



## ADDENDUM NO. 1, NOVEMBER 1, 2024

RE: Franklin Avenue House

LHB Project No. 240559

To: All Planholders

From: LHB, Inc.

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated October 22, 2024. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

This Addendum consists of 2 pages and the following attachments:

## Specifications

Div 02 – 14: 09 2116

## Drawings

Architectural: A601

## Questions and Answers

**Q1.** Is prevailing wage required?

A1. No.

**Q2.** What is the timing for construction start?

A2. As soon as possible after the award of the contract is made in November 2024.

**Q3.** Is fogging the ceilings prior to knockdown acceptable so no painting is required?

A3. No, Gypsum Board schedule in spec. 09 2116 has been updated to have all ceilings as a smooth finish (no knockdown or orange peel)

**Q4.** Is Sherwin Williams Emerald Matte Finish Paint acceptable?

A4. Sherwin Williams Emerald paint is acceptable, but paint sheen shall match schedule in spec. section 09 9000

**Q5.** Are smooth walls with knockdown ceilings acceptable?

A5. No, Gypsum board schedule in spec. 09 2116 has been updated to have all ceilings as a smooth finish (no knockdown or orange peel).

## Changes to Specifications

1. Replace Section 09 2116 with the attached revised Section.

### Product Approvals

No materials or equipment will be allowed to be used unless it either 1) meets specified criteria and/or manufacturer or 2) has received prior approval as documented in an addendum. This includes all equipment furnished by subcontractors.

SECTION / PARAGRAPH NO.	SPECIFIED PRODUCT	PROPOSED SUBSTITUTION / MODEL
09 9000/ 3.04 C, item 6 and 7	Sherwin Williams ProGreen 200	Sherwin Williams Emerald

### Changes to Drawings

2. Replace Sheet A601 in its entirety. Muntins have been removed from the window types.

**END OF ADDENDUM NO. 1**

**SECTION 09 2116  
GYPSUM BOARD ASSEMBLIES**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Acoustic insulation.
- B. Joint treatment and accessories.
- C. Textured finish system.
- D. Accessories.

**1.02 RELATED SECTIONS**

- A. Section 01 8113 - Sustainable Design Requirements: Low VOC requirements for adhesives and sealants.
- B. Section 06 1000 - Rough Carpentry: Building framing.
- C. Section 07 2100 - Thermal Insulation for thermal and acoustic insulation in exterior walls and plumbing walls.
- D. Section 07 9005 - Joint Sealers: Acoustic sealant.

**1.03 REFERENCE STANDARDS**

- A. ASTM C36/C36M - Standard Specification for Gypsum Wallboard; Current Edition.
- B. ASTM C475/C475M - Standard Specification for Joint Compound and Joint Tape for Finishing Gypsum Board; 2017 (Reapproved 2022).
- C. ASTM C557 - Standard Specification for Adhesives for Fastening Gypsum Wallboard to Wood Framing; 2003 (Reapproved 2017).
- D. ASTM C630/C630M - Standard Specification for Water-Resistant Gypsum Backing Board; 2000.
- E. ASTM C665 - Standard Specification for Mineral-Fiber Blanket Thermal Insulation for Light Frame Construction and Manufactured Housing; 2023.
- F. ASTM C840 - Standard Specification for Application and Finishing of Gypsum Board; 2023.
- G. ASTM C919 - Standard Practice for Use of Sealants in Acoustical Applications; 1998.
- H. ASTM C1002 - Standard Specification for Steel Self-Piercing Tapping Screws for Application of Gypsum Panel Products or Metal Plaster Bases to Wood Studs or Steel Studs; 2022.
- I. ASTM C1396/C1396M - Standard Specification for Gypsum Board; 2017.
- J. GA-216 - Application and Finishing of Gypsum Panel Products; 2024.
- K. UL (FRD) - Fire Resistance Directory; current edition.

**1.04 SUBMITTALS**

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide data on gypsum board.

**1.05 REGULATORY REQUIREMENTS**

- A. Conform to "UL Fire Resistance Manual" "Gypsum Association GA 600" and the Minnesota Building Code for fire rated assemblies as indicated on drawings.

**1.06 DELIVERY, STORAGE AND HANDLING**

- A. All delivery shall be delivered in their original unopened packages and stored in an enclosed shelter providing protection from damage and exposure to the elements. Damaged or deteriorated materials shall be removed from the premises.

## **1.07 ENVIRONMENTAL REQUIREMENTS**

- A. General: Comply with requirements of referenced standards and with gypsum board manufacture recommendations.
- B. Cold Weather Protection: When ambient outdoor temperatures are below 55 degrees F, maintain continuous, uniform, working temperature of not less than 55 degrees F for a minimum period of 48 hours prior to, during, and following application of gypsum board and joint treatment materials or bonding adhesives.
- C. Ventilation: Ventilate building spaces as required to remove water in excess of that required for drying of joint treatment material immediately after its application. Avoid drafts during dry, hot weather to prevent too rapid drying.

## **PART 2 PRODUCTS**

### **2.01 GYPSUM BOARD ASSEMBLIES**

- A. Provide completed assemblies complying with ASTM C840 and GA-216.

### **2.02 BOARD MATERIALS**

- A. Gypsum Wallboard: Paper-faced gypsum panels as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
  - 1. Thickness: 1/2" all locations unless otherwise indicated on drawings.
- B. Exposed Gypsum Wallboard: ASTM C36/C36M; sizes to minimize joints in place; ends square cut.
  - 1. Thickness: As indicated on the drawings.
  - 2. Edges: Tapered.
- C. Exposed Water-Resistant Gypsum Wallboard at wet walls (mold-resistant): ASTM C630/C630M; ends square cut.
  - 1. Application: At all wet areas 4 feet up wall and above tub/shower surrounds, except behind tile (at tile surrounds, cement board by tile installer).
  - 2. Edges: Tapered.
  - 3. Thickness: as indicated on the drawings.
  - 4. Edges: Tapered.
- D. At draftstops or pre-rock locations that may be exposed to weather during construction, exterior sheathing or mold-resistant board may be used in place of interior wallboard.

### **2.03 ACCESSORIES**

- A. Acoustic Insulation: ASTM C665; preformed glass fiber, friction fit type, unfaced. Insulation thickness as indicated in fire and sound test assemblies.
  - 1. Manufacturers:
    - a. Thermafiber: SAFB; [www.thermafiber.com](http://www.thermafiber.com)
    - b. Owens Corning: QuietZone; [www.owenscorning.com](http://www.owenscorning.com)
- B. Acoustic Sealant: Apply at wall-to-floor joint all exterior walls. ASTM C919 ; non-hardening, non-skinning, for use in conjunction with gypsum board. Or provide USG Acoustical Sealant manufactured by USG Corporation, or Pecora BA-98 Acoustical Sealant manufactured by Pecora Corporation. At exposed locations provide Tremco acrylic latex caulk or Sonneborn Sonolac.
- C. Trim: Provide manufacturer's standard metal trim accessories, of the beaded type with face flanges for concealment in joint compound except where semi-finishing or exposed type is indicated. Provide corner beads, L-type edge trim beads, U-type trim beads, special L-kerf-type edge trim beads, and one-piece control beads.
- D. Edge Trim: Bead type(s) as detailed.
- E. Joint Materials: ASTM C475/C475M and as recommended by gypsum board manufacturer for project conditions.

1. Joint Tape: Perforated.
- F. Textured Finish Materials:
  1. Ceilings: Latex-based compound; plain. Provide SHEETROCK Unaggregated or Multi-Purpose Wall and Ceiling Texture manufactured by USG Corporation. Color and texture as selected by Owner.
  2. Walls: Latex-based compound; plain. Provide SHEETROCK Multi-Purpose Wall and Ceiling Texture manufactured by USG Corporation. Color and texture as selected by Owner.
- G. Screws: ASTM C1002; self-piercing tapping type; cadmium-plated for exterior locations. If nails are specified in a UL assembly, screws may be substituted at the same spacing.
- H. Anchorage to Substrate: Tie wire, nails, screws, and other metal supports, of type and size to suit application; to rigidly secure materials in place.
- I. Adhesive for attachment to wood or masonry: ASTM C557.
- J. Access Doors and Panels.
  1. Drywall access doors
    - a. Door and frame fabricated from 16 gauge galvanized sheet steel.
    - b. Frame: One-piece construction with 1/4 inch mounting holes.
    - c. Door: Rounded safety corners with concealed hinge.
    - d. Latch: Screwdriver operated latch.
    - e. Hinge: Pivoting rod hinge. Provide continuous piano hinge for doors 24 inches or larger.
    - f. Size: As required to provide service access to shower plumbing valves or as indicated on drawings.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify that project conditions are appropriate for work of this section to commence.
- B. Inspection List: Prior to gypsum board installation, verify the following:
  1. Windows and doors are sealed to framing using caulks, foams, backer rod and/or similar.
  2. Window flashing is properly installed to shed water.
  3. All recessed lights beneath unconditioned spaces are air-tight and rated for insulated ceiling. All kitchen and bathroom fans are appropriately rated and exhausted to outside.
  4. Ductwork is sufficiently air-sealed.
  5. All vapor sealant, air sealant, and penetrations are completed as indicated on drawings.

### **3.02 ACOUSTIC ACCESSORIES INSTALLATION**

- A. Acoustic Insulation: Place tightly within spaces, around cut openings, behind and around electrical and mechanical items within partitions, and tight to items passing through partitions.
- B. Acoustic Sealant: Install in accordance with manufacturer's instructions.
  1. Place one bead continuously on substrate before installation of perimeter framing members.
  2. Place continuous bead at perimeter of each layer of gypsum board.
  3. In non-fire-rated construction, seal around all penetrations by conduit, pipe, ducts, and rough-in boxes.

### **3.03 BOARD INSTALLATION**

- A. Comply with ASTM C840. Install to minimize butt end joints, especially in highly visible locations.
- B. Coordinate construction sequence to install pre-rock wallboard in areas between party walls, behind soffits, behind cross-walls, behind stair landings, at draft stops at proper time in framing sequence. Use exterior sheathing or mold-resistant board where temporarily exposed to weather.

- C. Isolate drywall work from abutting structural and masonry work. Position all ends and edges of all gypsum panels over framing members, except when joints are at right angles to framing members as in perpendicular application or when end joints are back-blocked. Use water resistant gypsum board at tub/shower surrounds at plumbing wall/chases. Omit vapor barrier at exterior walls behind water resistant gypsum board and provide weather resistant membrane.
- D. Apply gypsum panels first to the ceiling and then to the walls. Extend ceiling board into corners and make firm contact with top runner. To minimize end joints, use panels of maximum practical lengths. Fit ends and edges closely, but not forced together. Stagger end joints in successive courses with joints on opposite sides of a partition placed on different studs. Accurately locate openings for mechanical/electrical devices.
- E. Where wall type shown on drawings shows a specific fire or sound rating by UL or other testing agency. Contractor shall comply with specific construction details as shown in the tested assembly as described by the testing agency.
- F. Attach panels to framing supports by power-driven screws. Space fasteners not less than 3/8 inches from edges and ends of panels and drive as recommended for specific fastening method. Drive fasteners in field of panels first, working towards ends and edges. Hold panel in firm contact with framing while driving fasteners. Drive fasteners heads slightly below surface of gypsum panels in a uniform dimple without breaking face paper. Avoid puncturing the vapor barrier during installation of wall board. Report any punctures or tears to General Contractor and repair as directed. Screw spacing must comply with listed UL assemblies. If substituted for nails, screws must be at same spacing as nails.
- G. Install trim at all internal and external angles formed by the intersection of either panel surfaces or other surfaces. Apply corner bead to all vertical or horizontal external corners in accordance with manufacturer's directions.
- H. Moisture Protection: Treat cut edges and holes in moisture resistant gypsum board with sealant.

### **3.04 MISCELLANEOUS INSTALLATIONS**

- A. Direct Bonding: Comply with manufacturer's recommendations where gypsum board is indicated to be directly bonded to substrate.
- B. Acoustical Sealant: Where work is indicated as "sound retarding" or shown with an STC rating, apply acoustical sealant as recommended by manufacture. Install acoustic sealant at perimeter joints, behind control joints, around junction box/pipe/duct penetrations, and at the base of walls. Refer to Section 07 9005 for sealant requirements.
- C. Sound and Exterior Walls: Verify that fiberglass insulation and vapor barrier has been installed where shown, without gaps, and supported where necessary to prevent movement or dislocation before installing gypsum wall board.
- D. Wet Areas: Install moisture-resistant backing board where shown to receive thin-set tile and similar rigid applied finishes at tubs, showers and similar "wet" areas.
- E. Ceiling Soffits: Install system in accordance to manufacturer's instructions.

### **3.05 INSTALLATION OF TRIM AND ACCESSORIES**

- A. Install trim at all internal and external angles formed by the intersection of either panel surfaces or other surfaces. Apply corner bead to all vertical or horizontal external corners in accordance with manufacturer's directions.
- B. Control Joints: Place control joints consistent with lines of building spaces and as indicated.
- C. Corner Beads: Install at external corners, using longest practical lengths.
- D. Edge Trim: Install at locations where gypsum board abuts dissimilar materials and as indicated.

### **3.06 JOINT TREATMENT**

- A. Finish gypsum board in accordance with levels defined in ASTM C840, as follows:

- B. Finish gypsum board in scheduled areas in accordance with levels defined in ASTM C840 and as scheduled below.
  - 1. Above Finished Ceilings Concealed From View: Level 1.
  - 2. Utility Areas and Areas Behind Cabinetry: Level 2.
  - 3. Textured Walls and Ceilings to receive a Flat or Eggshell Paint Finish: Level 3.
- C. Apply materials according to manufacturer's recommendations. Apply taping or all-purpose type compound to fastener depressions as the first coat. At areas to receive smooth finish, follow with a minimum of two additional coats of topping or all-purpose compound. Allow 24-hour minimum drying between coats. Sand lightly between coats. Leave all depressions level with the plane of the surface at wet areas. Treat joints fastener heads, cut edges and penetrations in water-resistant backing board using water-resistant joint compound to comply with water-resistant joint compound manufacturer's directions.
- D. Tape, fill, and sand exposed joints, edges, and corners to produce smooth surface ready to receive finishes.
  - 1. Feather coats of joint compound so that camber is maximum 1/32 inch.
- E. Apply first coat to all bead trim and properly feather out from ground to plane of surface. Compound must be thoroughly dry and lightly sanded prior to application of second coat. Apply second and third coat in same manner as first coat, extending compound slightly beyond second coat and properly feathering from ground to plane or surface. Sand finish as necessary to provide a flat smooth surface ready for decoration. When sanding, take care not to roughen face paper. Finish surface shall provide a smooth and even surface ready for decoration.

### **3.07 CLEANING**

- A. Remove temporary coverings used to protect adjacent work.
- B. Remove drywall and joint compound dust, spillage, splatter, etc. promptly from doors frames, windows and other adjoining work. Repair all surfaces which have been damaged by drywall work.
- C. Textured Finish: Clean overspray from walls and other surfaces including any overspray of wall texture from finished ceiling texture.

### **3.08 FINISH LEVEL SCHEDULE**

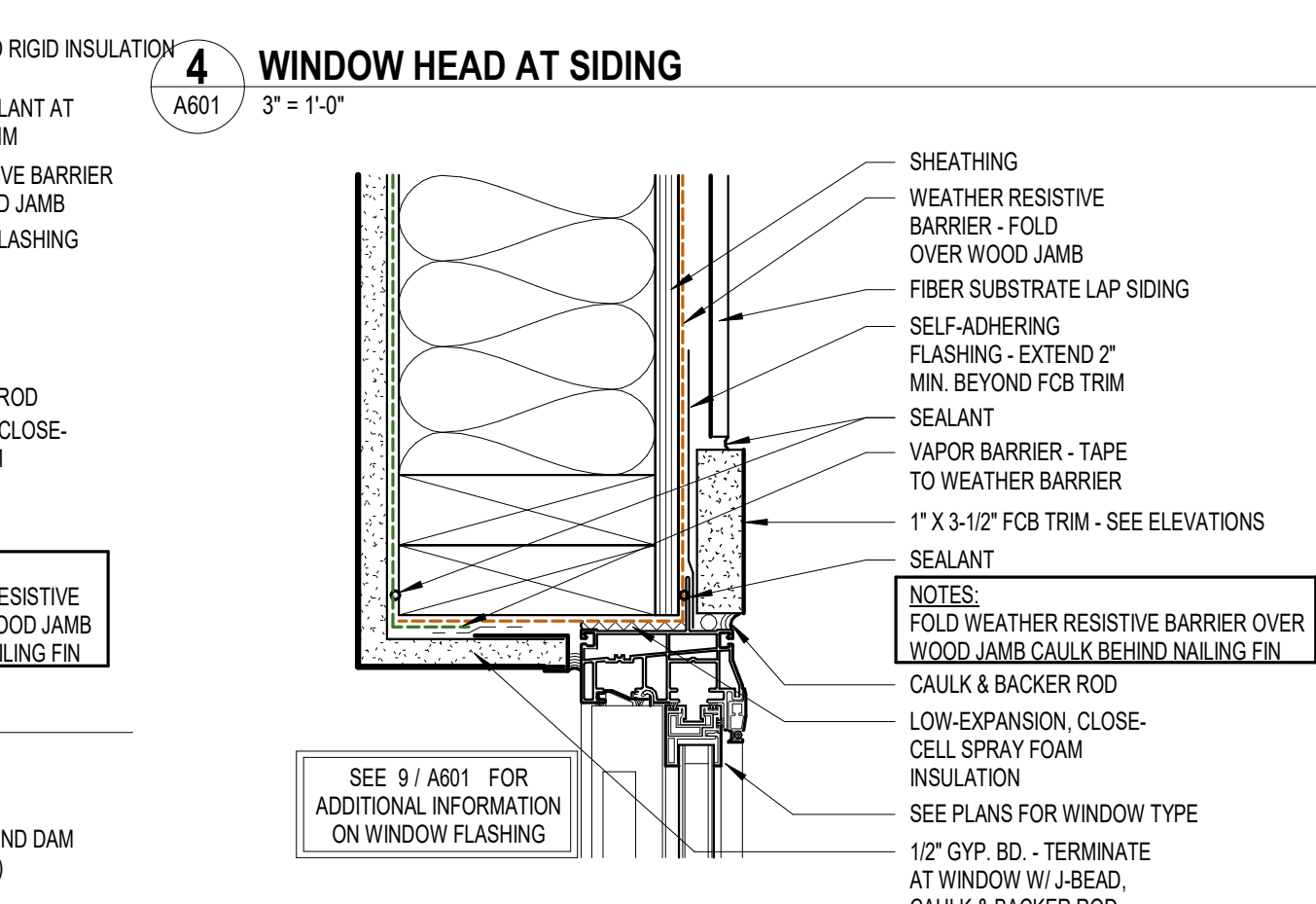
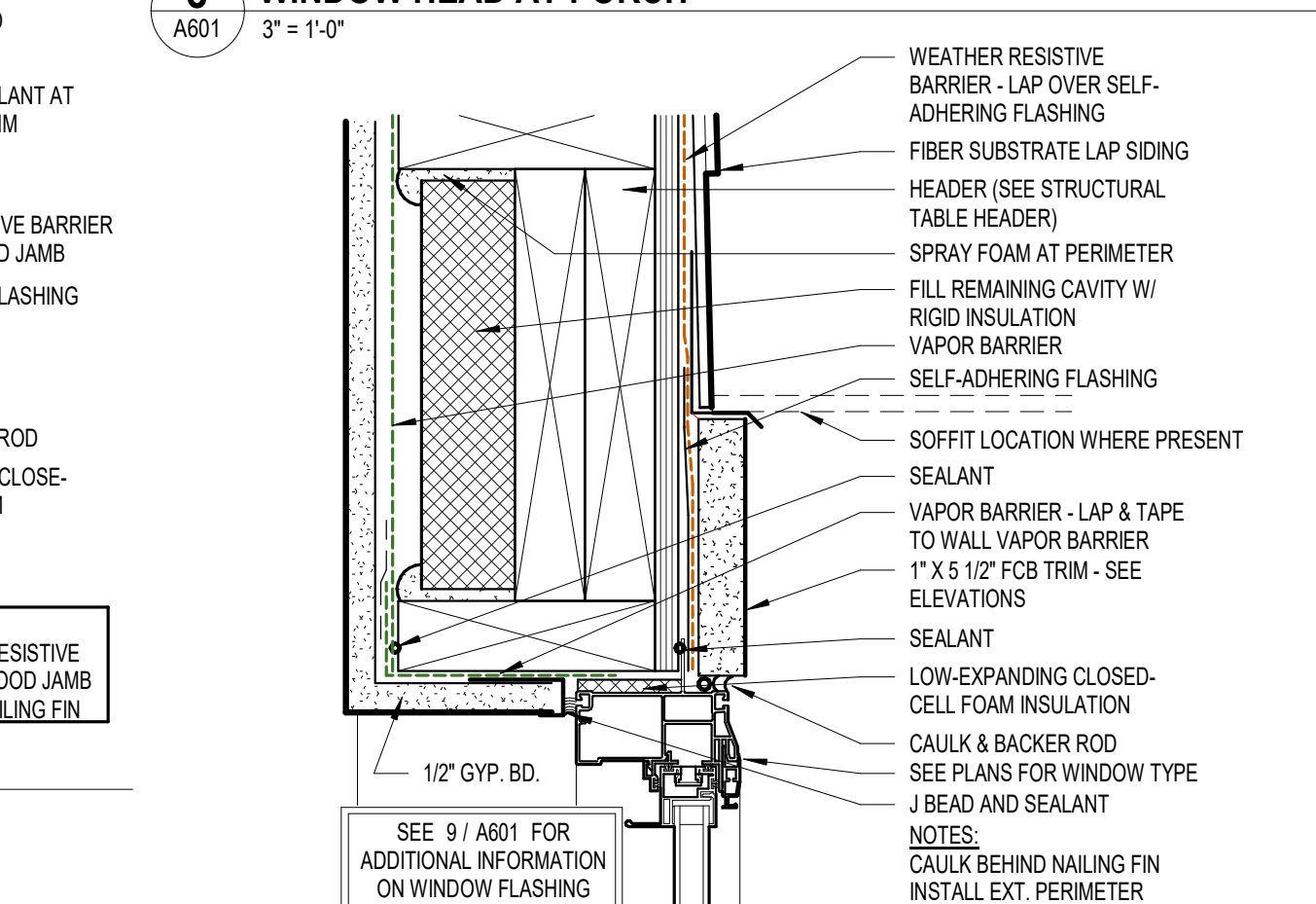
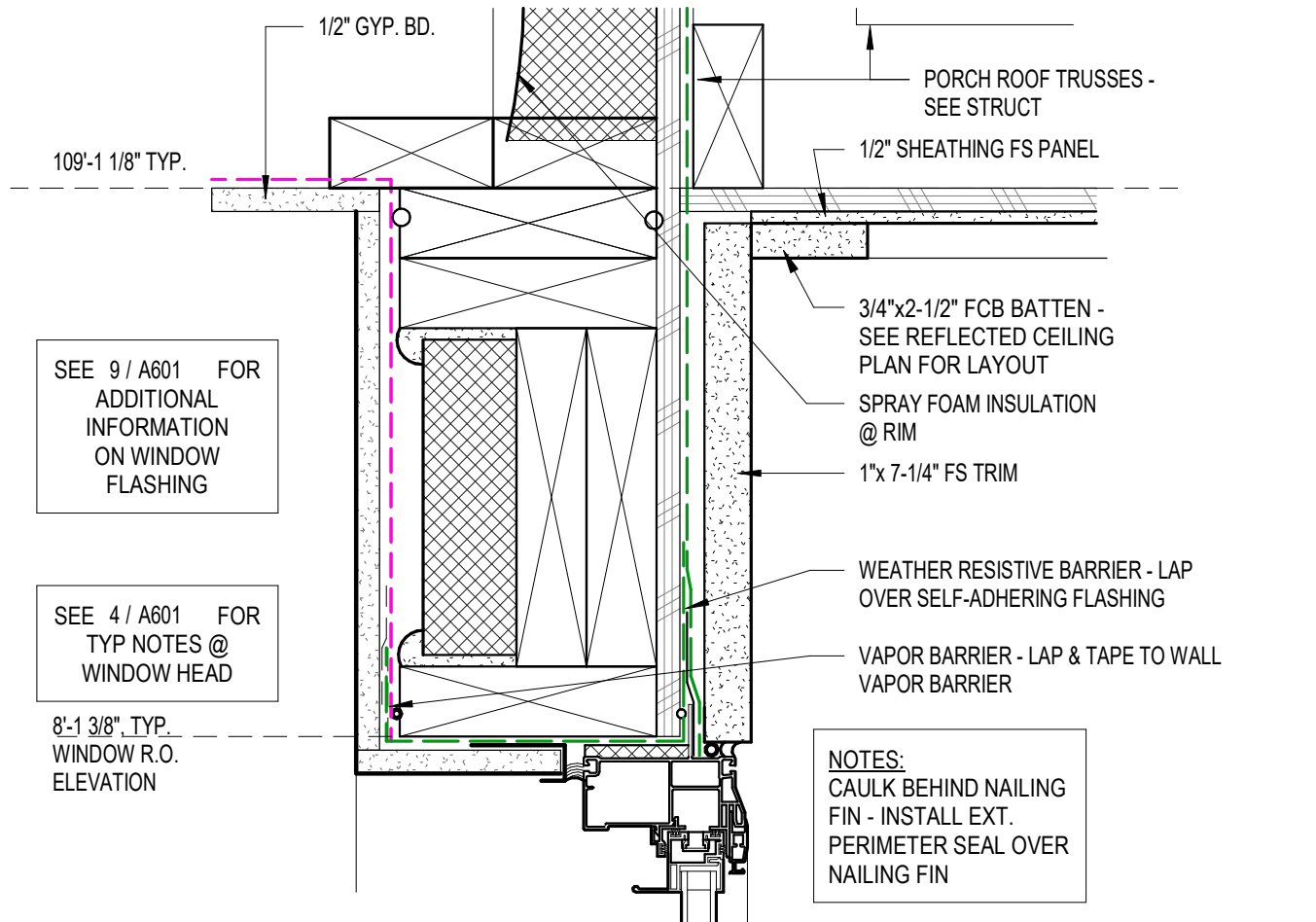
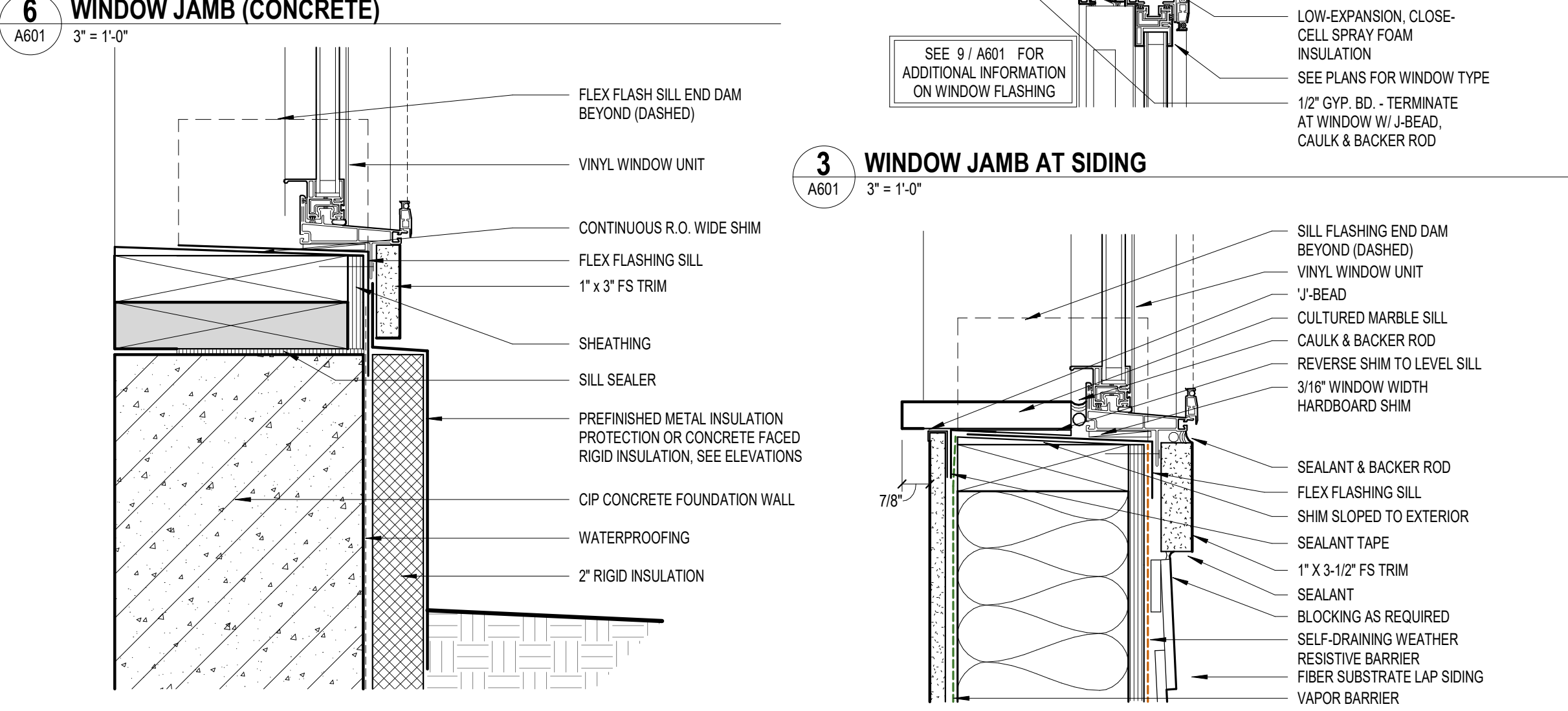
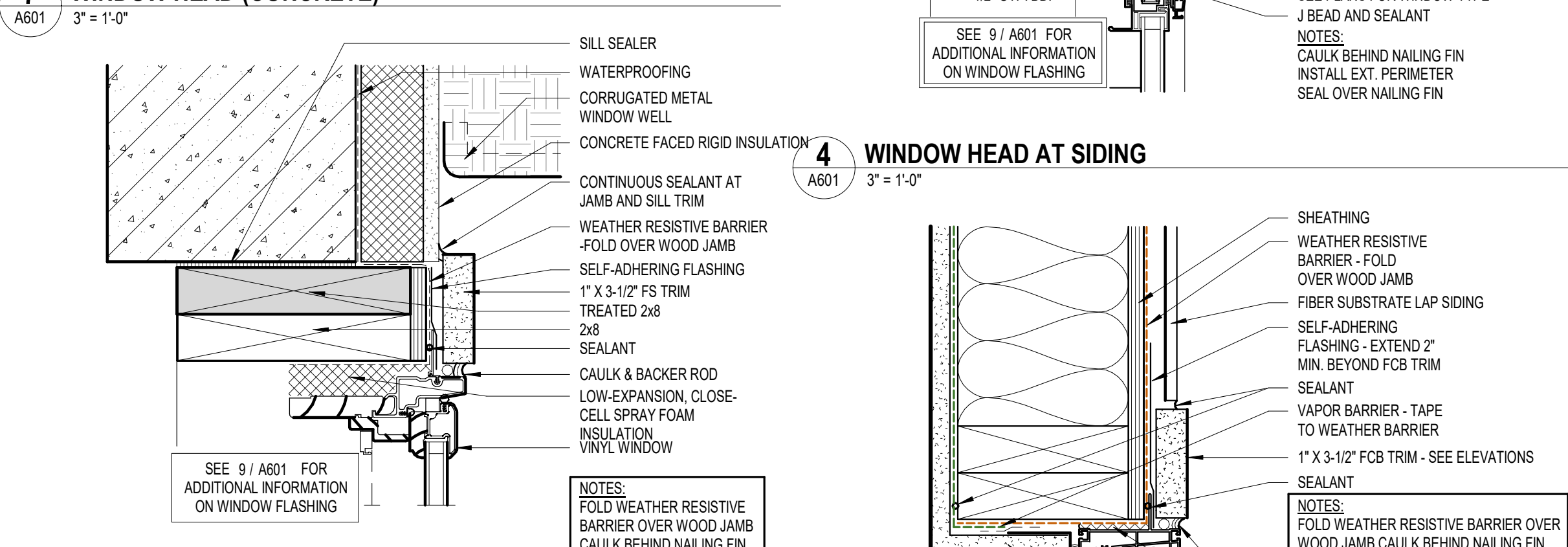
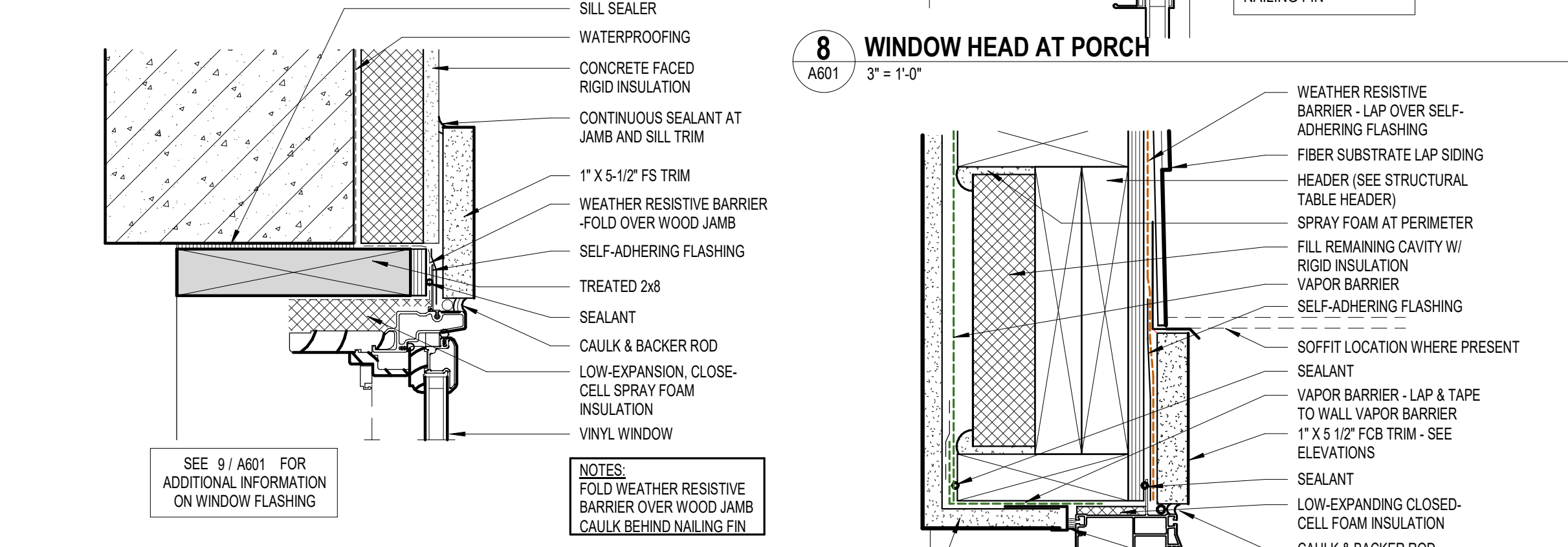
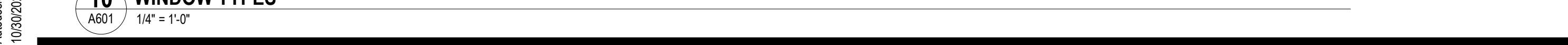
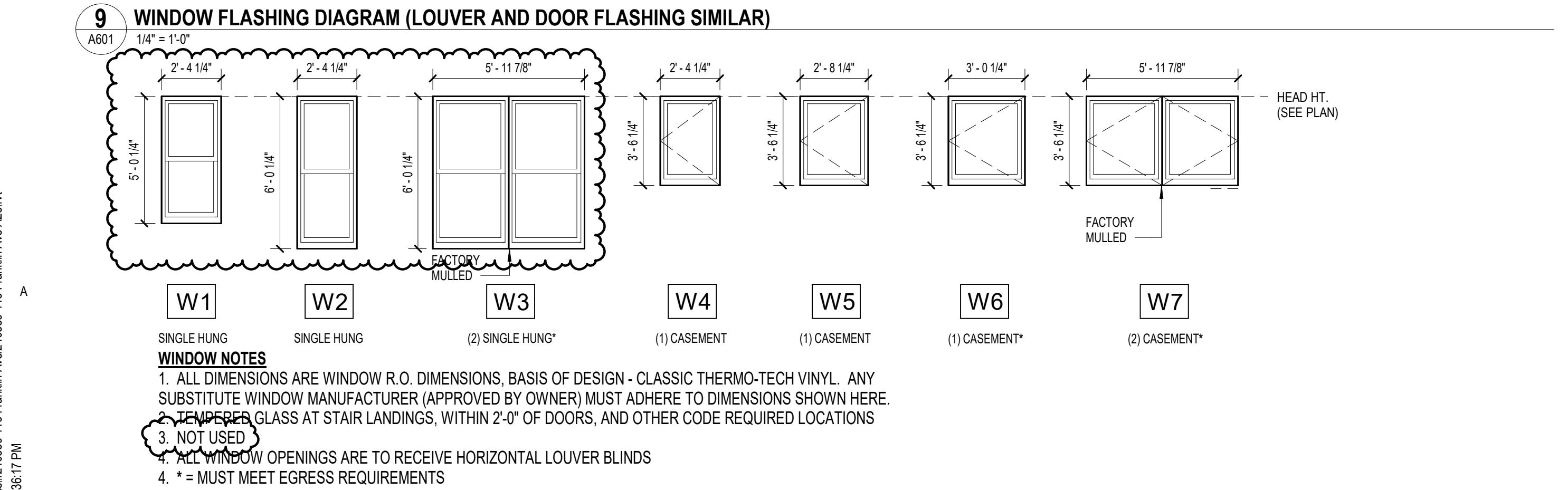
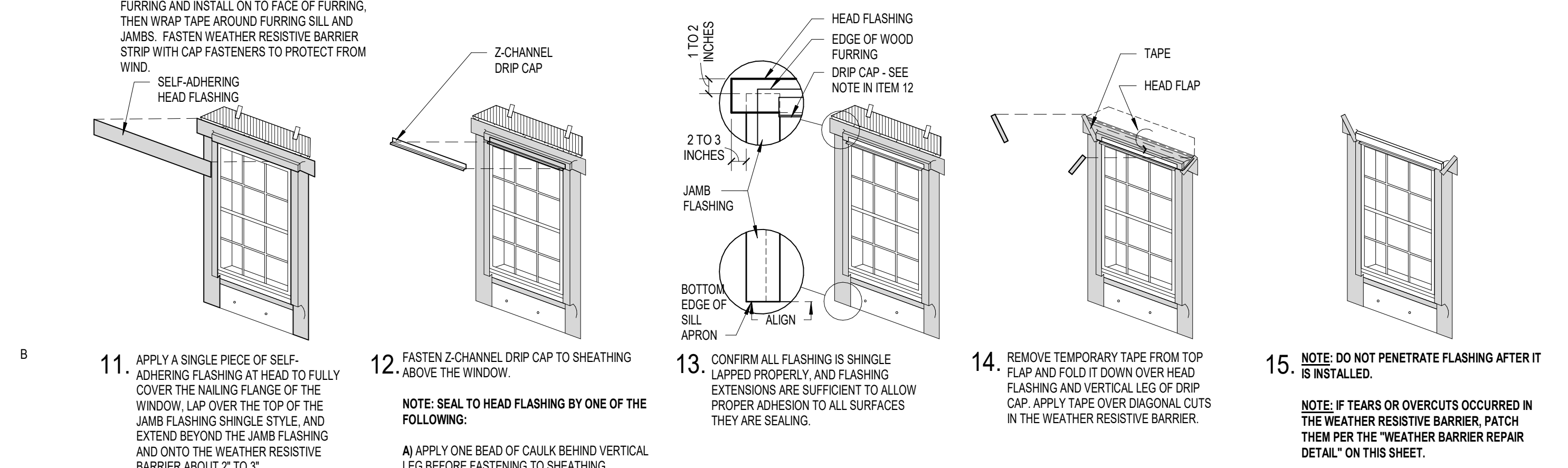
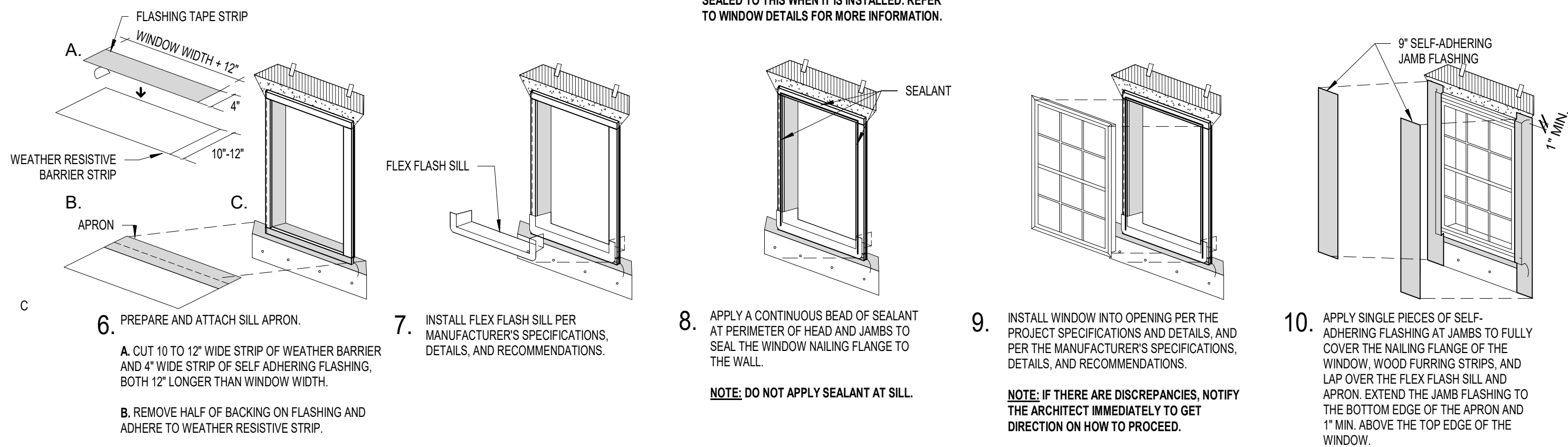
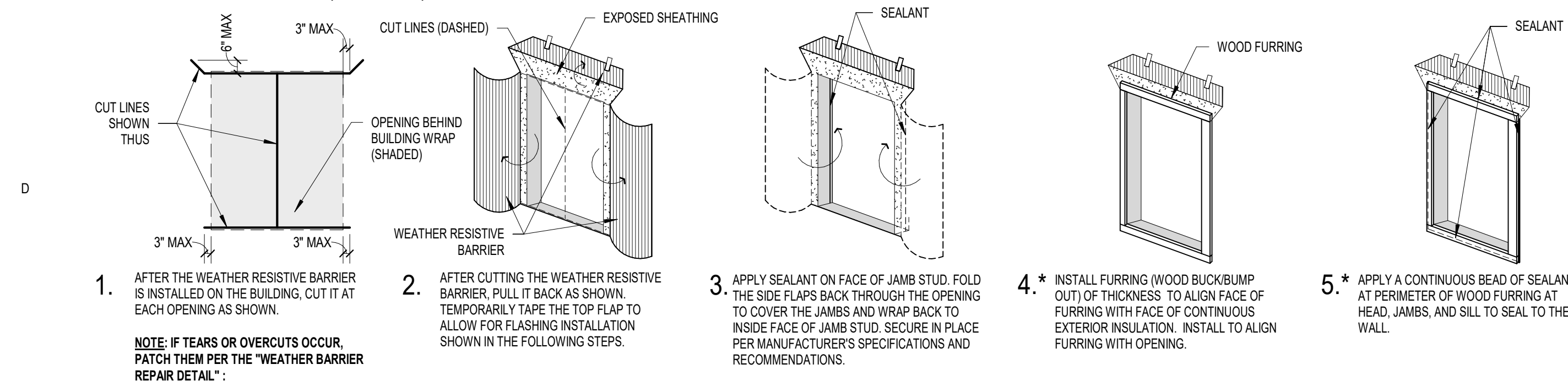
- A. Gypsum Board Finishing:
  - 1. All walls and ceilings, other than those described below: Level 4 smooth finish.
  - 2. Walls and ceilings in rooms marked as unfinished on the floor plans: Level 1 fire taped.
- B. Soffits to be finished same as adjacent wall.
- C. Taping of gypsum board is to be to the following ASTM C840 Levels:
  - 1. Level 0: Not used
  - 2. Level 1: Fire-taped; Tape in joint compound at joints and interior angles. Tool marks and ridges acceptable.
  - 3. Level 2: Utility areas and areas behind cabinetry; Tape compound at joints and interior angles plus separate coat of compound at joints, angles, fasteners, and accessories. Tool marks and ridges acceptable.
  - 4. Level 3: Walls scheduled to receive textured wall finish; Tape compound at joints and interior angles plus two separate coats of compound at joints, angles, fasteners, and accessories. Compound shall be smooth and free of tool marks and ridges.
  - 5. Level 4: Walls and ceilings scheduled to receive flat or eggshell paint finish; Tape compound at joints and interior angles plus three separate coats of compound at joints, angles, fasteners, and accessories. Compound shall be smooth and free of tool marks and ridges.

6. Level 5: Walls and ceilings scheduled to receive semi-gloss or gloss paint finish; Tape compound at joints and interior angles plus three separate coats of compound at joints, angles, fasteners, and accessories. And a separate skim coat of compound over entire surface of gypsum board. Compound shall be smooth and free of tool marks and ridges.

**END OF SECTION**



IF WOOD FURRING ("BUCKS") ARE PRE-APPLIED, THEN STEPS 4 & 5 OCCUR PRIOR TO STEPS 1, 2 & 3.



701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.202

CLIENT: CARVER COUNTY CDA

705 N. WALNUT STREET  
CHASKA, MN 55318

CONSULTANT #1:  
**MATTSON MACDONALD YOUNG, INC.**  
105 5TH AVE. S. SUITE 100  
MINNEAPOLIS, MN 55401

THIS SQUARE APPEARS 1/2"x1/2"  
ON FULL SIZE SHEETS

	10/22/24	CONSTRUCTION DOCUMENT
NO	DATE	ISSUED FOR

1	11/1/24	ADDENDUM 1
NO	DATE	REVISION

I HEREBY CERTIFY that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Signature: 

Typed or Printed Name: ANDY MADSON

Date: 10/22/2024 License Number: 50555

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PROJECT NAME:  
FRANKLIN AVE. HOUSE

413 FRANKLIN AVE. NW  
WATERTOWN, MN

DRAWING TITLE:

# WINDOW TYPES & DETAILS

DRAWN BY: XXX  
CHECKED BY: XXX  
PROJ. NO: 240559  
DRAWING NO: