

**OUTLINE SCOPE OF WORK AND SPECIFICATIONS**

**FOR**

**Port Gamble S’Klallam Tribe Administration Building  
Tenant Improvement**

**PORT GAMBLE S’KLALLAM TRIBE**

31912 Little Boston Road NE

Kingston, WA 98346

Bid Due Date: 5:00 pm April 2nd, 2021 Delivered to the Port Gamble S’Klallam via shared electronic documents.

## **DIVISION 00: PROCUREMENT AND CONTRACTING REQUIREMENTS**

### PROJECT IDENTIFICATION

Project Name: Port Gamble S'Klallam Tribe Administration Building Tenant Improvement  
31912 Little Boston Road NE  
Kingston, WA 98346

Owner: Port Gamble S'Klallam Tribe  
Owner's Project Manager: Ahmis Loving  
PO Box 13 Port Gamble, WA 98364  
360 471 6975  
Ahmis@lovingengineering.com

### NOTICE TO PROSPECTIVE BIDDERS

In addition to the RFQ. These documents constitute an Invitation to Bid to General Contractors for the construction of the project described below.

Notice Date: March 19, 2021  
Contract Scope: Demolition and Renovation  
Contract Terms: Cost plus a fee

### PROCUREMENT TIMETABLE

Pre-Bid Site Tour: A mandatory site visit is required for all bidders, to be scheduled with Owner's Project Manager. No unsupervised site visits are permitted. **Contact:**  
[Ahmis Loving](mailto:Ahmis.Loving@lovingengineering.com)  
[ahmis@lovingengineering.com](mailto:ahmis@lovingengineering.com)  
360-471-6975

Last Request for Substitution Due: 7 days prior to due date of bids.  
Last Request for Information Due: 7 days prior to due date of bids.  
Bid Due Date: 5:00pm April 2, 2021  
Bids May Not Be Withdrawn Until: 30 days after due date.  
Anticipated Construction Start: April 19<sup>th</sup>  
Desired Final Completion Date: July 30, 2020  
Completion date is critical due to requirements of Owner's operations.  
The Owner reserves the right to change the schedule or terminate the entire procurement process at any time.

## ADVERTISEMENT FOR BIDS

Your firm is invited to submit an offer via electronic documents to Owner for construction of a facility located at: 31912 Little Boston Road NE, Kingston, WA 98346  
Before 5 pm local standard time on the 2<sup>nd</sup> of April 2021, for:

Project: Port Gamble S’Klallam Tribe Administration Building Tenant Improvement

Submit your offer on the Bid Form provided. Bidders may supplement this form as appropriate. Your offer will be required to be submitted under a condition of irrevocability for a period of 30 days after submission.

The Owner reserves the right to accept or reject any or all offers. Selection will be on a combination of price and qualifications and past performance.

- Price
- Work relevant to this project
- Quality of past projects
- Timeliness
- Experience of Project Team
- References

Digital bid submissions to be emailed to the attention of:

Audrey Gugel  
Administrative Director, Port Gamble S’Klallam Tribe  
[audreyg@pgst.nsn.us](mailto:audreyg@pgst.nsn.us)

## PROJECT FUNDING AND CONTRACT INFORMAITON

This Agreement utilizes funding provided to the Tribe from the Coronavirus Relief Fund (“CRF”) under the Coronavirus Aid, Relief, and Economic Security Act (“CARES Act”) and requires compliance with certain provisions of Title 2 C.F.R. 200 – Uniform Administrative Requirements, Cost Principals, and Audit Requirements for Federal Awards. During the performance of this Agreement, the contractor shall comply with, and use its best efforts to assist the Tribe in complying with, all applicable federal laws, and policies governing the funds provided under this agreement, including, but not limited to, the following requirements in the Uniform Guidance (2 C.F.R. Part 200):

- 2 C.F.R. § 200.303 regarding internal controls
- 2 C.F.R. §§ 200.330 – 200.332 regarding sub-recipient monitoring and management, and Subpart F regarding audit requirements.

Subcontracts, if any, shall contain a provision making them subject to all of the provisions stipulated in this Agreement, including but not limited to 2 C.F.R. 200.303, 2 C.F.R. 200.330-332, and 2 C.F.R. Part 200 Subpart F.

## OSHA

OSHA applies to this project

## WAGE REQUIREMENTS

Davis Bacon wage requirements apply to this project.

## TRIBE SPECIFIC INFORMATION

**Debarment.** The tribe will not enter into a contract with a contractor who is debarred, suspended, or proposed for debarment by the federal government. The tribe will review the System for Award Management before entering into a contract. <https://sam.gov/SAM/pages/public/index.jsf>

**Tribal preference.** The Port Gamble S’Klallam Tribe’s “Tribal Construction Preference Policy” applies to this Project and is hereby incorporated into “Instructions to Bidders for Contracts” by reference.

The general Contractor selected for the project shall make best efforts at awarding subcontracts in compliance with the Port Gamble S’Klallam Tribe’s “Tribal Construction Preference Policy”. Proof of Indian business ownership shall be required for the Project if claiming Indian Preference.

If claiming Indian Preference, the form in Appendix B must be completed and submitted along with the bid.

**Local preference.** Section 2.5 of the tribe's procurement policy indicates: "The Tribal Council desires to support the business of the local community. All factors being relative equal, local businesses will be given priority for purchases."

**Inadvertent Discovery Plan, Appendix A.** If the contractor uncovers archeological materials during work on this project, this plan must be followed.

**Sales Tax.** There is no sales tax on this project. There is no sales tax on goods and services delivered to the reservation, including the contractor's work and materials delivered to the project.

**Bonds.** Performance and payment bonds are required.

Electrical permit. The contractor is responsible for pulling an electrical permit from L&I, including an L&I "plan review" if required.

## **DIVISION 01: GENERAL REQUIREMENTS**

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### CONTRACT DESCRIPTION

Contract Type: AIA A104 - Cost of Work Plus a Fee

### DESCRIPTION OF ALTERATIONS WORK

Renovate approximately 3,600 square feet of office space in the southwest portion of the Port Gamble S'Klallam Tribe Administration Building for Accounting Department offices. This includes associated work in the lobby adjacent to the Accounting Department offices. The building will be occupied during construction and the work is to be completed in stages. The contractor is to develop the final sequence plan and coordinate construction schedule and operation with the owner. Systems to be modified include plumbing, HVAC, electrical, Fire suppression and Fire alarm.

### BASE BID

It is the intent of the Owner to award a Contract for Base Bid construction of the project as shown on the Drawings and specified herein. Should additional budget be available, however, the Additive Bid Items listed in this Section will be considered.

### ADDITIVE ALTERANATE BID ITEMS

Additive #1: New lobby reception desk, mail area and associated flooring and ceiling modifications. Work includes revisions to existing lighting, HVAC and other existing elements as required for the installation of additive #1 work.

### OWNER OCCUPANCY

Owner intends to continue to occupy adjacent portions of the existing building, including the lobby, during the entire construction period.

Owner intends to move accounting staff out of the project area during construction.

Cooperate with Owner to minimize conflict and to facilitate Owner's operations.

### CONTRACTOR USE OF SITE AND PREMISES

Arrange use of site and premises to allow Owner occupancy and use of site and premises by the public.

Provide access to and from site as required by law and by Owner

Keep all exits required by code open during construction period.

Provide temporary exit signs if exit routes are temporarily altered.

Do not obstruct roadways, sidewalks, or other public ways without Tribal permission.

Contractor to coordinate with Owner for areas to be used for temporary storage.

Limit disruption of utility services. Inform Owner's Agent a minimum of 48 hours before a utility outage or disruption.

Prevent accidental disruption of utility services to other facilities.

Working hours are defined as 7am to 6pm Monday through Friday. Contractor may work outside of these hours with approval from Owner

#### **HAZARDOUS MATERIALS**

Owner will provide a hazardous material testing report prior to start of construction.

#### **BUILDING CODES AND PERMITTING**

The Port Gamble S'Klallam is a recognized tribe with full legal status for code and permitting authority. In general, the Tribe uses the most recent Uniform Building, Mechanical and Electrical Codes as adopted by the State of Washington as a basis of design for building code and life-safety practices.

#### **ITEMS FURNISHED BY OWNER INSTALLED BY CONTRACTOR (FOIC)**

The Tribe may acquire and/or create art objects to be installed as part of the improvements. The Contractor agrees to coordinate with the Tribe to install any such art works as an additional service.

#### **CLOSEOUT REQUIREMENTS**

Delivery of as-builts on completion of the project for site work, building improvements, mechanical, electrical and plumbing renovations.

#### **PRICE AND PAYMENT PROCEDURES**

Provide a schedule of values prior to start of work

Provide a project schedule prior to start of work

Provide monthly requests for payment on AIA form G702 Application for Payment and G703 Continuation Sheet

## **DIVISION 02: EXISTING CONDITIONS**

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Perform selective demolition on existing bearing walls, nonbearing walls and exterior walls.

Perform selective demolition required for new work.

Selectively remove existing windows as indicated on plan.

Demolish existing slab areas as indicated on plan.

Coordinate with Owner items to be removed, stored and reinstalled. These items included but are not limited to:

- Ceiling mounted projector and screen
- ADA door mechanism and push buttons at Accounting entry door
- Cardlock devices
- Wall mounted hand sanitizers

Salvage and recycle materials as appropriate to local market. Spaces adjacent to the area of work are to be protected from contractor's operations. Existing items, equipment, plumbing fixtures, etc. to remain in place shall be protected from dirt and damage during demolition and construction. The contractor is responsible for storage and protection of all existing items which will be relocated/reused in this project.

## **DIVISION 03: CONCRETE**

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Use 4,000 psi concrete with a maximum slump of 4". Contractor is responsible for providing the mix design. Use Grade 60 reinforcing steel. Epoxy dowels into existing concrete as required. Contractor is responsible for all concrete testing (strength, slump, and air content).

Extend concrete slab on grade to new exterior walls per plan. Match existing slab on grade finish and form the new slab plumb and level with the existing.

Provide new footing as required per structural. Load bearing capacity of concrete to be determined as meeting structural requirements by contractor prior to formwork.

Provide reinforcing in new foundation and slab areas. Use epoxy embedment at new/old slab and foundation intersection.

## **DIVISION 04: MASONRY**

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Section Not Used



## **DIVISION 05: METALS**

Provide fabricated counter supports per architectural drawings.

## **DIVISION 06: WOOD, PLASTICS, & COMPOSITES**

### **ROUGH CARPENTRY**

Wood stud construction for new interior and exterior walls to match existing construction.

Wood columns, headers and beams per structural drawings.

Wood furring, sheathing, and blocking for built in casework and wall mounted equipment.

### **FINISH CARPENTRY**

Thermally Fused Laminate panels and decorative elements at lobby as indicated on drawings.

Frameless cabinet construction with melamine interior and plastic laminate exterior.

HDPL counters for built in desks and casework per finish schedule.

Provide new interior trim and millwork within area of work.

Provide new MDF window header, jamb and sill extensions as required by new window installation. Trim to be pre primed and field painted.

Provide new interior window trim over existing casing and drywall. Paint.

## **DIVISION 07: THERMAL AND MOISTURE PROTECTION**

### **ASSUMPTIONS**

Existing exterior wall is assumed to be constructed (from exterior to interior) of painted wood siding, building paper, ½” plywood sheathing, wood studs filled with fiberglass batt insulation, 5/8” type X drywall, PVA vapor barrier drywall primer and paint. If, after selective demolition, the wall type proves to be of a different construction notify the architect immediately.

### **BUILDING INSULATION**

Provide new fiberglass batt insulation (Owens Corning or equal) in new exterior walls. Place to fill the extents of the stud cavity.

Provide sound attenuation batt insulation (Owens Corning or equal) to fill the stud cavity at walls indicated on plan.

Provide sound attenuation batt insulation (Owens Corning or equal) on top of suspended ceiling tile in rooms indicated on plan.

Provide R10 rigid insulation under new slab areas per plan.

#### VAPOR RETARDERS

6 mil polyethylene under slab on grade

PVA vapor barrier primer on new walls.

Provide weather resistant barrier at exterior walls, Tyvek "Commercial Wrap" or equal.

#### JOINT SEALANTS

Use polyurethane sealants in color to match adjacent surfaces.

#### FLASHING

Provide liquid applied flashing at new windows.

Provide wall flashing at new exterior walls to match existing.

#### SIDING

Match existing siding and trim at new exterior walls.

### **DIVISION 8: OPENINGS**

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#### WOOD DOORS

1-3/4 inch, flush panel, solid core wood, veneer to match existing in 16 gauge, knock down, painted steel frame to match existing color. Provide lites per door schedule

#### EXTERIOR DOORS

Hollow metal, insulated, flush 18 gauge doors and 14 gauge frames, painted.

#### SLIDING DOORS

1-3/4 inch, flush panel, solid core wood, veneer to match existing. Double track flush ceiling hardware. Cavity Sliders "FH- Ceiling Mount" or similar

#### HARDWARE

##### GENERAL

1. Supplier will be responsible for detailing, scheduling and ordering of finish hardware.
2. Conduct pre-installation conference at jobsite. Initiate and conduct with supplier, installer and related trades. Coordinate materials and techniques and sequence complex hardware items and systems installation.

3. Key Conference shall be initiated and conducted with owner to determine system, keyway(s) and structure.
4. Wiring/Riser diagrams: As required for electric hardware indicated. **ELECTRICAL COORDINATION MEETING:** After receipt of approved finish hardware schedule, the hardware supplier shall organize and lead a meeting with all related suppliers and installers of electrified hardware and access control systems. Include copies of all door elevation drawings showing location of electrified hardware, point to point wiring diagrams, a separate hardware schedule only listing openings having electrified hardware as part of this section, and manufacturers' catalog cuts of electrified hardware including electrical specifications of the product, will be provided, by the hardware supplier, for each attendee at the meeting. The purpose of this meeting will be to insure that all parties understand their scope of work and the system operation and location of all electrified hardware products. Hardware supplier shall provide a system description for each hardware group that has electrified hardware.
5. Keying Schedule: Prepared by or under the supervision of supplier, after receipt of the approved finish hardware schedule, detailing Owner's final keying instructions for locks.

**MANUFACTURERS**

1. Approval of products from manufacturers indicated as "Acceptable Manufacturer" is contingent upon those products providing all functions and features and meeting all requirements of scheduled manufacturer's product.

Item	Scheduled Manufacturer	Acceptable Manufacturer
Hinges	Ives (IVE)	Hager, Bommer
Flush Bolts & Coordinators	Ives (IVE)	Burns, Rockwood
Locksets & Deadlocks	Schlage (SCH)	Sargent,
Aluminum Door Locks - Narrow Style	Adams Rite (ADA)	None
Exit Devices & Mullions	Von Duprin (VON)	Sargent,
Electric Strikes	Von Duprin (VON)	Trine, SDC
Power Supplies	Von Duprin (VON)	Precision, Sargent,
Cylinders & Keying	Schlage (SCH)	Corbin-Russwin, Sargent,
Door Closers	LCN (LCN)	Norton, Sargent,
Automatic Operators	LCN (LCN)	Norton, Besam
Door Trim	Ives (IVE)	Trimco, Burns
Protection Plates	Ives (IVE)	Trimco, Burns
Overhead Stops	Glynn-Johnson (GLY)	Rixson, Sargent
Thresholds & Weatherstrip	Zero (ZER)	NGP, Reese, Pemko

## HANGING

1. Conventional Hinges: Hinge open width minimum, but of sufficient throw to permit maximum door swing. Steel or stainless steel pins:
2. Three hinges per leaf to 7 feet, 6-inch height. Add one for each additional 30 inches in height or any fraction thereof.
3. Provide 4 ½ x 4 ½ for 1 ¾" thick doors up to 3'5". Provide 5 x 4 ½ on doors 36" and over.
4. Exterior outswing doors to have non removable (NRP) pins.
5. Pin tips, flat button, finish to match leaves
6. Interior doors over 36" – Heavy weight
7. Interior doors up to 36" – Standard weight

## LOCKSETS, LATCHSETS, DEADBOLTS

1. Extra Heavy Duty Cylindrical Locks and Latches: Schlage ND Series
2. Provide cylindrical locks conforming to ANSI A156.2 Series 4000, Grade 1.
3. UL listed for A label and lesser class single doors up to 4ft x 8ft.
4. Meets A117.1 Accessibility Codes.
5. OPTION Schlage and Sargent only: Provide locksets able to withstand 1500 inch pounds of torque applied to locked outside lever without gaining access per ANSI A156.2 Abusive Locked Lever Torque Test and cycle tested to 3 million cycles per ANSI A156.2 Cycle Test.
6. OPTION Schlage No Substitute: Provide solid steel rotational stops to control excessive rotation of lever.
7. OPTION Schlage No Substitute: Provide completely refunctionable lockset that allows lock function to be changed to over twenty other common functions by swapping easily accessible parts.
8. Provide locks with standard 2-3/4 inches (70 mm) backset, unless noted otherwise, with 1/2 inch latch throw. Provide proper latch throw for UL listing at pairs.
9. Provide locksets with separate anti-rotation thru-bolts, and no exposed screws.
10. Provide independently operating levers with two external return spring cassettes mounted under roses to prevent lever sag.
11. Provide standard ASA strikes unless extended lip strikes are necessary to protect trim.
12. Lever Trim: Solid cast levers without plastic inserts, and wrought roses on both sides.
13. Lever Design: Schlage Rho
14. Cylindrical Locks and Latches: Schlage AL Series
15. Provide cylindrical locks conforming to ANSI A156.2 Series 4000, Grade 2.
16. Provide locks with standard 2-3/4 inches (70 mm) backset, unless noted otherwise, with 1/2 inch (13 mm) latch throw. Provide 2-3/8 inches (60 mm) backset where noted of if door or frame detail requires. Provide proper latch throw for UL listing at pairs.
17. Provide locksets with separate anti-rotation throughbolts, and no exposed screws. Provide levers that operate independently, and have two external return spring cassettes mounted under roses to prevent lever sag.
18. Provide standard ASA strikes unless extended lip strikes are necessary to protect trim.

19. Lever Trim: Solid cast levers without plastic inserts, and wrought roses on both sides.
20. Lever Design: Schlage Sat

#### ELECTRIC STRIKES

1. Manufacturers and Products: Von Duprin 6000 Series
2. Provide electric strikes designed for use with type of locks shown at each opening.
3. Provide electric strikes UL Listed as burglary-resistant.
4. Where required, provide electric strikes UL Listed for fire doors and frames.
5. Provide fail-secure type electric strikes, unless specified otherwise.
6. Coordinate voltage and provide transformers and rectifiers for each strike as required.

#### KEYS, KEYING, AND KEY CONTROL

1. See Keying Requirements in this section

#### CLOSERS

1. Surface Closers: LCN 4040XP Series
2. Provide door closers conforming to ANSI/BHMA A156.4 Grade 1 requirements by BHMA certified independent testing laboratory. ISO 9000 certify closers. Stamp units with date of manufacture code.
3. Provide door closers with fully hydraulic, full rack and pinion action with high strength cast iron cylinder, and full complement bearings at shaft.
4. Cylinder Body: 1-1/2 inch (38 mm) diameter with 3/4 inch (19 mm) diameter double heat-treated pinion journal.
5. Hydraulic Fluid: Fireproof, passing requirements of UL10C, and requiring no seasonal closer adjustment for temperatures ranging from 120 degrees F to -30 degrees F.
6. Spring Power: Continuously adjustable over full range of closer sizes, and providing reduced opening force as required by accessibility codes and standards.
7. Hydraulic Regulation: By tamper-proof, non-critical valves, with separate adjustment for latch speed, general speed, and backcheck.
8. Provide closers with solid forged steel main arms and factory assembled heavy-duty forged forearms for parallel arm closers.
9. Pressure Relief Valve (PRV) Technology: Not permitted.
10. Finish for Closer Cylinders, Arms, Adapter Plates, and Metal Covers: Powder coating finish which has been certified to exceed 100 hours salt spray testing as described in ANSI Standard A156.4 and ASTM B117, or has special rust inhibitor (SRI).
11. Provide special templates, drop plates, mounting brackets, or adapters for arms as required for details, overhead stops, and other door hardware items interfering with closer mounting.
12. Surface Closers: LCN 1460 Series
13. Provide door closers conforming to ANSI/BHMA A156.4 Grade 1 requirements by BHMA certified independent testing laboratory.
14. Provide door closers with fully hydraulic, full rack and pinion action cylinder.
15. Closer Body: 1-1/4 inch (32 mm) diameter, with 5/8 inch (16 mm) diameter heat-treated pinion journal.

16. Hydraulic Fluid: Fireproof, passing requirements of UL10C, and requiring no seasonal closer adjustment for temperatures ranging from 120 degrees F to -30 degrees F.
17. Spring Power: Continuously adjustable over full range of closer sizes, and providing reduced opening force as required by accessibility codes and standards.
18. Hydraulic Regulation: By tamper-proof, non-critical valves, with separate adjustment for latch speed, general speed, and backcheck.
19. Pressure Relief Valve (PRV) Technology: not permitted.
20. Provide special templates, drop plates, mounting brackets, or adapters for arms as required for details, overhead stops, and other door hardware items interfering with closer mounting.

#### OTHER HARDWARE

1. Door stops: Provide stops to protect walls, casework or other hardware.
2. Except as otherwise indicated, provide stops (wall, floor or overhead) at each leaf of every swinging door leaf.
3. Where wall or floor stops are not appropriate, provide overhead holders.
4. Weatherstrip and Gasket
5. Provide continuous weather-strip gasketing on exterior doors and provide smoke, light, or sound gasketing on interior doors where indicated or scheduled.
6. Provide non-corrosive fasteners as recommended by the manufacturer for application indicated.
7. Thresholds
8. Except as otherwise indicated, provide standard metal threshold unit of type, size and profile as detailed or scheduled.
9. Silencers
10. Interior hollow metal frames, 3 for single doors, 2 for pairs of doors.
11. Kickplates
12. Four beveled edges, .050 inches minimum thickness, height and width as scheduled. Sheet-metal screws of bronze or stainless steel to match other hardware.

#### HARDWARE FINISH

1. Provide the following finishes unless noted differently in hardware groups:

Hinges	630 Stainless Steel Exterior, 652 Dull Chrome Interior
Locksets	626 Dull Chrome
Exit Devices	626 Dull Chrome
Closers	689 Aluminum
Kickplates	630 Stainless Steel
Other Hardware	626 Dull Chrome
Thresholds	Aluminum
Weatherstrip/Sweeps	Aluminum

#### KEYING REQUIREMENTS

1. All keyed cylinders shall be subject to a new Schlage Masterkey system.

2. Cylinders to be furnished with visual key control with key code. Stamped on the face of the keys and marked on the back or side of the cylinders.
3. Key Quantities
  - 6 EA Master Keys
  - 4 EA Control Keys
  - 2 EA Construction Control Keys
  - 10 EA Construction Keys
  - 3 EA Change Keys per keyed alike group

DOOR HARDWARE GROUPS

Hardware Group No. 01

Provide each SGL door(s) with the following:

QT		DESCRIPTION	CATALOG NUMBER		FINIS	MFR
Y					H	
3	EA	HINGE	5BB1 4.5 X 4.5		652	IVE
1	EA	STOREROOM LOCK	ND80RD RHO		626	SCH
1	EA	ELECTRIC STRIKE	6211 FSE 12/16/24/28 VAC/VDC		630	VON
1	EA	SURFACE CLOSER	1461 REG OR PA AS REQ STD		689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS		630	IVE
1	EA	WALL STOP	WS406/407CCV		630	IVE
1	EA	GASKETING	488SBK PSA		BK	ZER
1			CARD READER - WORK OF DIVISION 28			
			POWER SUPPLY - WORK OF DIVISION 28			





Hardware Group No. 02

Provide each SGL door(s) with the following:

QT		DESCRIPTION	CATALOG NUMBER		FINIS	MFR
Y					H	
3	EA	HINGE	5BB1 4.5 X 4.5		652	IVE
1	EA	ENTRANCE/OFFICE LOCK	AL50RD SAT		626	SCH
1	EA	WALL STOP	WS406/407CCV OR FS VERIFY		630	IVE
3	EA	SILENCER	SR64/SR65		GRY	IVE

Hardware Group No. 03

Provide each SGL door(s) with the following:

QT		DESCRIPTION	CATALOG NUMBER		FINIS	MFR
Y					H	
3	EA	HINGE	5BB1 4.5 X 4.5		652	IVE
1	EA	ENTRANCE/OFFICE LOCK	AL50RD SAT		626	SCH
1	EA	OH STOP	100S		630	GLY
3	EA	SILENCER	SR64/SR65		GRY	IVE







Hardware Group No. 04

Provide each BD door(s) with the following:

QT		DESCRIPTION	CATALOG NUMBER		FINIS	MFR
Y					H	

Hardware Group No. 05

Provide each SGL door(s) with the following:

QT		DESCRIPTION	CATALOG NUMBER		FINIS	MFR
Y					H	
3	EA	HINGE	5BB1 4.5 X 4.5		652	IVE
1	EA	STOREROOM LOCK	AL80RD SAT		626	SCH
1	EA	SURFACE CLOSER	1461 EDA STD		689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS		630	IVE
1	EA	WALL STOP	WS406/407CCV		630	IVE
3	EA	SILENCER	SR64/SR65		GRY	IVE



Hardware Group No. 06

Provide each PR door(s) with the following:

QT		DESCRIPTION	CATALOG NUMBER		FINIS	MFR
Y					H	
6	EA	HINGE	5BB1HW 4.5 X 4.5 NRP	☰	630	IVE
2	EA	MANUAL FLUSH BOLT	FB458	☰	626	IVE
1	EA	DUST PROOF STRIKE	DP2	☰	626	IVE
1	EA	STOREROOM LOCK	AL80RD SAT	☰	626	SCH
1	EA	SURFACE CLOSER	4040XP EDA	☰	689	LCN
			ACTIVE LEAF			
2	EA	KICK PLATE	8400 10" X 1" LDW B-CS	☰	630	IVE
2	EA	WALL STOP	WS406/407CCV	☰	630	IVE
1	EA	RAIN DRIP	142AA	☰	AA	ZER
2	EA	GASKETING	328AA-S	☰	AA	ZER
1	EA	GASKETING	50AA-S	☰	AA	ZER
2	EA	DOOR SWEEP	39A	☰	A	ZER
1	EA	THRESHOLD	655A-223	☰	A	ZER

GLAZING

All glazing to conform to 2018 Washington State Energy Code. Use tempered glass where indicated. Meet U value and SHGC value per window schedule.

Provide new vinyl-frame retrofit windows per window schedule. Milgard Style Line Series or equal.

SPECIAL FUNCTION WINDOWS

Locking VG Douglass Fir wooden counter shutter. Manual operation. Interior face mounted.

Provide counterbalance assembly, matching wooden hood assembly. Provide key cylinders (left and right sides) at office interior. 5/8" thick slats.

**DIVISION 9: FINISHES**

GYPSUM BOARD

Use 5/8" type "x" gypsum board on all interior walls. New gypsum board is to be painted, provide Level 4 finish.

TILE CARPETING

Tufted, soil repellent, recycled material carpet tile with a pile weight of not less than 12 oz. per square yard throughout project. Mohawk X-factor carpet tile or equivalent.

## RESILIENT FLOORING

LVT, square tiles with full-spread glue installation. Material and product per schedule.

## PAINTING

Paint interior gypsum walls with 1 coat PVA primer and 2 coats latex acrylic with satin finish. Paint interior woodwork with 1 coat alkyd primer and 2 coats alkyd enamel with semi-gloss finish. Field paint metals with 1 coat self-etching, rust-inhibiting metal primer and 2 coats alkyd enamel with semi-gloss finish. Paint to be applied adjacent existing surfaces to nearest architectural break line.

Paint exterior wood siding with one coat exterior latex wood primer and two finish coats acrylic latex finish coats. Paint to be applied adjacent existing surfaces to nearest architectural break line.

Metal door frames – paint with Protech Multi Master or equal-semigloss finish

## ACOUSTICAL PANEL CEILING

Provide new acoustical panel ceiling per reflected ceiling plan. Armstrong Cortega Second Look or equal.

Suspended decorative wood panels at lobby. Armstrong “Woodwork” tegular 30”x30”.

Provide seismic bracing.

## **DIVISION 10: SPECIALITIES**

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### GLASS COUNTER PARTITIONS

Laminated safety glass in sizes indicated on plan. Thickness as appropriate for span CR Lawrence side mounting channels and accessories. Brushed chrome

### SIGNAGE

Code signage to be by contractor

Room identification signage to be sourced by contractor, coordinated with owner and installed by contractor.

### FIRE PROTECTION SPECIALTIES

Portable fire extinguishers (Class A/B/C) to be provided as indicated on the plan and in accordance with NFPA 10.

### ENTRY MAT

Super Scrape by Mats, Inc. with reducer strip edging or equivalent. Color as selected by architect.

### COAT HOOKS

Gatco "Latitude 2" triple robe hook rack or similar. Finish to match door hardware. One unit to be mounted on the room side of each office door.

## **DIVISION 11: EQUIPMENT**

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Existing Ceiling mount wifi projector and motorized remote-control screen. Removed, stored and re-installed by Contractor.

## **DIVISION 12: FURNISHINGS**

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### WINDOW BLINDS

Provide manual roll down shades with a 5% to 7% openness at all windows within the area of work.

## **DIVISION 21: FIRE SUPPRESSION**

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### BIDDER DESIGN SYSTEM

Fire sprinkler systems will be bidder-design, with subcontractor responsible for design and installation of a complete sprinkler system conforming to 2018 Washington State Codes.

Verify adequacy of existing fire suppression system and revise and/or extend system as require by the 2018 Washington State Codes.

## **DIVISION 22: PLUMBING**

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### BIDDER DESIGN SYSTEM

Plumbing work will be bidder-design, with subcontractor responsible for design and installation of a complete plumbing system conforming to 2018 Washington State Codes.

The existing plumbing system is to be maintained operational throughout the course of construction. Any shut offs of plumbing system components require a written request no less than 1 week in advance and approval from the owner.

Provide a new bottle filler station, wall surface mounted as per fixture schedule, Elkay EZH20 Model EMASM or similar. Do not penetrate floor slab for the drain. Install ejector pump and route waste overhead to nearest connection point.

## **DIVISION 23: HEATING, VENTILATING, AND AIR CONDITIONING**

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### BIDDER DESIGN SYSTEM

The HVAC system is to be bidder design based on replacement of the existing rooftop units serving the area of work with a new multi zone ductless split system in order to provide heat and cooling. Any existing spaces outside of the area of work which share distribution with the replaced units are to be incorporated into the work.

Provide a dedicated outdoor air system integrated into the HVAC design and affected work as required by current code.

Propose a compatible system for dealing with virus removal. This may be filtration or ionization approach.

All work is to conform to 2018 Washington State Codes.

## **DIVISION 26: ELECTRICAL**

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### **BIDDER DESIGN SYSTEM**

The electrical installation will be bidder-design, with subcontractor responsible for design and installation of a complete electrical system conforming to 2018 Washington State Codes.

Room lighting is to be provided with occupancy sensors for hands free operation.

Devices indicated on plan are as desired by the client and balance of devices are to be provided by contractor as required for room function and per code.

### **INTERIOR LIGHTING**

All fixtures to be LED unless otherwise noted.

Provide UL fixtures rated for direct contact with batt insulation at rooms indicated as having acoustical batt installed over the suspended ceiling tile.

## **DIVISION 27: COMMUNICATIONS**

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### **COMMON WORK RESULTS FOR COMMUNICATIONS**

Contractor to coordinate with Owner on the design and installation of communications, low voltage and delivery notification systems (intercom). Contractor to provide installation of all conduits, trim rings and pull wires required for communications and low voltage. All wires to be terminated unless noted otherwise on the drawings.

Delivery intercom system to be audio/video type with exterior station and interior station to be located as indicated in drawings.

## **DIVISION 28: ELECTRONICS SAFETY AND SECURITY**

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### **BIDDER DESIGN SYSTEM**

#### **FIRE DETECTION AND ALARM**

The fire detection and alarm system to be modified by others. Contractor to coordinate the timing of work with Tribal vendor

## **DIVISION 31: EARTHWORK**

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Demolition and clearing of existing sidewalk to be abandoned.  
Excavation for new slab and footing

### **DIVISION 32: EXTERIOR IMPROVEMENTS**

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Exterior improvements indicated on drawings including but not limited to new windows, new siding, paint, sidewalk demolition, lawn restoration, loading zone and ADA signage and pavement striping. Loading stall striping to be 4" yellow lines. ADA symbol to be white per drawings.

### **DIVISION 33: FOUNDATION DRAINAGE**

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New pvc perforated footing drains to match existing. Provide associated accessories including free draining backfill and geofabric.

End of Outline Specifications

**BID FORM**

THE PROJECT AND THE PARTIES TO:

Port Gamble S'Klallam Tribe (Owner)  
31912 Little Boston Road NE  
Kingston, WA

FOR:

Port Gamble S'Klallam Tribe Administration Building Tenant Improvement  
DATE: \_\_\_\_\_ (BIDDER TO ENTER DATE)

SUBMITTED BY: (BIDDER TO ENTER NAME AND ADDRESS)

Bidder's Full Name \_\_\_\_\_  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_

OFFER:

Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Contract Documents prepared by Johnson Oaklief Architecture and Planning for the above-mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Sum of:

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Base Bid: \_\_\_\_\_ dollars

(\$ \_\_\_\_\_)

Alternate #1: \_\_\_\_\_ dollars

(\$ \_\_\_\_\_)

Total Bid: \_\_\_\_\_ dollars

(\$ \_\_\_\_\_)

ACCEPTANCE:

This offer shall be open to acceptance and is irrevocable for thirty days from the bid closing date.

If this bid is accepted by Owner within the time period stated above, we will:

Execute the Agreement within seven days of receipt of Notice of Award.

Furnish the required bonds within seven days of receipt of Notice of Award.

Commence work within seven days after written Notice to Proceed of this bid.

CONTRACT TIME:

If this Bid is accepted, we will:

Complete the Work by the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(Bidder to enter day, month, and year.)

**SCHEDULE:**

Attach proposed work schedule to this form.

**CHANGES TO THE WORK:**

When Architect establishes that the method of valuation for Changes in the Work will be net cost plus a percentage fee in accordance with General Conditions, our percentage fee will be:

\_\_\_\_\_ percent overhead and profit on the net cost of our own Work;

\_\_\_\_\_ percent on the cost of work done by any Subcontractor.

On work deleted from the Contract, our credit to Owner shall be Architect-approved net cost plus \_\_\_\_\_ of the overhead and profit percentage noted above.

**BONDING:**

The undersigned agrees to provide performance and completion bonds in a form acceptable to the Owner for the full amount of the proposed bid within 7 days of selection as the successful bidder.

**BID FORM SIGNATURE(S)**

\_\_\_\_\_

(Authorized signing officer, Title)