

**ADDENDUM NO. 3**  
**Issued August 17, 2021**

**PROJECT IDENTIFICATION**

**Project**

Bader Residence  
Architect's Project Number 20201000

**Architect**

ArchiVerde Design, LLC  
2720 Rodd Street  
Midland, MI 48640

**INSTRUCTIONS**

**Purpose**

This addendum forms a part of the Contract Documents and is issued to modify the Bidding Documents.

**Procedure**

Bidders shall verify that sub-bidders have included addendum items in their sub-bids.

The Bid shall include all items modified by this addendum.

Bidders shall acknowledge receipt of this addendum in the space provided on the bid form.

**DRAWINGS**

The following drawings are issued as a part of this addendum:

- M1.1 First Floor Plumbing Plan
- M3.1 First Floor Mechanical Plan
- M3.2 Second Floor Mechanical Plan
- M5.1 Plumbing and Mechanical Notes
- E1.1 First Floor Lighting Plan
- E1.2 Second Floor Lighting Plan
- E2.1 First Floor Power Plan
- E3.1 Electrical Notes, Symbols, and Schedules

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**ADDENDUM ITEMS**

**Architectural**

**Item No. 1**

Refer to Specification Section 092900 – Gypsum Board, reissued with this Addendum.

- A. Added textured wall coating.

**Mechanical**

**Item M1:**

Reference drawing M1.1.

- a. Add ¾" CW piping and double ball valve type hose bibbs as shown on drawing.

**Item M2:**

Reference drawing M3.1.

- a. Revise ductwork as shown on drawing.

**Item M3:**

Reference drawing M3.2.

- a. Revise ductwork as shown on drawing.

**Item M4:**

Reference drawing M5.1.

- a. Revise zone damper schedule as shown on drawing.

**Electrical**

**Item E1:**

All exterior electrical feeds shall be run underground.

**Item E2:**

Refer to Sheet E1.1 lower level lighting plan (reissued).

- a. Add switch stations for the exterior water features.
- b. Add a rough in and switch station with wiring for a future living room fan.
- c. Add a motion sensor fixture at the revised location for the package drop off area.
- d. Revise the Type "P" exterior fixtures.
- e. See revised light fixture layout.

**Item E3:**

Refer to Sheet E1.2 upper level lighting plan (reissued).

- a. Add wall wash fixtures AW on the stair landing.
- b. See revised light fixture layout.

**Item E4:**

Refer to Sheet E2.1 lower level power and systems plan (reissued).

- a. Revise the circuiting for the exterior receptacles.
- b. Revise the area of the snow melt at the front door
- c. Add snow melt to the area near the parcel delivery door.

**Item E5:**

Refer to Sheet E3.1 electrical symbols, schedules and notes (reissued).

---END OF ADDENDUM---

SECTION 092900 - GYPSUM BOARD

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

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- 1. Interior gypsum board.
  - 2. Tile backing panels.
  - 3. Textured wall finish

B. Related Requirements:

- 1. Section 061600 "Sheathing" for gypsum sheathing for exterior walls.
- 2. Section 092216 "Non-Structural Metal Framing" for non-structural framing and suspension systems that support gypsum board panels.
- 3. Section 093013 "Ceramic Tiling" for cementitious backer units installed as substrates for ceramic tile.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Samples: For the following products:
  - 1. Trim Accessories: Full-size Sample in 12-inch-(300-mm-)long length for each trim accessory indicated.

1.4 DELIVERY, STORAGE AND HANDLING

- A. Store materials inside under cover and keep them dry and protected against weather, condensation, direct sunlight, construction traffic, and other potential causes of damage. Stack panels flat and supported on risers on a flat platform to prevent sagging.

1.5 FIELD CONDITIONS

- A. Environmental Limitations: Comply with ASTM C 840 requirements or gypsum board manufacturer's written recommendations, whichever are more stringent.
- B. Do not install paper-faced gypsum panels until installation areas are enclosed and conditioned.
- C. Do not install panels that are wet, those that are moisture damaged, and those that are mold damaged.

1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

## PART 2 - PRODUCTS

### 2.1 PERFORMANCE REQUIREMENTS

- A. Fire-Resistance-Rated Assemblies: For fire-resistance-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 119 by an independent testing agency.
- 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.

### 2.2 GYPSUM BOARD, GENERAL

- A. Size: Provide maximum lengths and widths available that will minimize joints in each area and that correspond with support system indicated.

### 2.3 INTERIOR GYPSUM BOARD

- A. Gypsum Wallboard: ASTM C 1396/C 1396M.
  1. Thickness: 1/2 inch (12.7 mm).
  2. Long Edges: Tapered.
  3. Location: All interior walls except bathrooms and mechanical room.
- B.
- C. Gypsum Board, Type X: ASTM C 1396/C 1396M.
  1. Thickness: 5/8 inch (15.9 mm).
  2. Long Edges: Tapered.
  3. Location: Any fire rated assemblies
- D. Gypsum Ceiling Board: ASTM C 1396/C 1396M.
  1. Thickness: 5/8 inches (15.9 mm).
  2. Long Edges: Tapered.
  3. Location: All Ceilings except bathroom
- D. Moisture- and Mold-Resistant Gypsum Board: ASTM C 1396/C 1396M. With moisture- and mold-resistant core and paper surfaces.
  1. Core: 1/2 inch (12.7 mm).
  2. Long Edges: Tapered.
  3. Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.
  4. Any bathroom walls and ceilings not receiving file backing panels.
- E. Moisture- and Mold-Resistant Gypsum Ceiling Board: ASTM C 1396/C 1396M. With

moisture- and mold-resistant core and paper surfaces.

1. Core: 5/8 inch (15.9 mm).
2. Long Edges: Tapered.
3. Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.
4. Any bathroom walls and ceilings not receiving file backing panels.

#### 2.4 TILE BACKING PANELS

- A. Cementitious Backer Units: ANSI A118.9 and ASTM C 1288 or 1325, with manufacturer's standard edges.
1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
    - a. "Durok" as manufactured by the United States Gypsum Company.
  2. Thickness: 5/8 inch (15.9 mm).
  3. Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.

#### 2.5 TRIM ACCESSORIES

- A. Interior Trim: ASTM C 1047.
1. Material: Galvanized or aluminum-coated steel sheet, rolled zinc, plastic, or paper-faced galvanized steel sheet.
  2. Shapes:
    - a. Cornerbead.
    - b. Bullnose bead: 3/4" Radius plastic.
    - c. LC-Bead: J-shaped; exposed long flange receives joint compound.
    - d. L-Bead: L-shaped; exposed long flange receives joint compound.
    - e. Expansion (control) joint.
    - f. Curved-Edge Cornerbead: With notched or flexible flanges.

#### 2.6 JOINT TREATMENT MATERIALS

- A. General: Comply with ASTM C 475/C 475M.
- B. Joint Tape:
1. Interior Gypsum Board: Paper.
  2. Tile Backing Panels: As recommended by panel manufacturer.
- C. Joint Compound for Interior Gypsum Board: For each coat use formulation that is compatible with other compounds applied on previous or for successive coats.

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1. Prefilling: At open joints, rounded or beveled panel edges, and damaged surface areas, use setting-type taping compound.
2. Embedding and First Coat: For embedding tape and first coat on joints, fasteners, and trim flanges, use setting-type taping compound.
  - a. Use setting-type compound for installing paper-faced metal trim accessories.
3. Fill Coat: For second coat, use setting-type, sandable topping compound.
4. Finish Coat: For third coat, use setting-type, sandable topping compound.
5. Skim Coat: For final coat of Level 5 finish, use setting-type, sandable topping compound.

D. Joint Compound for Tile Backing Panels:

1. Cementitious Backer Units: As recommended by backer unit manufacturer.

2.7 AUXILIARY MATERIALS

- A. General: Provide auxiliary materials that comply with referenced installation standards and manufacturer's written recommendations.
- B. Laminating Adhesive: Adhesive or joint compound recommended for directly adhering gypsum panels to continuous substrate.
- C. Steel Drill Screws: ASTM C 1002, unless otherwise indicated.
  1. Use screws complying with ASTM C 954 for fastening panels to steel members from 0.033 to 0.112 inch (0.84 to 2.84 mm) thick.
  2. For fastening cementitious backer units, use screws of type and size recommended by panel manufacturer.
- D. Sound Attenuation Blankets: ASTM C 665, Type I (blankets without membrane facing) produced by combining thermosetting resins with mineral fibers manufactured from glass, slag wool, or rock wool.
  1. Fire-Resistance-Rated Assemblies: Comply with mineral-fiber requirements of assembly.
- E. Acoustical Joint Sealant: Manufacturer's standard nonsag, paintable, nonstaining latex sealant complying with ASTM C 834. Product effectively reduces airborne sound transmission through perimeter joints and openings in building construction as demonstrated by testing representative assemblies according to ASTM E 90.
- F. Thermal Insulation: As specified in Section 072100 "Thermal Insulation."

2.8 TEXTURE FINISHES

- A. Primer: As recommended by textured finish manufacturer.

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- B. Non-Aggregate Finish: Pre-mixed, vinyl texture finish for spray application.
  - 1. Products: Subject to compliance with requirements, provide one of the following:
    - a. CertainTeed Corp.; ProRoc Easi-Tex Spray Texture.
    - b. USG Corporation; BEADEx FasTex Wall and Ceiling Spray Texture.
  - 2. Texture: Spatter knock-down to match Owner's sample.
  - 3. Location: Refer to Schedule of Finishes.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas and substrates including welded hollow-metal frames and framing, with Installer present, for compliance with requirements and other conditions affecting performance.
- B. Examine panels before installation. Reject panels that are wet, moisture damaged, and mold damaged.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 APPLYING AND FINISHING PANELS, GENERAL

- A. Comply with ASTM C 840.
- B. Install ceiling panels across framing to minimize the number of abutting end joints and to avoid abutting end joints in central area of each ceiling. Stagger abutting end joints of adjacent panels not less than one framing member.
- C. Install panels with face side out. Butt panels together for a light contact at edges and ends with not more than **1/16 inch (1.5 mm)** of open space between panels. Do not force into place.
- D. Locate edge and end joints over supports, except in ceiling applications where intermediate supports or gypsum board back-blocking is provided behind end joints. Do not place tapered edges against cut edges or ends. Stagger vertical joints on opposite sides of partitions. Do not make joints other than control joints at corners of framed openings.
- E. Form control and expansion joints with space between edges of adjoining gypsum panels.
- F. Cover both faces of support framing with gypsum panels in concealed spaces (above ceilings, etc.), except in chases braced internally.
  - 1. Unless concealed application is indicated or required for sound, fire, air, or smoke ratings, coverage may be accomplished with scraps of not less than **8 sq. ft. (0.7 sq. m)** in area.
  - 2. Fit gypsum panels around ducts, pipes, and conduits.
  - 3. Where partitions intersect structural members projecting below underside of floor/roof slabs and decks, cut gypsum panels to fit profile formed by structural

members; allow 1/4- to 3/8-inch-(6.4- to 9.5-mm-)wide joints to install sealant.

- G. Isolate perimeter of gypsum board applied to non-load-bearing partitions at structural abutments, except floors. Provide 1/4- to 1/2-inch-(6.4- to 12.7-mm-)wide spaces at these locations and trim edges with edge trim where edges of panels are exposed. Seal joints between edges and abutting structural surfaces with acoustical sealant.
- H. Attachment to Steel Framing: Attach panels so leading edge or end of each panel is attached to open (unsupported) edges of stud flanges first.
- I. Wood Framing: Install gypsum panels over wood framing, with floating internal corner construction. Do not attach gypsum panels across the flat grain of wide-dimension lumber, including floor joists and headers. Float gypsum panels over these members or provide control joints to counteract wood shrinkage.
- J. STC-Rated Assemblies: Seal construction at perimeters, behind control joints, and at openings and penetrations with a continuous bead of acoustical sealant. Install acoustical sealant at both faces of partitions at perimeters and through penetrations. Comply with ASTM C 919 and with manufacturer's written recommendations for locating edge trim and closing off sound-flanking paths around or through assemblies, including sealing partitions above acoustical ceilings.
- K. Install sound attenuation blankets before installing gypsum panels unless blankets are readily installed after panels have been installed on one side.

### 3.3 APPLYING INTERIOR GYPSUM BOARD

- A. Install interior gypsum board in the following locations:
  - 1. Wallboard Type: As indicated on Drawings.
  - 2. Type X: As indicated on Drawings.
  - 3. Ceiling Type: Ceiling surfaces.
  - 4. Abuse-Resistant Type: On all walls in Concourse 302, from floor up to 48" above the floor..
  - 5. Moisture- and Mold-Resistant Type: On all toilet rooms wall and ceiling surfaces not to receive tile and tile backing board..
- B. Single-Layer Application:
  - 1. On ceilings, apply gypsum panels before wall/partition board application to greatest extent possible and at right angles to framing unless otherwise indicated.
  - 2. On partitions/walls, apply gypsum panels horizontally (perpendicular to framing) unless otherwise indicated or required by fire-resistance-rated assembly, and minimize end joints.
    - a. Stagger abutting end joints not less than one framing member in alternate courses of panels.
    - b. At stairwells and other high walls, install panels horizontally unless otherwise indicated or required by fire-resistance-rated assembly.



3. On Z-furring members, apply gypsum panels vertically (parallel to framing) with no end joints. Locate edge joints over furring members.
4. Fastening Methods: Apply gypsum panels to supports with steel drill screws.

C. Multilayer Application:

1. On ceilings, apply gypsum board indicated for base layers before applying base layers on walls/partitions; apply face layers in same sequence. Apply base layers at right angles to framing members and offset face-layer joints one framing member, **16 inches (400 mm)** minimum, from parallel base-layer joints, unless otherwise indicated or required by fire-resistance-rated assembly.
2. On partitions/walls, apply gypsum board indicated for base layers and face layers vertically (parallel to framing) with joints of base layers located over stud or furring member and face-layer joints offset at least one stud or furring member with base-layer joints, unless otherwise indicated or required by fire-resistance-rated assembly. Stagger joints on opposite sides of partitions.
3. On Z-furring members, apply base layer vertically (parallel to framing) and face layer either vertically (parallel to framing) or horizontally (perpendicular to framing) with vertical joints offset at least one furring member. Locate edge joints of base layer over furring members.
4. Fastening Methods: Fasten base layers with screws; fasten face layers with adhesive and supplementary fasteners.

- D. Laminating to Substrate: Where gypsum panels are indicated as directly adhered to a substrate (other than studs, joists, furring members, or base layer of gypsum board), comply with gypsum board manufacturer's written recommendations and temporarily brace or fasten gypsum panels until fastening adhesive has set.

### 3.4 APPLYING TILE BACKING PANELS

- A. Cementitious Backer Units: ANSI A108.11, at locations indicated to receive tile.
- B. Where tile backing panels abut other types of panels in same plane, shim surfaces to produce a uniform plane across panel surfaces.

### 3.5 INSTALLING TRIM ACCESSORIES

- A. General: For trim with back flanges intended for fasteners, attach to framing with same fasteners used for panels. Otherwise, attach trim according to manufacturer's written instructions.
- B. Interior Trim: Install in the following locations:
  1. Cornerbead: Use at all outside corners of horizontal ceiling surfaces. Use at outside corners of vertical surfaces in all areas that are not to receive bullnose corner bead..
  2. Bullnose Bead: Use Use at outside corners in Hall 211, Corridor 206, Concourse 302,

Security 304, Corridor 308, Corridor 313, Corridor 408, and other areas as indicated..

3. LC-Bead: Use at exposed panel edges.
4. L-Bead: Use Refer to architectural details.
5. Curved-Edge Cornerbead: Use at curved openings and soffit faces.

### 3.6 FINISHING GYPSUM BOARD

- A. General: Treat gypsum board joints, interior angles, edge trim, control joints, penetrations, fastener heads, surface defects, and elsewhere as required to prepare gypsum board surfaces for decoration. Promptly remove residual joint compound from adjacent surfaces.
- B. Prefill open joints, rounded or beveled edges, and damaged surface areas.
- C. Apply joint tape over gypsum board joints, except for trim products specifically indicated as not intended to receive tape.
- D. Gypsum Board Finish Levels: Finish panels to levels indicated below and according to ASTM C 840:
  1. Level 1: Ceiling plenum areas, concealed areas, and where indicated.
  2. Level 2: Panels that are substrate for tile.
  3. Level 4: At panel surfaces that will be exposed to view unless otherwise indicated.
    - a. Primer and its application to surfaces are specified in Section 099123 "Interior Painting."
  4. Level 5: Concourse 302..
    - a. Primer and its application to surfaces are specified in Section 099123 "Interior Painting."
- E. Cementitious Backer Units: Finish according to manufacturer's written instructions.

### 3.7 APPLYING TEXTURE FINISHES

- A. Surface Preparation and Primer: Prepare and apply primer to gypsum panels and other surfaces receiving texture finishes. Apply primer to surfaces that are clean, dry, and smooth.
- B. Texture Finish Application: Mix and apply finish using powered spray equipment, to produce a uniform texture, matching Owner's sample, and free of starved spots or other evidence of thin application or of application patterns.
- C. Prevent texture finishes from coming into contact with surfaces not indicated to receive texture finish by covering them with masking agents, polyethylene film, or other means. If, despite these precautions, texture finishes contact these surfaces, immediately remove droppings and overspray to prevent damage according to texture-finish manufacturer's written recommendations.

3.8 PROTECTION

- A. Protect adjacent surfaces from drywall compound and promptly remove from floors and other non-drywall surfaces. Repair surfaces stained, marred, or otherwise damaged during drywall application.
- B. Protect installed products from damage from weather, condensation, direct sunlight, construction, and other causes during remainder of the construction period.
- C. Remove and replace panels that are wet, moisture damaged, and mold damaged.
  - 1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
  - 2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

END OF SECTION 092900