



ADDENDUM NO. 1

WASHINGTON STATE PARKS AND RECREATION COMMISSION SUN LAKES-DRY FALLS STATE PARK VISITOR CENTER RESTORATIONS EW-C7713

DATE: February 13, 2025

ATTENTION TO PLANHOLDERS OF RECORD. The following revisions are hereby made a part of the Contract Documents. Please be sure to acknowledge all Addenda on the Bid Form.

GENERAL

1.1 BIDDING AND CONTRACT REQUIREMENTS

INFORMATION: The Pre-Bid Conference was held Tuesday, January 27, 2026, at 1:00 p.m. at the Dry Falls State Park building located at 35661 North Highway 17, Coulee City, WA. The meeting minutes and sign-in sheet from that meeting are attached to this addendum (7 pages, dated January 27, 2026). The information contained in these pre-bid meeting minutes is hereby incorporated into the contract, and are binding upon all bidders.

1.2 ALL DOCUMENTS

CLARIFICATION: Contractor shall coordinate and complete all necessary cutting, patching, drilling and similar work. Any connections, or penetrations required to accomplish the scope of finished work reflected in the documents are a part of the contract. Contractor shall protect existing site/structure and utilities during cutting and drilling work and shall repair any damage to the existing.

1.3 ALL DOCUMENTS

INFORMATION: The utility coordination at or above the finished ceiling is the responsibility of the contractor. All trades shall coordinate their layout to ensure that the finish ceiling heights are attained.

1.4 ALL DOCUMENTS

CLARIFICATION: Contractor shall include all demolition work required to accomplish new work shown in the Architectural, Civil, Landscape, Mechanical, Plumbing, and Electrical drawing sheets. Review complete set of new construction documents prior to starting any demolition.

1.5 ALL DOCUMENTS

CLARIFICATION: No exposed conduit shall be allowed under this project. Recess/conceal all boxes and pathways in walls and ceiling systems. Repair wall and ceiling system as required to match new adjacent finishes.

PROJECT MANUAL

I.CHANGES TO THE SPECIFICATIONS

Add: Section 099216 Non-Structural Metal Framing to Specifications

1.6 SPECIFICATIONS

APPROVED SUBSTITUTIONS: The additions, omissions, clarifications and corrections contained herein shall be made to drawings and specifications for the project and shall be included in scope of work and proposals to be submitted. Reference made below to specification and drawings shall be as a general guide only. Bidder shall determine the work affected by Addendum items.

<u>Section</u>	<u>Type</u>	<u>Manufacturer</u>
07 54 00	TPO Roofing	Duro-Last
14 42 16	Vertical Wheelchair Lift	Kaiser Elevator Corporation

1.7 SECTION 07 54 00 – THERMOPLASTIC POLYOLEFIN (TPO) ROOFING

CLARIFICATION: All TPO membranes must meet the same requirements and standards as GAF Everguard Extreme noted in Section 2.1-A.d.

1.8 SECTION 08 71 00 – DOOR HARDWARE

REVISION: Delete Astragal from Door Hardware Group 03 and add MS1850S MS Deadlock to one leaf.

1.9 SECTION 08 71 00 – DOOR HARDWARE

REVISION: Generate new hardware group 04 for Door 103 and Door 104 only. Provide the following hardware package for each door:

- (1) Each Schlage Single Cylinder Deadbolt, blank on interior side, keyed to match existing on exterior side, Aged Bronze color
- (1) Each Temp Core
- (1) Each Perm Core
- (1) Each Hinges, Full Mortise, FBB179 4-1/2" x 4-1/2" US10A/641
- (1) Each Closer 4040XPS-CUSH-AL, aged bronze color
- (1) Each Sweep 18062CNB Aged bronze color
- (1) Each Threshold 271AK aged bronze color
- (1) Each Ives push plate 8200, Aged bronze color
- (1) Each Ives Pull Bar 8302, Aged Bronze color
- (1) Each Door Gasket S88D 17'

1.10 SECTION 09 22 16 – NON-STRUCTURAL METAL FRAMING

ADDITION: Include attached specification section into project manual.

1.11 SECTION 23 73 13 – MODULAR INDOOR AIR-HANDLING UNITS

REVISION: Revise section 2.2-B to require the unit have the testing certifications and ratings required in section 1.4. Factory testing of the specific unit shipped for this project is not required.

1.12 SECTION 32 12 13 – ASPHALT PAVING

REVISION: Section 2.02 to read "D. Seal Coat: AI MS-19, slurry type 2."

DRAWINGS:

1.13 SHEET A3.22 – FIRST FLOOR REFLECTED CEILING DEMOLITION PLAN

REVISION: Note D11 to read “Demolish existing stucco finish down to existing sheathing and wall assembly to remain. Prep ceiling to receive new finishes.”

1.14 SHEET A6.00 – DOOR & WINDOWS TYPES AND DETAILS

CLARIFICATION: Door type MP applies to two locations, door 103 and door 104. Both are existing solid wood doors to be salvaged from their existing locations and reinstalled in the new door width as required by the ADA. Due to the historical nature of the building, both doors are to be fully sanded, repaired and re-painted to match the existing conditions. All existing hardware holes are to be solid wood filled and the solid wood doors are to be made wider to accommodate new opening widths. Demolish hardware and provide new as specified as part of this addenda.

1.15 SHEET L3.00 – IRRIGATION PLAN

CLARIFICATION: The size and pipe material of the existing irrigation mainline point of connection shown at the northwest corner of the visitor center are unknown prior to construction. It is also unknown if the existing irrigation system has an extra control wire for additional valves. Contractor to field verify existing conditions.

1.16 SHEET M1.01 – SCHEDULES

ADDITION: Add the following to the list of features/accessories/options: “Unit shall have shipping splits to allow installation through existing standard doorways. Field verify door openings and pathway prior to ordering.

ADDITION: Add the following air outlet schedule

TYPE	MFR	MODEL	SERVICE	TYPE	MATERIAL/ FINISH	OTHER SPECS	NOTES
1	PRICE	LBPH	SUPPLY	FLOOR GRILLE	STEEL / COLOR BY ARCH	15A CORE	1,3,5
2	PRICE	535	RELIEF	CEILING GRILLE	STEEL / COLOR BY ARCH	FIXED BLADE	1,2,3,4,5
3	PRICE	91FH	EXHAUST	EXTERIOR WALL GRILLE	STEEL / COLOR BY ARCH	FIXED BLADE	1,3,5
1. PAINT THE INSIDE SURFACE OF THE DUCTWORK CONNECTION FLAT BLACK, UNLESS OTHERWISE PROVIDED WITH DUCT LINER 2. PROVIDE BALANCING DAMPER IN DUCT SERVING AIR OUTLET 3. PROVIDE TRANSITION FROM AIR OUTLET NECK TO DUCT AS REQUIRED 4. PROVIDE 24"x24" PAN FOR LAY-IN CEILING INSTALLATION ON ALL SUPPLY DIFFUSERS AND RETURN/EXHAUST GRILLES LARGER THAN 12" IN BOTH DIRECTIONS. PROVIDE 1/2 PAN (24"x12") ON RETURN EXHAUST GRILLES LESS THAN 12" WIDE) (SEE ARCHITECTURAL CEILING PLANS) 5. PROVIDE WITH CUSTOM COLOR / FINISH TO BE SELECTED BY ARCHITECT							

1.17 SHEET M3.31 – FIRST FLOOR HVAC

ADDITION: Add HVAC Control Panel in mechanical room north and adjacent to the entry door including key note 6 “HVAC Control Panel location. See control diagrams and specs”. Coordinate with Div 26 to provide 3/4”C with 2#12 & 1#12G CU to panel ‘B’ circuit #4 & 3/4”C stub from DDC panel to accessible space at structure for future low voltage cabling.

1.18 SHEET M3.33 – SECOND FLOOR - HVAC

REVISION: Revise air outlet callout at floor grille (grid C-5.5) to indicate type 1 instead of 3.

Attachments:

- Pre-Bid Sign In Sheet (2 pages)
- Pre-Bid Meeting Minutes (5 pages)
- Section 099216 Non-Structural Metal Framing (8 pages)

Brett Taylor

Brett Taylor, Procurement Coordinator
Contracts and Grants Program

02/13/2026

Date

END OF ADDENDUM NO. 1

Sun Lakes-Dry Falls Visitor Center Renovation
Pre-Bid Meeting Sign In Sheet
 January 27, 2026

Name	Company	Phone	E-mail (required for minutes distribution)
1 Amy Browne-Minden	Design West Architects	509-290-6843	aminden@designwestpa.com
BURKE NEUMAN	NEUMAN ELECTRIC INC	509-521-2639	BURKE@NEUMANELECTRIC.COM
Chris Strange	J&M Electric	509 765 8614	Chris.Strange@jandmelectric.net
- Matt Dolan	Ridgeline Custom Builders	509 860 1042	matt@ridgelinecustom.com
- Mauro Castillo	LEONET KEEBLE, INC	509-998-7813	mcastillo@leonet-keeble.com
TBE NEWLAND	WRECKING BALL DEMO	425-328-4076	JUSON@WRECKINGBALLDEMO.COM
- MIKE FISHBACHER	NORTH CASCADES HTR	509-784-4822	MIKE@NORTHCASCADESHPGTRADING.COM
- Bruce McLean	Cascade Central Inc	509 885-2547	bruce@cascadecentral.us
Devck Burns	C&R Plastering	509 430 7337	crplasteringllc@yahoo.com
Tom Silva	Polhamus Heating	509 760-9445	Tom@polhamusheating.com
CADE YAMAMOTO	RIISING SUN INDUSTRIES	509-398-7075	cade@riising-sun-industries.com
Steven Karaba	Pioneer Waterproofing	509 808-6232	S.Karaba@pioneerwp.com
Connor Belmont	GAME INC	509 554 7984	Estimating@GameInc.com
Destany Kalo	D-MCP Construction	208-981-8616	Destany@D-MCP.com
cole Gibson	Land Expressions	406-451-9864	c.gibson@landexpressions.com
Joe Greek	Asbestos Central	509 888 5542	justjg@a-central.com
- Chad Ecalburger	HB Hansen & Son	360 815 8982	Estimating@Hbhansen.com
Joe Noman	JMS Masonry	253 933-7741	joe@jmsmasonry.com
Bryan Funk	Brooklyn Masonry	253-722-7904	Bryan@Brooklynmasonry.net
- Julie Rae Williams	Halme Builders Inc	509-725-1200	dane@halmebuilders.com
JAMES ANDERSON	H. E. Electrical	509 855 3743	James@homeelectrical.net
- Bruce Matthews	Black Rock Const	509-750-0416	bruce.blackrockconst@gmail.com
- WADE SHAW	BURTON CONSTRUCTION	509-220-4541	WShaw@burtonconstruction.net
- Shaun McInerney	Burton Construction	509-468-4932	smcinerney@burtonconstruction.net
Jose Gonzalez	JAG masonry	509 215 0654	Jag masonry
Ryan Sloane	Skaug Brothers Glas	509 989-0992	rsloane@skaugbros.com
- Jake Burder	JK Construction	509-560-3026	jburder@burdyproducts.com
- DARIN MEEKS	DARDAN ENT	208 773 5418	darin@dardaninc.com
Mike Blankenship	IRS Environmental	509-998-2595	mblankenship@irsenviro.com
Lizbeth Maldonado	Dircios Landscaping	509-237-0669	lizbeth@dircioslandscaping.com

PRE-BID MEETING MINUTES

PROJECT: Dry Falls Visitor Center Renovation **CLIENT:** Washington State Parks
DATE: January 27, 2026 **PROJECT NUMBER:** EW-C7713

1. INTRODUCTION:

- WA State Parks Representative: Chris Carlson, Cons Coordinator
- Architect: Design West Architects, Amy Browne-Minden

2. PROJECT INTRODUCTION

- Overview of Scope and Schedule:
 - Renovation of existing exterior sheathing and reroof of visitor center as well as mechanical and electrical upgrades
 - Existing restrooms to be reconfigured and renovated, but no change to the existing square footage
 - Site work on approximately 3.0 acres to include restoration of historic rock wall along site perimeter, repaving areas of the parking lot, and landscape improvements
 - Substantial Completion: approximately 240 (two hundred forty) consecutive calendar days from Notice to Proceed, approximately April 2026 to November 2026.

This project is not being funded by federal sources; therefore this project is not subject to any special requirements pertaining to federal funding.

- Participants
 - See attached sign-in sheet.

3. BASIC BIDDING PROCEDURES

- Bid proposals will be accepted electronically through the State Parks Public Opportunities section of the MRSC Bonfire Procurement Portal: <https://mrscrosters.bonfirehub.com/portal> on or before the Due Date and time of **1:00 pm**, prevailing time, on **Tuesday, February 24, 2026**. Bid proposals will be opened and posted within three business days. The following is required to be submitted with your bid forms, **NO EXCEPTIONS**. If any of the items below are not submitted the bid will be considered **NON-RESPONSIVE**:

1. **License Number as a Contractor in the state of Washington.**
2. **Bid Proposal forms (provided with bid documents) completed & signed by Contractor.**
3. **Bid security, in an amount not less than five percent (5%) of the total amount of the bid, including bid alternates. The security will be in the form of a bond.**
4. **All blanks on bid form are to be filled out.**
5. **No qualifications may be added to the bid form.**

4. ADDENDUM

- One addendum will be issued (Addendum #1) on February 13, 2026 and will include Pre-Bid Meeting Minutes, additional project information and approved substitution requests.
- Substitution Requests must be received by the office of the architect by 5:00 pm, Friday, February 6, 2026.
- Bidders have the responsibility of providing subcontractors with addenda information, because addenda will be issued only to listed plan holders. Plans are available at the plan rooms listed in the notice to bidders.
- A list of Contractors on the plan holders list is available through the State Parks Public Opportunities-MRSC Bonfire Procurement Portal at <https://mrscrosters.bonfirehub.com/portal>.
- See General Conditions for insurance requirements.
- General Contractor is responsible for subcontractors and suppliers.
- Project Manual outlines general Overhead & Profit Mark-ups on change orders.
- Payments will be monthly with 5% retention that will be held until completion of project, and releases from the State of Washington are received, unless retainage bonds are provided.
- The Owner expects the contract to be a professional, business relationship and the project to be well organized, run smoothly and completed on time.

5. SPECIFIC PROJECT INFORMATION

- Schedule:
 - **Contract Award:** TBD – as soon as possible following the bid opening, approx. April 1, 2026
 - **On-site Construction Start:** TBD, within 10 days of contractor receiving the formal NTP
 - **Final Completion:** by approx. November 2026. Final schedule to be set with Notice to Proceed.
 - This includes time for a Substantial Completion punch list before the Final Completion date.
 - \$1,500 liquidated damages per calendar day past final completion.
 - Architect will accept submittals before notice to proceed, but no work or material orders to commence until notice to proceed.
 - Lowest responsive and responsible bidder will be given Owner-Contractor Agreement to be immediately executed and returned to Architect with bonding and insurance certificates.
- Bidders may have access to the site during the bidding period if needed. Contact person for appointment is: Chris Carlson, Parks Construction Project Coordinator, chris.carlson@parks.wa.gov , phone: 509-860-3628.
- The existing site will NOT be occupied during construction.
 - A contractor staging and parking area is designated at entire site parking lot area. Additional site requirements and parking arrangements will be discussed with the successful bidder at the preconstruction meeting, but the entire site is set to be closed for the construction period.
- The plan review is complete with Grant County. The contractor will need to provide the planning department with their contact information and license number

upon picking up the permit which has already been paid for by Washington State Parks. The contractor will be responsible for obtaining and paying for all other required permits.

- Experienced superintendent required to be on the job site during the progress of any and all work.
- Utilities Arrangement (see Project Manual) to be discussed at the preconstruction meeting. The contractor shall provide temporary restroom facilities on site for their own use; the public facilities will be closed to the public during the construction period.
- Specific Owner Requirements:
 - No smoking on property.
 - No Pets or animals are allowed on site
 - No Amplified Music
 - No Guns allowed on site
 - No drugs or alcohol allowed on the property
 - Comply with applicable provisions of Revised Codes of Washington (RCW) and the Washington Administrative Code (WAC), including but not limited to the following (this listing is not intended to limit applicable RCWs and WACs but to emphasize the following):
 - Prevailing Wage Rates and/or Davis Bacon wage rates, RCW 39.12 and Certified Payroll Records WAC 296-127-320
 - Nondiscrimination, RCW 49.60
 - Hours of Labor, RCW 49.28
 - Contractor's Bond, RCW 39.08
 - Contractor's Regulations, RCW 18.27
 - Handicapped Provisions, RCW 70.92
- Construction Material Asbestos Statement: Provided in the project manual and identifies the locations of asbestos containing materials that will need to be appropriately abated within the contractor's scope of work.
- Design West Architects has electronic copies of the original 1965 drawings by famous Architect Kenneth Brooks. These documents can be sent via email if needed. Much of the existing building has not changed since those documents were generated.

6. PROJECT WALK-THROUGH

7. QUESTIONS & ANSWERS

Q: The demolition specification requires the sub to have a historic certification to perform demolition, correct?

A: Yes, although the building is not officially on the historic register of buildings, it is eligible and much care needs to be taken in the demolition of all materials as many are to be reused, refinished or duplicated and existing to remain finishes/materials need to be properly protected.

Q: The landscape drawings call for eleven existing boulders to be re-used as part of the new landscape plan, is this correct?

A: Yes, this is correct and the boulders can be observed on the site. The Parks staff have also been accumulating basalt and boulders over the years and have a back stock of rock that can be used as needed for new work.

Q: Is there a specific source that the new basalt should be provided from?

A: Any source is fine so long as the materials meet the intent of the precedent photos provided on landscape detail sheet 26.

Q: Is this project subject to BABA or AIS requirements?

A: No, the funding source does not require BABA or AIS requirements.

Q: On C2.1, WW mesh is called out for the ADA parking spaces, and there is no callout for WW mesh or rebar for the sidewalks. Is this correct?

A: Yes, this is correct. WW mesh is only in reinforced paving in parking areas.

Q: Are you requiring the seams on the exterior soffit and sidewall GWB to be fire taped?

A: No, fire taping is not required.

Q: Is the intention to abate all asbestos containing materials shown in the survey?

A: No, the report provided tested the whole building, but the contractor will only be responsible to abate the ACMs as a part of the project scope.

Q: When removing the steel and glass of the viewing area, is the vertical steel framing structural?

A: We do not believe so. From what we were able to verify, the vertical steel is only supporting the viewing glass system.

Q: Will the steel framing being reused around the viewing area need to be refinished (powder coated)?

A: Yes, all that is exposed to view will need to be refinished, but powder coating is not required on the interior. Steel paint will be acceptable on the interior exposed steel and handrails. Color to match existing.

Q: Can you confirm if the storefront framing is to be center set or front set?

A: Center set all storefront framing.

Q: Can you confirm if new exterior glazing is to be starphire?

A: Yes, all new glazing to be starphire; Parks may decide to change the color once samples are received but all other glass specifications are accurate.

Q: Are the existing boulders to be reused or included in the bid?

A: Per C1.0, salvage existing boulders noted on plan. Per L1.00 Landscape Plan Note 6, "contractor may use any salvaged boulders from site demo for 'basalt boulders' show in plans."

Q: To confirm, there is no work on the existing gazebo for this project?

A: Correct, there is no work on the existing gazebo/vista house.

Q: Can you confirm the size of cable wire that is wanted on the railings?

A: Detail 2 on sheet C6.1 calls for SST CABLE. Detail 1 on sheet C7.0 calls for SST CABLE, SEE SPEC SECTION 057316. Per spec section 057316, section 2.02.A.

Cables:

1. Size: 3/16-inch diameter.
2. Type: Type 316 stainless steel, with black oxide finish, commercial, dry grade.

DRY FALLS – SUN LAKES STATE PARK VISITOR CENTER RENOVATION

SECTION 09 22 16 - NON-STRUCTURAL METAL FRAMING

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes non-load-bearing steel framing members for the following applications:
 - 1. Interior framing systems (e.g., interior walls less than 14'-0" tall, framed soffits, furring, etc.).
 - 2. Interior suspension systems (e.g., supports for ceilings, suspended soffits, etc.).

1.2 SUBMITTALS

- A. Product Data: For each type of cold-formed metal framing product and accessory indicated.
- B. Shop Drawings: Show layout, spacings, sizes, thicknesses, and types of cold-formed metal framing; fabrication; and fastening and anchorage details, including mechanical fasteners. Show reinforcing channels, opening framing, supplemental framing, strapping, bracing, bridging, splices, accessories, connection details, and attachment to adjoining Work.
- C. Welding Certificates: Copies of certificates for welding procedures and personnel.
- D. Qualification Data: For firms and persons specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include lists of completed projects with project names and addresses, names and addresses of Owner's Representative and owners, and other information specified.
- E. Product Test Reports: From a qualified testing agency indicating that each of the following complies with requirements, based on comprehensive testing of current products:
 - 1. Expansion anchors.
 - 2. Power-actuated anchors.
 - 3. Mechanical fasteners.
 - 4. Vertical deflection clips.
 - 5. Miscellaneous structural clips and accessories.
- F. Submit fully engineered structural drawings and calculations for all stud framing that is not already engineered within the project documents. This includes all exterior and interior framing.

1.3 QUALITY ASSURANCE

- A. Fire-Resistance Rating: Where metal framed gypsum board or plaster assemblies with fire resistance ratings are required, provide materials and installations identical with applicable assemblies which have been tested and listed by recognized authorities, including Underwriter's Laboratories
- B. STC-Rated Assemblies: For STC-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 90 and classified according to ASTM E 413 by an independent testing agency.
- C. Welding: Qualify procedures and personnel according to AWS D1.1, "Structural Welding Code--Steel," and AWS D1.3, "Structural Welding Code--Sheet Steel."
- D. AISI Specifications: Comply with AISI's "Specification for the Design of Cold-Formed Steel Structural Members" or "Load and Resistance Factor Design Specification for Cold-Formed Steel Structural Members", its "Standard for Cold-Formed Steel Framing - General Provisions", AISI's "Standard for Cold-Formed Steel Framing - Header Design", and the following for calculating structural characteristics of cold-formed metal framing:
 - 1. CCFSS Technical Bulletin: "AISI Specification Provisions for Screw Connections."
 - 1. Metal support: ASTM C754.
 - 2. Interior lathing and furring: ASTM C841.
 - A. Fire-Resistance Rating: Where metal framed gypsum board or plaster assemblies with fire resistance ratings are required, provide materials and installations

DRY FALLS – SUN LAKES STATE PARK VISITOR CENTER RENOVATION

identical with applicable assemblies which have been tested and listed by recognized authorities, including Underwriter's Laboratories.

- E. Installer Qualifications: An experienced installer who has completed cold-formed metal framing similar in material, design, and extent to that indicated for this Project and whose work has resulted in construction with a record of successful in-service performance.
 - F. Perform work in accordance with ASTM C 754. Maintain one copy on site
 - G. Calculate structural properties of framing members in accordance with AWCI, MFMA and AWS D1.3 requirements
 - H. Standards:
 - 1. Northwest Wall and Ceiling Bureau Manual, including sections:
 - a. FR-3, Installing Resilient Channels
 - b. FR-5, Suspended Gypsum Board or Cement Board Ceilings
 - 2. Metal support: ASTM C754.
 - 3. Interior lathing and furring: ASTM C841
- 1.4 DELIVERY, STORAGE, AND HANDLING
- A. Protect cold-formed metal framing from corrosion, deformation, and other damage during delivery, storage, and handling.
 - B. Store cold-formed metal framing, protect with a waterproof covering, and ventilate to avoid condensation.

PART 2 - PRODUCTS

- 2.1 NON-LOAD-BEARING STEEL FRAMING, GENERAL
- A. Framing Members, General: Comply with ASTM C 754 for conditions indicated.
 - 1. Steel Sheet Components: Comply with ASTM C 645 requirements for metal, unless otherwise indicated.
 - 2. Protective Coating: ASTM A 653, G40, hot-dip galvanized, unless otherwise indicated.
- 2.2 SUSPENSION SYSTEM COMPONENTS
- A. Tie Wire: ASTM A 641/A 641M, Class 1 zinc coating, soft temper, 0.0625-inch- diameter wire, or double strand of 0.0475-inch- diameter wire.
 - B. Hanger Attachments to Concrete:
 - 1. Anchors: Fabricated from corrosion-resistant materials with holes or loops for attaching wire hangers and capable of sustaining, without failure, a load equal to 5 times that imposed by construction as determined by testing according to ASTM E 488 by an independent testing agency.
 - a. Type: Postinstalled, expansion anchor.
 - 2. Powder-Actuated Fasteners: Suitable for application indicated, fabricated from corrosion-resistant materials with clips or other devices for attaching hangers of type indicated, and capable of sustaining, without failure, a load equal to 10 <Insert number> times that imposed by construction as determined by testing according to ASTM E 1190 by an independent testing agency.
 - C. Wire Hangers: ASTM A 641/A 641M, Class 1 zinc coating, soft temper, 0.162-inch diameter.
 - D. Flat Hangers: Steel sheet, 1 by 3/16 inch by length required to suit applicaton.
 - E. Carrying Channels: Cold-rolled, commercial-steel sheet with a base-metal thickness of 0.0538 inch and minimum 1/2-inch- wide flanges.
 - 1. Depth: As indicated on Drawings.
 - F. Furring Channels (Furring Members):
 - 1. Cold-Rolled Channels: 0.0538-inch bare-steel thickness, with minimum 1/2-inch- wide flanges, 3/4 inch deep.
 - 2. Steel Studs: ASTM C 645.
 - a. Minimum Base-Metal Thickness: 0.0179 inch.
 - b. Depth: As indicated on Drawings.

**DRY FALLS – SUN LAKES STATE PARK
VISITOR CENTER RENOVATION**

3. Hat-Shaped, Rigid Furring Channels: ASTM C 645, 7/8 inch deep.
 - a. Minimum Base Metal Thickness: 0.0179 inch.
 4. Resilient Furring Channels: 1/2-inch- deep members designed to reduce sound transmission.
 - a. Configuration: Asymmetrical.
- G. Grid Suspension System for Ceilings: ASTM C 645, direct-hung system composed of main beams and cross-furring members that interlock.
1. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, the following:
 2. Products: Subject to compliance with requirements, provide one of the following:
 - a. Armstrong World Industries, Inc.; Drywall Grid Systems.
 - b. Chicago Metallic Corporation; 640-C Drywall Furring System.
 - c. USG Corporation; Drywall Suspension System.
- 2.3 STEEL FRAMING FOR FRAMED ASSEMBLIES
- A. Steel Studs and Runners: ASTM C 645.
1. Minimum Base-Metal Thickness: 30 mil/20 ga, or as indicated otherwise in the drawings or to suit the installation conditions.
 2. Depth: As indicated on Drawings.
- B. Slip-Type Head Joints: Where indicated, provide one of the following:
1. Single Long-Leg Runner System: ASTM C 645 top runner with 2-inch- deep flanges in thickness not less than indicated for studs, installed with studs friction fit into top runner and with continuous bridging located within 12 inches of the top of studs to provide lateral bracing.
 2. Double-Runner System: ASTM C 645 top runners, inside runner with 2-inch- deep flanges in thickness not less than indicated for studs and fastened to studs, and outer runner sized to friction fit inside runner.
 3. Deflection Track: Steel sheet top runner manufactured to prevent cracking of finishes applied to interior partition framing resulting from deflection of structure above; in thickness not less than indicated for studs and in width to accommodate depth of studs.
 - a. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, the following:
 - b. Products: Subject to compliance with requirements, provide one of the following:
 - 1) Steel Network Inc. (The); VertiClip SLD Series.
 - 2) Superior Metal Trim; Superior Flex Track System (SFT).
- C. Firestop Tracks: Top runner manufactured to allow partition heads to expand and contract with movement of the structure while maintaining continuity of fire-resistance-rated assembly indicated; in thickness not less than indicated for studs and in width to accommodate depth of studs.
1. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, the following:
 2. Products: Subject to compliance with requirements, provide one of the following:
 - a. Fire Trak Corp.; Fire Trak attached to studs with Fire Trak Slip Clip.
 - b. Metal-Lite, Inc.; The System.
- D. Flat Strap Plate: Steel sheet bracing in length and width indicated.
1. Minimum Base-Metal Thickness 0.027 inch.
- E. Cold-Rolled Channel Bridging: 0.0538-inch bare-steel thickness, with minimum 1/2-inch- wide flanges.
1. Depth: 1-1/2 inches.
 2. Clip Angle: Not less than 1-1/2 by 1-1/2 inches, 0.068-inch- thick, galvanized steel.
- F. Hat-Shaped, Rigid Furring Channels: ASTM C 645.
1. Minimum Base Metal Thickness: 0.0179 inch.
 2. Depth: 7/8 inch.
- G. Resilient Furring Channels: 1/2-inch- deep, steel sheet members designed to reduce sound transmission.

DRY FALLS – SUN LAKES STATE PARK VISITOR CENTER RENOVATION

1. Configuration: Asymmetrical
 - H. Cold-Rolled Furring Channels: 0.0538-inch bare-steel thickness, with minimum 1/2-inch- wide flanges.
 1. Depth: 3/4 inch.
 2. Furring Brackets: Adjustable, corrugated-edge type of steel sheet with minimum bare-steel thickness of 0.0312 inch.
 3. Tie Wire: ASTM A 641/A 641M, Class 1 zinc coating, soft temper, 0.0625-inch- diameter wire, or double strand of 0.0475-inch- diameter wire.
 - I. Z-Shaped Furring: With slotted or nonslotted web, face flange of 1-1/4 inches, wall attachment flange of 7/8 inch, minimum bare-metal thickness of 0.0179 inch, and depth required to fit insulation thickness indicated.
- 2.4 ANCHORS, CLIPS, AND FASTENERS
- A. Steel Shapes and Clips: ASTM A 36/A 36M, zinc coated by hot-dip process according to ASTM A 123.
 - B. Expansion Anchors: Fabricated from corrosion-resistant materials, with capability to sustain, without failure, a load equal to 5 times design load, as determined by testing per ASTM E 488 conducted by a qualified independent testing agency.
 - C. Power-Actuated Anchors: Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with capability to sustain, without failure, a load equal to 10 times design load, as determined by testing per ASTM E 1190 conducted by a qualified independent testing agency.
 - D. Mechanical Fasteners: Corrosion-resistant-coated, self-drilling, self-threading steel drill screws.
 1. Head Type: Low-profile head beneath sheathing, manufacturer's standard elsewhere.
 - E. Welding Electrodes: Comply with AWS standards.
- 2.5 AUXILIARY MATERIALS
- A. General: Provide auxiliary materials that comply with referenced installation standards.
 1. Fasteners for Metal Framing: Of type, material, size, corrosion resistance, holding power, and other properties required to fasten steel members to substrates.
 - B. Isolation Strip at Exterior Walls: Provide one of the following:
 1. Sealer Gaskets: Closed-cell neoprene foam, 1/4 inch thick, selected from manufacturer's standard widths to match width of bottom track or rim track members.
 2. Shims: Load bearing, high-density multimonomer plastic, nonleaching
 3. Nonmetallic, Nonshrink Grout: Premixed, nonmetallic, noncorrosive, nonstaining grout containing selected silica sands, portland cement, shrinkage-compensating agents, and plasticizing and water-reducing agents, complying with ASTM C 1107, with fluid consistency and 30-minute working time
 4. Galvanizing Repair Paint: ASTM A 780
- 2.6 FABRICATION
- A. Fabricate cold-formed metal framing and accessories plumb, square, and true to line, and with connections securely fastened, according to manufacturer's written recommendations and requirements in this Section.
 1. Fabricate framing assemblies using jigs or templates.
 2. Cut framing members by sawing or shearing; do not torch cut.
 3. Fasten cold-formed metal framing members by welding or screw fastening, as standard with fabricator. Wire tying of framing members is not permitted.
 - a. Comply with AWS D1.3 requirements and procedures for welding, appearance and quality of welds, and methods used in correcting welding work.
 - b. Locate mechanical fasteners and install according to Shop Drawings, with screw penetrating joined members by not less than three exposed screw threads.
 4. Fasten other materials to cold-formed metal framing by welding, bolting, or screw fastening, according to Shop Drawings.

DRY FALLS – SUN LAKES STATE PARK VISITOR CENTER RENOVATION

- B. Reinforce, stiffen, and brace framing assemblies to withstand handling, delivery, and erection stresses. Lift fabricated assemblies to prevent damage or permanent distortion.
- C. Fabrication Tolerances: Fabricate assemblies level, plumb, and true to line to a maximum allowable tolerance variation of 1/8 inch in 10 feet and as follows:
 - 1. Spacing: Space individual framing members no more than plus or minus 1/8 inch from plan location. Cumulative error shall not exceed minimum fastening requirements of sheathing or other finishing materials.
 - 2. Squareness: Fabricate each cold-formed metal framing assembly to a maximum out-of-square tolerance of 1/4 inch.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas and substrates, with Installer present, and including welded hollow-metal frames, cast-in anchors, and structural framing, for compliance with requirements and other conditions affecting performance.
 - 1. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Suspended Assemblies: Coordinate installation of suspension systems with installation of overhead structure to ensure that inserts and other provisions for anchorages to building structure have been installed to receive hangers at spacing required to support the Work and that hangers will develop their full strength.
 - 1. Furnish concrete inserts and other devices indicated to other trades for installation in advance of time needed for coordination and construction.

3.3 INSTALLATION, GENERAL

- A. Installation Standard: ASTM C 754, except comply with framing sizes and spacing indicated.
 - 1. Gypsum Plaster Assemblies: Also comply with requirements in ASTM C 841 that apply to framing installation.
 - 2. Gypsum Board Assemblies: Also comply with requirements in ASTM C 840 that apply to framing installation.
- B. Cold-formed metal framing may be shop or field fabricated for installation, or it may be field assembled.
- C. Install shop- or field-fabricated, cold-formed framing and securely anchor to supporting structure.
- D. Install cold-formed metal framing and accessories plumb, square, and true to line, and with connections securely fastened, according to manufacturer's written recommendations and requirements in this Section.
 - 1. Cut framing members by sawing or shearing; do not torch cut.
- E. Install supplementary framing, and solid wood blocking to support fixtures, equipment services, heavy trim, grab bars, toilet accessories, furnishings, or similar construction.
- F. Install bracing at terminations in assemblies.
- G. Do not bridge building control and expansion joints with non-load-bearing steel framing members. Frame both sides of joints independently.
- H. Install insulation, specified in Division 07 Section "Thermal Insulation," in built-up exterior framing members, such as headers, sills, boxed joists, and multiple studs at openings, that are inaccessible on completion of framing work.
- I. Fasten hole reinforcing plate over web penetrations that exceed size of manufacturer's standard punched openings.
- J. Erection Tolerances: Install cold-formed metal framing level, plumb, and true to line to a maximum allowable tolerance variation of 1/8 inch in 10 feet and as follows:

DRY FALLS – SUN LAKES STATE PARK VISITOR CENTER RENOVATION

1. Space individual framing members no more than plus or minus 1/8 inch from plan location. Cumulative error shall not exceed minimum fastening requirements of sheathing or other finishing materials.

3.4 INSTALLING SUSPENSION SYSTEMS

- A. Install suspension system components in sizes and spacings indicated on Drawings, but not less than those required by referenced installation standards for assembly types and other assembly components indicated.
- B. Isolate suspension systems from building structure where they abut or are penetrated by building structure to prevent transfer of loading imposed by structural movement.
- C. Suspend hangers from building structure as follows:
 1. Install hangers plumb and free from contact with insulation or other objects within ceiling plenum that are not part of supporting structural or suspension system.
 - a. Splay hangers only where required to miss obstructions and offset resulting horizontal forces by bracing, countersplaying, or other equally effective means.
 2. Where width of ducts and other construction within ceiling plenum produces hanger spacings that interfere with locations of hangers required to support standard suspension system members, install supplemental suspension members and hangers in the form of trapezes or equivalent devices.
 - a. Size supplemental suspension members and hangers to support ceiling loads within performance limits established by referenced installation standards.
 3. Wire Hangers: Secure by looping and wire tying, either directly to structures or to inserts, eye screws, or other devices and fasteners that are secure and appropriate for substrate, and in a manner that will not cause hangers to deteriorate or otherwise fail.
 4. Flat Hangers: Secure to structure, including intermediate framing members, by attaching to inserts, eye screws, or other devices and fasteners that are secure and appropriate for structure and hanger, and in a manner that will not cause hangers to deteriorate or otherwise fail.
 5. Do not attach hangers to steel roof deck.
 6. Do not attach hangers to rolled-in hanger tabs of composite steel floor deck.
 7. Do not connect or suspend steel framing from ducts, pipes, or conduit.
- D. Fire-Resistance-Rated Assemblies: Wire tie furring channels to supports.
- E. Seismic Bracing: Sway-brace suspension systems with hangers used for support.
- F. Grid Suspension Systems: Attach perimeter wall track or angle where grid suspension systems meet vertical surfaces. Mechanically join main beam and cross-furring members to each other and butt-cut to fit into wall track.
- G. Installation Tolerances: Install suspension systems that are level to within 1/8 inch in 12 feet measured lengthwise on each member that will receive finishes and transversely between parallel members that will receive finishes.

3.5 INSTALLING FRAMED ASSEMBLIES

- A. Where studs are installed directly against exterior masonry walls or dissimilar metals at exterior walls, install isolation strip between studs and exterior wall.
- B. Install continuous tracks sized to match studs. Align tracks accurately and securely anchor to supporting structure as indicated.
 1. Fasten both flanges of studs to top and bottom track, unless otherwise indicated. Space studs as indicated.
- C. Set studs plumb, except as needed for diagonal bracing or required for nonplumb walls or warped surfaces and similar requirements.
- D. Install double deep-leg deflection tracks and anchor outer track to building structure, or connect vertical deflection clips to studs and anchor to primary building structure.
- E. Install horizontal bridging in curtain-wall studs (all walls not sheathed on both sides), spaced in rows indicated on Shop Drawings but not more than 54 inches apart. Fasten at each stud intersection.

**DRY FALLS – SUN LAKES STATE PARK
VISITOR CENTER RENOVATION**

1. Bridging: Cold-rolled steel channel, welded or mechanically fastened to webs of punched studs or
 2. Bridging: Combination of flat, taut, steel sheet straps of width and thickness indicated (1.25"x20 ga minimum) and stud-track solid blocking of width and thickness to match studs (maximum 8' c/c). Fasten flat straps to stud flanges and secure solid blocking to stud webs or flanges.
- F. Install miscellaneous framing and connections, including stud kickers, web stiffeners, clip angles, continuous angles, anchors, fasteners, and stud girts, to provide a complete and stable wall-framing system.
- G. Install studs so flanges within framing system point in same direction.
1. Space studs as follows:
 - a. Single-Layer Application: **16 inches** o.c., unless otherwise indicated.
 - b. Multilayer Application: **16 inches** o.c., unless otherwise indicated.
 - c. Tile backing panels: **16 inches** o.c., unless otherwise indicated.
- H. Install tracks (runners) at floors and overhead supports. Extend framing full height to structural supports or substrates above suspended ceilings, except where partitions are indicated to terminate at suspended ceilings. Continue framing around ducts penetrating partitions above ceiling.
1. Install deflection accommodating top tracks at all connections with overhead structural supports and decks.
 2. Slip-Type Head Joints: Where framing extends to overhead structural supports, install to produce joints at tops of framing systems that prevent axial loading of finished assemblies.
 3. Door Openings: Screw vertical studs at jambs to jamb anchor clips on door frames; install runner track section (for cripple studs) at head and secure to jamb studs.
 - a. Install two studs at each jamb, unless otherwise indicated. Jamb studs shall be 16 gauge material, extend full height to structure above,
 - b. Install cripple studs at head adjacent to each jamb stud, with a minimum **1/2-inch** clearance from jamb stud to allow for installation of control joint in finished assembly.
 - c. Extend jamb studs through suspended ceilings and attach to underside of overhead structure.
 4. Other Framed Openings: Frame openings other than door openings the same as required for door openings, unless otherwise indicated. Install framing below sills of openings to match framing required above door heads.
 5. Fire-Resistance-Rated Partitions: Install framing to comply with fire-resistance-rated assembly indicated and support closures and to make partitions continuous from floor to underside of solid structure.
 - a. Firestop Track: Where indicated, install to maintain continuity of fire-resistance-rated assembly indicated.
 6. Sound-Rated Partitions: Install framing to comply with sound-rated assembly indicated.
- I. Direct Furring:
1. Screw to wood framing.
 2. Attach to concrete or masonry with stub nails, screws designed for masonry attachment, or powder-driven fasteners spaced **24 inches** o.c.
- J. Z-Furring Members:
1. Erect insulation (specified in Division 07 Section "Thermal Insulation") vertically and hold in place with Z-furring members spaced **24 inches** o.c.
 2. Except at exterior corners, securely attach narrow flanges of furring members to wall with concrete stub nails, screws designed for masonry attachment, or powder-driven fasteners spaced **24 inches** o.c.
 3. At exterior corners, attach wide flange of furring members to wall with short flange extending beyond corner; on adjacent wall surface, screw-attach short flange of furring channel to web of attached channel. At interior corners, space second member no more than **12 inches** from corner and cut insulation to fit.

**DRY FALLS – SUN LAKES STATE PARK
VISITOR CENTER RENOVATION**

- K. Installation Tolerance: Install each framing member so fastening surfaces vary not more than **1/8 inch** from the plane formed by faces of adjacent framing.

3.6 REPAIRS AND PROTECTION

- A. Galvanizing Repairs: Prepare and repair damaged galvanized coatings on fabricated and installed cold-formed metal framing with galvanized repair paint according to ASTM A 780 and manufacturer's written instructions.
- B. Protect paper-surfaced gypsum sheathing that will be exposed to weather for more than 30 days by covering exposed exterior surface of sheathing with a securely fastened air-infiltration barrier. Apply covering immediately after sheathing is installed.
- C. Protect cutouts, corners, and joints in sheathing by filling with a flexible sealant or by applying tape recommended by sheathing manufacturer at time sheathing is applied.
- D. Provide final protection and maintain conditions, in a manner acceptable to manufacturer and Installer, that ensure cold-formed metal framing is without damage or deterioration at time of Substantial Completion.

3.7 FIELD QUALITY CONTROL

- A. Testing: Owner will engage a qualified independent testing and inspecting agency to perform field tests and inspections and prepare test reports.
- B. Field and shop welds will be subject to testing and inspecting.
- C. Testing agency will report test results promptly and in writing to Contractor and Architect.
- D. Remove and replace work where test results indicate that it does not comply with specified requirements.
- E. Additional testing and inspecting, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.

3.8 REPAIRS AND PROTECTION

- A. Galvanizing Repairs: Prepare and repair damaged galvanized coatings on fabricated and installed cold-formed metal framing with galvanized repair paint according to ASTM A 780 and manufacturer's written instructions.
- B. Provide final protection and maintain conditions, in a manner acceptable to manufacturer and Installer, that ensure that cold-formed metal framing is without damage or deterioration at time of Substantial Completion.

END OF SECTION 09 22 16