locations are required the Unit Price will be used as an additive.
- B. Unit Price No. 2 – Provide cost to remove and replace the concrete thickened foundation for the intermediate stair landing (two locations, one per building). The cost shall include the following:
1. Removal and disposal of the concrete.
 2. Installation of new 4” slab over 4” thick crushed and compacted gravel. The slab shall have 12” thick by 12” wide thickened edges by 12” deep.
 3. (2) No. 4 reinforcement bars each way at the bottom of the footing.
 4. 6x6 W1.4xW1.4 WWM centered in the slab.

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5. Match the existing width of the stair plus the width of the stringers (approx. 4'-6" square)
 6. Unit of measure – 1 location/ 1 building
 7. The base bid includes replacement of 1 foundation for the intermediate stair landing.
 8. If, on inspection, neither foundation requires replacement, the Unit Price will be used as a deductive.
 9. In the event that both foundations require replacement, the Unit Price will be used as an additive.
- C. Unit Price No. 3 – Provide a cost to remove and replace the underlying layer of wall sheathing. For estimating purposes assume the sheathing is 5/8" GSB and 100 sf of the sheathing will require removal and replacement. Pacific Engineering Technologies, inc. shall review the existing nailing pattern prior to removal of the existing sheathing at each building. Attach new sheathing with 8d nails at 4" o.c.
1. Unit of measure
 - a. Lump sum cost 100 square feet.
 - b. Per 4'x8' sheet cost
 2. The base bid includes replacement of 100sf of GSB sheathing.
 3. If, on inspection, the number of square feet required is reduced by the Owner, the Unit Price will be used as a deductive.
 4. In the event that further replacement of GSB sheathing is required the Unit Price will be used as an additive.
- D. Unit Price No. 4 – Provide a cost to replace underlying plywood sheathing if present. For estimating purposes assume 100sf of wall sheathing shall be replaced with 1/2" plywood at each building
1. Unit of measure
 - a. Lump sum cost 100 sf.
 - b. Per 4'x8' sheet cost
 2. The base bid includes replacement of 200sf of 1/2" plywood sheathing.
 3. If, on inspection, the number of square feet required is reduced by the Owner, the Unit Price will be used as a deductive.
 4. In the event that further replacement of 1/2" plywood sheathing is required the Unit Price will be used as an additive.
- E. Unit Price No. 5 – Remove and discard damaged or discolored batt insulation. For estimating purposes assume 100sf of the R-15 batt insulation will require removal and replacement at each building.
1. Unit of measure
 - a. Lump sum cost 100sf
 - b. Per sf cost
 2. The base bid includes removal and replacement of 200sf of R-15 batt insulation.
 3. If, on inspection, the number of square feet required to be replaced is reduced by the Owner, the Unit Price will be used as a deductive.
 4. In the event that further square foot is required, the Unit Price will be used as an additive.
- F. Unit Price No. 6 – Provide an allowance to treat framing and sheathing with Bora-care mold care or an approved equivalent. For estimating purposes assume 100sf of wall framing and 100sf of wall sheathing will require this treatment at each building.
1. Unit of measure –

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- a. Lump sum 200sf of wall framing and 200 sf of wall sheathing.
- b. Per square foot cost
2. The base bid includes 200sf of wall sheathing and 200sf of wall framing.
3. If, on inspection, it is determined that less than 200 sf of wall sheathing and/or 200 sf of wall framing is required to be treated the unit cost will be used as a deductive.
4. If, on inspection, it is determined that more than 200sf of wall sheathing and/or 200 sf of wall framing requires treatment the unit cost will be used as an additive.

1.9 ALLOWANCES

- A. An allowance is a designated unit cost sum to be included in the bidder's estimate to cover specified conditions that cannot be verified/quantified prior to start of construction.
- B. All claims against an allowance will require photo documentation, quantity verification, material receipts, proof of wage and labor hours, and all invoices related to the scope.
- C. If the total quantity (per unit of measure) for the allowance is less than allocated, the Unit Price will be used as a deductive.
- D. If it is determined that the quantity (per unit of measure) must increase to complete the work, the Unit Price will be used as an additive.
- E. Each allowance will require its own separate line item in the bid and SOV for billing.

1.10 ALLOWANCE LIST

- A. Allowance No. 1 – Provide a \$10,000.00 allowance to provide temporary support and perform wall framing decay repairs at each building.
 1. Unit of measure.
 - a. Lump sum \$10,000.00
 2. The base bid includes \$10,000 of labor and materials to repair wall framing due to decay and rot.
 3. All hours and materials spent on repairing wall framing will be charged against the allowance. Billing against the allowance will require verification of labor hours and wages, material receipts and any invoicing associated with work.

NOTE: Invoices for Unit Price materials shall be submitted with pay applications to verify quantities. Obtain approval from the Owner prior to performing added Work. Work performed without approval will not be compensated.

1.11 PAYMENT PROCEDURES

- A. Coordinate preparation of the Schedule of Values with preparation of Contractor's Construction Schedule.
- B. Each Application for Payment shall be consistent with previous applications and payments.

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- C. Entries shall match data on the Schedule of Values and Contractor's Construction Schedule. Use updated schedules if revisions were made.
- D. Waivers of Lien: With each Application for Payment, submit conditional waivers lien from every entity who is lawfully entitled to file a lien arising out of the Contract and related to the Work covered by the payment.
 - 1. Submit partial waivers on each item for amount requested, before deduction for retainage, on each item.
 - 2. When an application shows completion of an item, submit final or full waivers.
 - 3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
 - a. Submit final Application for Payment with or proceeded by final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.
- E. Final Payment Application: Submit final Application for Payment with releases and close out supporting documentation.

1.12 PROJECT MEETINGS

- A. Preconstruction Conference: Schedule a preconstruction conference before starting construction, at a time convenient to Owner, but no later than 7 days after execution of the Agreement.
- B. Progress Meetings: Conduct progress meetings at weekly intervals.

1.13 SUBMITTALS

- A. Subcontract list. Prepare written information that demonstrates capabilities and experience of firm or persons.
- B. Follow Washington Industrial Safety and Health Act (WISHA) regional directives and provide a site-specific safety program that will require an accident prevention and hazard analysis plan for the contractor and each subcontractor on the work site. The Contractor shall submit a site-specific Accident Prevention Program (APP) to the Owner's representative prior to the initial scheduled construction meeting.

1.14 TEMPORARY FACILITIES

- A. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking-water fixtures. Comply with regulations and health codes for type, number, location, operation, and maintenance of fixtures and facilities.

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- B. Use of Owner's existing electric power service will not be permitted.
- C. Four parking spaces and an additional lay down area shall be available to the contractor for storage containers and parking. Do not park in marked tenant spaces.

1.15 SUBSTITUTIONS

- A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.
- B. Substitution requests may be submitted and shall include:
 - 1. Shop drawings showing dimensions.
 - 2. Product Data, including descriptions of products and fabrication and installation procedures.
 - 3. Data showing how products meet the specifications.

1.16 CONSTRUCTION WASTE MANAGEMENT

- A. Regulatory Requirements: Conduct construction waste management activities in accordance with State of Washington RCW 39.04.13, and all other applicable laws and ordinances.
- B. Performance Requirements
 - 1. General: Where possible divert CDL waste from the landfill by one, or a combination of the following activities: Salvage, Reuse, Source-Separated CDL Recycling, Co-mingled CDL Recycling.
- C. Removal of Construction Waste Management
 - 1. Remove CDL waste materials from project site on a regular basis. Do not allow CDL waste to accumulate on-site.
 - 2. Transport CDL waste materials off Owner's property and legally dispose of them.
 - 3. Burning of CDL waste is not permitted.

1.17 EXECUTION REQUIREMENTS

- A. General: Clean Project site and work areas daily, including common areas. Coordinate progress cleaning for joint-use areas where more than one installer has worked. Enforce requirements strictly. Dispose of materials lawfully.

1.18 CUTTING AND PATCHING

- A. Quality Assurance

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1. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity or load-deflection ratio.
2. Visual Requirements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch construction exposed on the exterior or in occupied spaces in a manner that would, in Owner's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.

B. Performance

1. Cutting: Cut existing construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.
2. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections of these Specifications.
 - a. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.
 - b. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition.

1.19 — ALTERNATES



~~A. Provide a bid for replacement of all windows and SGD's on the south elevation of Bldg. E Carriage House Apartments. Windows shall meet the following specifications:~~

- ~~1. U Factor = 0.22 MAX~~
- ~~2. SHGC = 0.38 MAX~~
- ~~3. PLY Gem Pro Series 200 windows~~
- ~~4. PLY Gem Builder Series 460 SGD~~
- ~~5. Provide Nail Flanges~~
- ~~6. Provide Insect Screens~~
- ~~7. White Frames~~

1.20 CLOSEOUT PROCEDURES

- A. General: Provide final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.
 1. Prior to acceptance of the work at each building, clean project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
- B. Prior to final acceptance and final payment, Contractor shall submit a written warranty covering labor and materials for a period of two (2) years from final completion.

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PART 2 - PRODUCTS (not used)

PART 3 - EXECUTION (not used)

END OF SECTION 01100

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SECTION 01524 - CONSTRUCTION WASTE MANAGEMENT

PART 1 - GENERAL

1.1 SUMMARY

- A. The section includes Administrative and procedural requirements for construction waste management activities.
- B. All materials removed are to be legally disposed of offsite.

1.2 QUALITY ASSURANCE

- A. Regulatory Requirements: Conduct construction waste management activities in accordance with State of Washington RCW 39.04.13, and all other applicable laws and ordinances.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 REMOVAL OF CONSTRUCTION WASTE MATERIALS

- A. Remove CDL waste materials from the project site on a regular basis. Do not allow CDL waste to accumulate on-site.
- B. Transport CDL waste materials off Owner's property and legally dispose of them.
- C. Burning of CDL waste is not permitted.

END OF SECTION 0152

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SECTION 01732 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes demolition, and removal and replacement.

1.2 MATERIALS OWNERSHIP

- A. Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, demolished materials shall become Contractor's property and shall be removed from Project site.

1.3 PROJECT CONDITIONS

- A. Owner will occupy portions of the building immediately adjacent to the selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted. Provide not less than 72-hours' notice to Owner of activities that will affect Owner's operations.
- B. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities.
 - 1. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from authorities having jurisdiction.
- C. Owner assumes no responsibility for condition of areas to be selectively demolished.
 - 1. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
- D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
 - 1. Comply with all applicable laws regarding removal and disposal of hazardous materials.
 - 2. If materials suspected of containing hazardous materials are encountered, do not disturb and immediately notify Owner.
- E. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.

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PART 2 - PRODUCTS

2.1 REPAIR MATERIALS

- A. Use repair materials identical to existing materials or as indicated.
 - 1. If identical materials are unavailable or cannot be used for exposed surfaces, use materials that visually match existing adjacent surfaces to the fullest extent possible.
 - 2. Use materials whose installed performance equals or surpasses that of existing materials.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.

3.2 PREPARATION

- A. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
 - 1. Do not close or obstruct streets, walks, walkways, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic paths if required by governing regulations.
 - 2. Erect temporary protection, such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction.
 - 3. Protect existing site improvements, appurtenances, and landscaping to remain.

3.3 SELECTIVE DEMOLITION

- A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations.

END OF SECTION 01732

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SECTION 07620 - SHEET METAL FLASHING AND TRIM

PART 4 - GENERAL

4.1 SUMMARY

A. This Section includes the following:

1. Deck Edge Flashing.
2. Deck to Wall Flashing.

4.2 SUBMITTALS

A. Product Data: For each product indicated.

4.3 QUALITY ASSURANCE

A. Sheet Metal Flashing and Trim Standard: Comply with SMACNA's "Architectural Sheet Metal Manual." Conform to dimensions and profiles shown unless more stringent requirements are indicated.

PART 5 - PRODUCTS

5.1 FLASHING

- A. 24-gauge min. zinc galvanized complying with ASTM A-93 coating not less than 1.50-ounce zinc coating per sq. ft. (total for both sides), with pre-painted finishes on both sides. ("Kynar" color to match deck coatings).
- B. Fabricate sheet metal flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item.
 1. Minimum pre-primed 24 gauge hot-dipped galvanized steel sheet, or aluminum.
 - a. Include folded hem on all exposed flashing.
 2. Outside corner flashing.
 3. Edge flashing.
 4. Stair stinger flashing
 5. Deck saddle corner flashing.
 6. Fasteners: Hot-dipped galvanized or stainless steel as required to penetrate minimum 1-1/4 inch into solid backing.

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EXECUTION

5.2 FLASHING INSTALLATION

- A. General: Install sheet metal deck and wall flashing and to comply with performance requirements and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, set units true to line, and level as indicated. Install work with laps, joints, and seams that will be permanently watertight.

END OF SECTION 07620

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SECTION 09911 - EXTERIOR PAINTS AND COATINGS

PART 6 - GENERAL

6.1 SECTION INCLUDES

A. Surface preparation and field painting of exposed exterior items and surfaces.

1. Wood
 - a. Deck framing, handrails.
 - b. Vertical wood trim.
 - c. Any previously painted wood
2. Fiber Cement Siding & Trim
3. Metal
 - a. All previously painted metal
4. Deck Coatings
 - a. Coatings for all decks
5. Excluded
 - a. Unpainted Foundations

6.2 REFERENCES

- A. ASTM D 16 - Standard Terminology Relating to Paint, Varnish, Lacquer, and Related Products.
- B. ASTM D 3359 - Standard Test Methods for Measuring Adhesion by Tape Test.
- C. ASTM D 1653 - Standard Test Methods for Water Vapor Transmission of Organic Coating Films.
- D. ASTM E-96 - Standard Test Methods for Water Vapor Transmission of Materials.
- E. SSPC, The Society for Protective Coatings - Web Site <http://www.sspc.org>:
 1. SSPC-SP1 Solvent Cleaning.
 2. SSPC-SP2 Hand Tool Cleaning.
 3. SSPC-SP3 Power Tool Cleaning.
 4. SSPC-SP7 Brush-Off Blast Cleaning.
- F. PDCA Paint and Decorating Contractors of America - Web Site <http://www.pdca.org>:
 1. PDCA Standards P1 through P15

6.3 SUBMITTALS

- A. Product Data: Manufacturer's data sheets on each product to be used, including:
 1. Preparation instructions and recommendations.
 2. Storage and handling requirements and recommendations.
 3. Installation methods.
- B. Finish Schedule: Submit finish schedule including color information, gloss and model number for each type and color of finish specified.

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- C. Verification Samples: For each finish product specified, two samples, minimum size 6 inches square, representing actual product, color, and patterns.

6.4 QUALITY ASSURANCE

- A. Manufacturer Qualifications: All primary products specified in this section will be supplied by a single manufacturer with a minimum of ten years' experience.
- B. Installer Qualifications: All products listed in this section are to be installed by a single installer with a minimum of five years' experience demonstrated in installing finishes and coatings of the same type and scope as specified.
- C. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques, color, sheen, and application workmanship.
 - 1. Finish areas designated by Owner.
 - 2. Do not proceed with remaining work until workmanship, color, and sheen are approved by Owner.
 - 3. Provide up to three color change mockups.

6.5 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.
- C. Take special safety precautions against hazards from toxic and flammable materials.
- D. Place paint and solvent contaminated cloths and materials, subject to spontaneous combustion, in containers and remove from job site each day.
- E. Keep open flame, electrical and static spark, and other ignition sources from flammable vapors and materials at all times.

6.6 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturers for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.
- B. Post "WET PAINT" signs during application and curing of all coatings that may be accessed by other trades or the public.
- C. Post "NO SMOKING" signs during application and curing of solvent-based materials.

6.7 COORDINATION

- A. Coordinate Work with other operations and installation of finished materials to avoid damage to installed materials.
- B. Do not apply coating materials until moisture or dust-producing work or other appearance or performance impairing construction activities have been completed.

6.8 WARRANTY

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- A. At project closeout, provide to Owner an executed copy of the manufacturer's standard limited warranty against manufacturing defect, outlining its terms, conditions, and exclusions from coverage.
 - 1. Include final written approval from paint manufacturer's representative that the product has been applied in accordance with the manufacturer's instructions as required to obtain manufacturer's standard limited warranty.

PART 7 - PRODUCTS

7.1 MATERIALS

- A. Materials selected for coating systems for each type of surface shall be the product of a single manufacturer.
- B. Do not thin finish coats without the manufacturer's approval.
- C. Unsuitability of specified products: Claims concerning the unsuitability of any material specified or inability to satisfactorily produce the work will not be entertained, unless such claim is made in writing to Owner before work is started.
- D. The number of coats scheduled is minimum. Apply additional coats at no additional cost if necessary to completely hide base materials, produce uniform color, and provide satisfactory finishing result.

7.2 PAINT MANUFACTURERS

- A. Acceptable Manufacturer: The Sherwin-Williams Company
 - 1. Representative – Andrew Dickson
Phone: 253-258-1560
Email: andrew.dickson@sherwin.com
- B. Acceptable Manufacturer: Behr Paint Company, Santa Ana, California 92705.
- C. 1. Regional Accounts Manager: Jill Marlatt, 425.761.9077, jmarlatt@behr.com

7.3 DECK COATING

- A. Rhino Lining – Rhino Lining TuffGrip
- B. Include primer as recommended by the manufacturer selected.

PART 8 - EXECUTION

8.1 EXAMINATION

- A. Examine surfaces scheduled to receive paint and finishes for conditions that will adversely affect execution, permanence or quality of work and which cannot be put into acceptable condition through preparatory work as included in Article 3.2 "Preparation ". Notify Owner in writing of any defects or conditions which will prevent a satisfactory installation.
- B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may affect proper application.
- C. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:
 - 1. Concrete: 12 percent
 - 2. Portland Cement Plaster and Stucco: 12 percent

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3. Masonry (Clay and CMU): 12 percent
4. Wood: 15 percent
5. Gypsum Board: 12 percent
- D. Portland Cement Plaster Substrates: Verify that plaster is fully cured.
- E. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.
- F. Proceed with surface preparation and coating application only after unsatisfactory conditions have been corrected.
 1. Application of coating is construed as acceptance of surfaces and conditions.

8.2 PREPARATION

- A. Clean surfaces thoroughly prior to coating application.
- B. Masking: All masking over windows in occupied units shall be removed at the end of each workday.
- C. Do not start work until surfaces to be finished are in proper condition to produce finished surfaces of uniform, satisfactory appearance.
- D. Stains and Marks: Remove completely, if possible, using materials and methods recommended by coating manufacturer; cover stains and marks which cannot be completely removed with isolating primer or sealer recommended by coating manufacturer to prevent bleed-through.
- E. Remove Mildew, Algae, and Fungus using materials and methods recommended by coating manufacturers.
- F. Remove dust and loose particulate matter from surfaces to receive coatings immediately prior to coating application.
- G. Remove or protect adjacent hardware, electrical equipment plates, mechanical grilles and louvers, lighting fixture trim, fabric canopies, and other items not indicated to receive coatings.
- H. Move or protect equipment and fixtures adjacent to surfaces indicated to receive coatings to allow application of coatings.
- I. Protect adjacent surfaces not indicated to receive coatings.
- J. Prepare surfaces in accordance with manufacturer's instructions for specified coatings and indicated materials, using only methods and materials recommended by coating manufacturer.

8.3 SURFACE PREPARATION

- A. All surfaces to be painted shall be pressure washed.
- B. Mildew
 1. A solution of 1-part Jomax house cleaner and mildew killer concentrate and one part water will be applied by a low-pressure system such as:
 - a. Gallon pressure sprayer
 - b. Juice box
 - c. Very low-pressure airless sprayer with little or no "bounce back."

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2. All surfaces will be wetted with this mildewcide solution, not just the most easily accessible. Do not allow this solution to dry before rinsing thoroughly with clean water.
- C. Metal: Pressure wash and then sand, wire brush, or scrape as necessary to remove excess rust scale and loose/peeling paint not removed initial cleaning. Prime all bare metal as soon as possible after preparation.
- D. All other surfaces: Pressure wash and scrape to remove dirt contaminants, dust, and loose/peeling paint to provide a smooth surface for paint application. Hammer all protruding nail heads flush with surface before painting. Prime all bare wood areas before applying the finish coat. Caulk any open miters or cracks in surface.
- E. Any debris or chemical residue on windows due to power wash operation will be removed by thoroughly rinsing the windows and surrounding trim. Due care is to be exercised around window seals to prevent damage. Protect all vehicles, other surfaces or plants which will not be receiving paint, but which might be harmed by chemical exposure. Temporary coverings are normally the preferred method.
- F. All washed surfaces will have at least two days of continuous drying time (no rain). Surfaces to be painted must have no more than 13% moisture content before priming and painting commences. Washing one day and painting the next is not acceptable.
- G. The Owner's Representative and paint manufacturer's representative shall inspect preparation prior to the application of paint finishes. Contractor will rework surfaces not properly prepared to receive paint finishes to the satisfaction of the either.

8.4 APPLICATION - GENERAL

- A. Apply each coat to uniform coating thickness in accordance with manufacturer's instructions, not exceeding manufacturer's specified maximum spread rate for indicated surface; thins, brush marks, roller marks, orange-peel, or other application imperfections are not permitted.
- B. Allow the manufacturer's specified drying time, and ensure correct coating adhesion, for each coat before applying the next coat.
- C. Inspect each coat before applying the next coat; touch-up surface imperfections with coating material, feathering, and sanding if required; touch-up areas to achieve flat, uniform surface without surface defects visible from 5 feet.
- D. Do not apply succeeding coat until Owner and paint manufacturer's representative has approved previous coat; only approved coats will be considered in determining number of coats applied.
- E. Remove dust and other foreign materials from substrate immediately prior to applying each coat.
- F. Where coating application abuts other materials or other coating colors, terminate coating with a clean sharp termination line without coating overlapping.
- G. Where color changes occur between adjoining spaces, through framed openings that are of same color as adjoining surfaces, change color at outside top corner nearest to face of closed door.
- H. Re-prepare and re-coat unsatisfactory finishes; refinish entire area to corners or other natural terminations.
- I. Disconnect downspouts from building during application to ensure adequate coverage of trim or siding. Re attach immediately after application.

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8.5 DECK COATINGS

- A. Deck coatings shall be installed in accordance with the manufacturer's written instructions by a certified installer.
- B. Apply primer and topcoats as directed by the manufacturer's representative.
- C. Apply thickness as recommended for plywood decking.

8.6 CLEANING

- A. Clean excess coating materials, and coating materials deposited on surfaces not indicated to receive coatings, as construction activities of this section progress; do not allow them to dry.
- B. Re-install hardware, electrical equipment plates, mechanical grilles and louvers, lighting fixture trim, and other items that have been removed to protect from contact with coatings.
- C. Reconnect equipment adjacent to surfaces indicated to receive coatings.
- D. Relocate to original position equipment and fixtures that have been moved to allow application of coatings.
- E. Remove protective materials.

8.7 PROTECTION

- A. Protect completed coating applications from damage by subsequent construction activities.
- B. Repair to Owner's acceptance coatings damaged by subsequent construction activities. Where repairs cannot be made to Owner's acceptance, re-apply finish coating to nearest adjacent change of surface plane, in both horizontal and vertical directions.

8.8 PAINT SCHEDULE

- A. Finish surfaces in accordance with schedule. Catalog names and numbers refer to products as manufactured or distributed by the Behr Paint Company, Santa Ana, California 92705, except as otherwise specified by Architect.
- B. Provide paint finishes of even, uniform color, free from cloudy or mottled appearance. Properly correct non-complying work to satisfaction of Owner's representative and representative of the Behr Paint Company.
- C. Some colors, especially accent colors, may require multiple finish coats for adequate coverage and opacity.
- D. The specified number of primer and finish coats is minimum acceptable. If full coverage and opacity is not obtained with specified number of coats, apply additional coats as necessary to produce required finish.

8.9 COLORS

- A. Colors shall be selected from mockups and shall consist of a field color, trim color, and door color.

END OF SECTION 09911