MONTANA STATE UNIVERSITY

UNIVERSITY FACILITIES MANAGEMENT
Sixth Avenue and Grant Street • P.O. Box 172760 • Bozeman, Montana 59717-2760
Phone: (406) 994-5413 • Fax: (406) 994-5665

ADDENDUM NO. 1 - OUTLINE AND SUMMARY INFORMATION

Project Name: Atkinson Quads Reroof & Window Replacements PPA No.: 25-1407
Location: Montana State University, Bozeman Date: 11/17/2026

To: All Plan Holders of Record

*The Plans and Specification prepared by **A&E + SMA Design** dated **November 3, 2026**, shall be clarified and added as follow. The bidder proposes to perform all the following clarifications or changes. It is understood that the Base Bid shall include any modification of Work or Additional Work that may be required by reason of the following change or clarifications.*

The Bidders are to acknowledge the receipt of this Addendum by inserting its number and date into their Bid Forms. Failure to acknowledge may subject the Bidder to disqualification and rejection of the bid. This Addendum forms part of the Contract Documents as if bound therein and modifies them as follows:

I. AMENDMENTS TO THE PROJECT MANUAL

A. CHANGE BID DATE FROM NOVEMBER 24, 2026 AT 2:00PM TO DECEMBER 1, 2026 AT 2:15PM

B. For modifications to drawings and project manual specifications, see attached A&E + SMA Addendum 1

II. ATTACHMENTS

A. Revised Invitation to Bid

B. Pre-bid Walk Through Sign-in Sheet

C. A&E + SMA Design Addendum 1

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INVITATION TO BID

Sealed bids will be received until **2:15 PM** on **Tuesday, December 1, 2026,** and will be publicly opened and read aloud in the offices of **MSU University Facilities Management, Plew Building, 516 W. Grant St., Bozeman, Montana**, for: **Atkinson Quads Reroof and Window Replacements, PPA No. 25-1407.**

Bids shall be submitted on the form provided within the Contract Documents. Contract documents may be obtained at the offices of:

Montana State University
UNIVERSITY FACILITIES MANAGEMENT
Plew Building, 516 W. Grant St.
PO Box 172760
Bozeman, Montana 59717-2760

On the web at:
http://www.montana.edu/pdc/bids.html

A PRE-BID WALK-THROUGH IS SCHEDULED FOR Tuesday, November 10, 2026, AT 10:00 a.m. PARTICIPANTS SHOULD MEET AT OPEN SPACE IN THE MIDDLE OF ATKINSON QUADRANGLE COMPLEX LOCATED AT 615 W CLEVELAND ST. ATTENDANCE IS STRONGLY RECOMMENDED. QUESTIONS RECEIVED AFTER NOVEMBER 17, 2026, WILL BE RESPONDED TO AT THE OWNER'S DISCRETION. Bidders should thoroughly review the contract documents before the pre-bid conference.

Bids equal to or greater than $150,000 must be accompanied by a bid security meeting the requirements of the State of Montana in the amount of 10% of the total bid. After award, the successful bidder must furnish an approved Performance Security and a Labor & Material Payment Security each in the amount of 100% of the contract for contracts equal to or greater than $150,000.

No bidder may withdraw his bid for at least thirty (30) calendar days after the scheduled time for receipt of bids except as noted in the Instructions to Bidders.

The Owner reserves the right to reject any or all bids and to waive any and all irregularities or informalities and the right to determine what constitutes any and all irregularities or informalities.

Time of Completion
Bidder agrees to commence work after receipt of the Contract for Construction, on the specified date of commencement**, May 10, 2027**, and to substantially complete the project by **August 16, 2027**.

The State of Montana makes reasonable accommodations for any known disability that may interfere with an applicant's ability to compete in the bidding and/or selection process. In order for the state to make such accommodations, applicants must make known any needed accommodation to the individual project managers or agency contacts listed in the contract documents.

State of Montana - Montana State University

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PLANNING, DESIGN & CONSTRUCTION
Sixth Avenue and Grant Street | P.O. Box 172760 | Bozeman, Montana, 59717-2760
Phone: (406) 994-5413 | Fax: (406) 994-5665

Date: 11.10.2026
PPA No: 25-1407
Project Name: Quads Reroof & Window Replacement

Pre-Bid Walkthrough Sign-in Sheet

NAME	COMPANY	PHONE	E-MAIL
John Hoover	Ace Roofing	406-600-2339	Jthoover@aceroofingmt.com
Jace W	Ace Roofing	406-578-4402	Jace@aceroofingmt.com
Michael Shea	Markovich Const.	406-498-4379	Mshea@markovichinc.com
Joe Gardner	IEI	907-414-0495	Broncoconstructionllc@yahoo.com
Jacob Rakton	Powco Roofing	818-795-9963	Jacob@powcoroofing.com
Charlton Pino	Big Bear Contracting	406-220-1902	Charlton@bigbearcontracting.com
Wes Gilbert	Miller Roofing & Contracting	406-600-2520	Wes@millerroofingmt.com
Nolan Robinson	Robinson & Sons	406-850-2390	nolan@robinsonandsons.co
Jory Nunbery	H&N Roofing	406-451-2374	H.N.Roofingpros@gmail.com
Edward Genet	Pella Windows	252-725-5864	edwardg@pellamt.com
Jake Berger	Blanton	406-570-2669	Jake@blantoncontracting.com
Josh Johnson	Pacific Supply	406-860-3380	Joshua.johnson@paccoast.com
Mark Tholander	Rotherham Const.	406-451-6367 (6267?)	mark@rothconst.com

Jacob Palmer	Hyalite Construction	406-580-3399	hyaliteconstruction@gmail.com
Eric Petz	Hyalite Const.	406-548-4999	eric@bznroofing.com

Addendum 01

Addendum Number:	1.0	**Date Issued:**	Nov. 17th, 2026
Project Name:	Atkinson Quads Re-Roof	**Project Number:**	23123.10
Pages in Addendum:	**Drawings: (13 sheets) 24" x 36" (ARCH D)** **Specifications: (28 sheets) 8" x 11"** **Addendum Narrative: (8 sheets) 8" x 11"**	**Prepared By:**	Jill Bacheller | A&E+SMA Design
Issued To:	All Bidders | Montana State University		

The additions, clarifications, and/or corrections contained herein shall be made to the Project Specification Manual, Drawings, and/or Schedules for the above referenced project, and shall be included in the scope of work and proposals to be submitted. Descriptions or references made below to the Project Specification Manual and Drawings shall be used as a general guide only. Bidder shall determine the extent of work affected by any addenda items. This Addendum consists of the following (in addition to any previous addenda or issuance):

General Bid Question Responses:

Bid Package #1 – Bid Questions 11.17.2026

1. Can MSU confirm that the intended scope includes complete removal and replacement of the existing flat roofing systems?
    a. **A&E + SMA Response:** No, see demo keynote 2.; Flat roof systems have been replaced within the past twelve months.
2. Should Bidder include full replacement of the underlying roof substrates in our base proposal?
    a. **A&E + SMA Response:** No, see demo keynote 2. Existing roof substrate should remain unless damaged.
3. Does MSU intend for the existing fascia to be repainted where salvageable, or should full replacement be included in our proposal?
    a. **A&E + SMA Response:** Yes, see keynote 4.
4. Should Bidder carry an allowance for fascia replacement where deterioration is discovered?
    a. **A&E + SMA Response:** Yes, see demo keynote 4 and keynote 4.
5. Are there specific material and finish requirements for replacement fascia?
    a. **A&E + SMA Response:** Yes, see 062000 – Finish Carpentry.
6. Should Bidder include complete replacement of all existing step flashing in our base proposal?
    a. **A&E + SMA Response:** See 15/A9.3 and 16/A9.3. Flashing to remain unless replacement is needed to facilitate the work.
7. Would MSU prefer that reusable flashing be salvaged and reinstalled where feasible?
    a. **A&E + SMA Response:** Yes, reuse flashings where possible.
8. If salvage and reuse are permitted, can additional replacement requirements identified during construction be addressed through a change order?
    a. **A&E + SMA Response:** Yes.
9. Should Bidder include replacement of all identified deteriorated wood substrates and roof decking in our base proposal?
    a. **A&E + SMA Response:** Yes, see demo keynote 1 and keynote 1. Provide Unit pricing.

10. Are there existing structural assessments or engineering documents identifying the extent of roof truss replacement?
    a. **A&E + SMA Response:** No replacement of roof structure is anticipated for this project. If deterioration is found to extend beyond existing skip sheathing, this will be addressed via change order.
11. Should structural repairs and replacements be included in the base scope, or would MSU prefer these items to be carried as allowances pending further investigation?
    a. **A&E + SMA Response:** See cover and drawings for delineation of base bid and alternate work.
12. Will MSU require structural engineering review and approval for any roof truss repairs or replacements?
    a. **A&E + SMA Response:** No replacement of roof structure is anticipated for this project. If deterioration is found to extend beyond existing skip sheathing, this will be addressed via change order.
13. Are there any MSU-specific restrictions regarding equipment placement, access, staging, or operation around the Atkinson Quads?
    a. **A&E + SMA Response:** See general note 5.
    b. **MSU Response:** Protect grassy areas with plywood when using telehandlers. Remediation will be contractors responsibility to coordinate/fund, required on damaged areas.
14. Will designated staging and equipment storage areas be available throughout the anticipated construction duration?
    a. **MSU Response:** GC's in the past have installed a perimeter fence, sidewalk to sidewalk. The site will be yours. One entrance on the north will require a dummy lock for MSU services and Fire Dept to have access 24-7.
15. Are there restrictions on working hours, equipment operation, or material deliveries due to student occupancy or campus activities?
    a. **A&E + SMA Response:** City work hours apply – Work exceeding 60DbA is permitted only between the hours of 7am-8pm per Bozeman Municipal code 16.06.090.
16. Are there any additional campus requirements or permits that should be accounted for in our equipment rental and mobilization pricing?
    a. **MSU Response:** A one time parking permit fee may apply
17. Can MSU confirm the correct window designation for Window #214?
    a. **A&E + SMA Response:** W-1 is the correct window type.
18. Are there any additional window schedule revisions or updated drawings that should be referenced?
    a. **A&E + SMA Response:** See addendum 1.
19. Can MSU confirm that new window lugs are required for Quads AB and CD only?
    a. **A&E + SMA Response:** Yes, Quad EF windows currently do not have lugs.
20. Can MSU confirm that Quad EF is excluded from the new window lug requirements?
    a. **A&E + SMA Response:** Yes, Quad EF windows currently do not have lugs.
21. Is Bidder responsible for providing and installing new window blinds, or will MSU furnish and install them separately?
    a. **A&E + SMA Response:** Window blinds are to be Contractor provided and installed.
    b. **MSU Response:** Salvage and storage of existing blinds in good condition for reuse is expected. Coordinate storage with ownership.
22. If window blinds are included in our scope, can MSU confirm the required style, manufacturer, material, and color?
    a. **A&E + SMA Response:** See 085200 – Wood Windows – 2.5 Horizontal Louver Blinds.
23. Are there specific operational or installation requirements that should be incorporated into our proposal?
    a. **A&E + SMA Response:** See 085200 – Wood Windows – 2.5 Horizontal Louver Blinds.
24. Does MSU have an established phasing plan for the project?

a. **MSU Response:** One Phase / 98 Days for completion.

25. Will demolition and window replacement be performed one building at a time, or will work be permitted to occur simultaneously across multiple buildings?
    a. **MSU Response:** Work across multiple buildings may occur simultaneously.
26. Are there any occupancy restrictions, scheduling requirements, or designated completion dates for individual buildings that should be considered when preparing our demolition pricing and construction schedule?
    a. **MSU Response:** You may begin operations on May 10, 2027 and you have until August 16th to complete. No students will be onsite. GC's in the past have installed a perimeter fence, sidewalk to sidewalk. The site will be yours. One entrance on the north will require a dummy lock for MSU services and Fire Dept to have access 24-7.
27. Will contractors have unrestricted access to the interior areas necessary to complete window demolition, or are there specific access limitations and coordination requirements?
    a. **MSU Response:** You will have access both inside and out.
28. Will temporary surface protection be required along designated ingress and egress routes, including hallways, stairwells, flooring, and other finished surfaces?
    a. **MSU Response:** Surface protection is required, no specifics on material used, inside the entry ways to limited tracking in mud on rainy days. I don't think steps are necessary but whatever it takes to minimize mud/dirt being tracked all throughout.
29. If surface protection is required, does MSU have specific material or installation requirements that should be included in our demolition pricing?
    a. **MSU Response:** Surface protection is required, no specifics on material used, inside the entry ways to limited tracking in mud on rainy days. I don't think steps are necessary but whatever it takes to minimize mud/dirt being tracked all throughout.
30. Will MSU coordinate access to individual rooms and occupied areas, or will the contractor be responsible for coordinating access with building occupants?
    a. **MSU Response:** There will not be any occupants. All rooms are typically open.
31. Is there a wood species specified (Frame, Extension Jamb, Sash Interior, Sash Exterior)
    a. **A&E + SMA Response:** Manufacturer's standard fine-grained wood lumber complying with requirements in 085200 – Wood Windows.
32. Exterior Color
    a. **A&E + SMA Response:** Custom color to match existing finish.
33. Interior Color List
    a. **A&E + SMA Response:** Custom color to match existing finish. Contractor to field verify. Two colors anticipated.
34. Picture of the Sash Handles (Missing on Plans)
    a. **A&E + SMA Response:** Included on A9.2.
35. Muntins/Grids Profile and Size, Picture
    a. **A&E + SMA Response:** To match (E) from manufacturer's range.
36. List of Window R.O. And Jamb Depth
    a. **A&E + SMA Response:** Contractor to field verify.
37. Mull sizes for windows (W13, W15, W16, W17, W19, W21, 22). Would it be best if they were field mulled
    a. **A&E + SMA Response:** To match existing, approximately 3". Contractor to field verify.
38. Insulated Glass Spacer Color (Mill/Black)
    a. **A&E + SMA Response:** Black.

39. Glazing Bead Profile
    a. **A&E + SMA Response:** To match (E) from manufacturer's range, see 2/A9.3.
40. Is there a Plough in the Sash
    a. **A&E + SMA Response:** No, there is not a plough in the sash.
41. Jamb liner Color (White/Beige)
    a. **A&E + SMA Response:** Can we leave this for the submittal/mockup?
42. Egress Requirements (Cannot determine from plan set)
    a. **A&E + SMA Response:** See hardware specified in 085200 – Wood Windows.
43. Tempering Requirements (Cannot determine from plan set)
    a. **A&E + SMA Response:** Tempered glazing required at all stair landing glazing locations.
44. Substitute Satin Nickel for Antique Brass for the Faced-Fixed WOCD (see attached)
    a. **A&E + SMA Response:** If antique brass is not available, black is acceptable.
45. Sheet A9.1 Detail 5 - W22 detail doesn't show a spred mull between the Fixed and the left side DH, does it get a spread mull
    a. **A&E + SMA Response:** Yes.
46. Sheet A4.1 Detail 5 - window 002 marked as W25 looks like a W3
    a. **A&E + SMA Response:** Yes, this is a W-3.
47. Sheet A4.2 Detail 5 - windows 004 & 005 marked as W29 looks like a W35
    a. **A&E + SMA Response:** Yes, windows 004 and 005 are W-35s. Also, W-35 should be a fixed window, not a single hung.
48. Sheet A4.2 Detail 5 - windows 006, 007, & 008 marked as W33, are they the same SH but just a different size
    a. **A&E + SMA Response:** See updated A9.1 with correct window size and muntin pattern for W-33. Also, W-33 should be a fixed window, not a single hung.
49. Sheet A4.2 Detail 7 - window 106 marked as W18 but has spread mulls and is sized more like W19
    a. **A&E + SMA Response:** See added W-18.1 window type on A9.1 for window 106.
50. Sheet A4.2 Detail 13 - windows 125 & 126 scale much larger on the elevation than what is shown on the schedule for W1 &W2
    a. **A&E + SMA Response:** Assuming the question is regarding windows 215 and 216, do not scale from drawings, typ. Window size of 215 matches W-1 and 216 matched W-2. Verify in field.
51. Sheet A4.3 Detail 15 - window 009 is marked as W25 but looks like a W3
    a. **A&E + SMA Response:** Correct, 009 is a W-3.

Drawings:

COVER SHEET

ADDED:

- Notes associated with Alternate 2 and Alternate 3.

D2.1 DEMOLITION ROOF PLANS

ADDED:

- Remove deteriorated wood roof components at Quad B main entry roof.

D4.1 DEMOLITION ELEVATIONS – QUAD AB

UPDATED:

See Keynotes in drawings:

- Keynote 5 – See keynote reference tag in Drawings
- Keynote 8 – See keynote reference tag in Drawings
- Keynote 9 – See keynote reference tag in Drawings

ADDED:

- Replacement of exterior doors.
- Attic Vent removal
- Clarification of Base Bid requirements for Exterior Doors.
- Remove deteriorated wood roof components at Quad B main entry roof.

D4.2 DEMOLITION ELEVATIONS – QUAD CD

UPDATED:

See Keynotes in drawings:

- Keynote 5 – See keynote reference tag in Drawings
- Keynote 7 – See keynote reference tag in Drawings
- Keynote 8 – See keynote reference tag in Drawings

ADDED:

- Replacement of exterior doors.
- Attic Vent removal
- Clarification of Base Bid requirements for Exterior Doors.

D4.3 DEMOLITION ELEVATIONS – QUAD EF

UPDATED:

See Keynotes in drawings:

- Keynote 5 – See keynote reference tag in Drawings
- Keynote 8 – See keynote reference tag in Drawings
- Keynote 9 – See keynote reference tag in Drawings

ADDED:

- Replacement of exterior doors.
- Attic Vent removal
- Clarification of Base Bid requirements for Exterior Doors.

A2.1 ROOF PLANS

ADDED:

- Replace deteriorated wood roof components at Quad B main entry roof.

A4.1 ELEVATIONS – QUAD AB

UPDATED:

See Keynotes in drawings:

- Keynote 8 – See keynote reference tag in Drawings
- Keynote 9 – See keynote reference tag in Drawings

ADDED:

- Alternate 2: Replacement of exterior doors.
- Attic Vent removal
- Replace deteriorated wood roof components at Quad B main entry roof.

A4.2 ELEVATIONS – QUAD CD

UPDATED:
See Keynotes in drawings:

- Keynote 7 – See keynote reference tag in Drawings
- Keynote 8 – See keynote reference tag in Drawings

ADDED:

- Alternate 2: Replacement of exterior doors.
- Attic Vent removal

A4.3 ELEVATIONS – QUAD EF

UPDATED:
See Keynotes in drawings:

- Keynote 7 – See keynote reference tag in Drawings
- Keynote 8 – See keynote reference tag in Drawings

ADDED:

- Alternate 2: Replacement of exterior doors.
- Attic Vent removal
-

A9.1 WINDOW TYPES AND SCHEDULE

UPDATED:
See clouded areas of drawings for additional information

- W-33 – Dimensions
- W-35 – Dimensions
- W-18.1 – New window type

A9.2 WINDOW TYPES AND SCHEDULE

UPDATED:
See clouded areas of drawings for additional information

- Window type clarifications
- Tempered glazing indicated in “remarks”
- Historic Sash Lift Image

A9.4 DOOR TYPES AND SCHEDULE (New Sheet)

ADDED:
See clouded areas of drawings for additional information

- Door Schedule
- Door Types
- Existing Door photographs

- Glazing Legend
- Hardware Legend
- Door Scope
- General Notes

Project Manual (Specifications):

ADD: The following specification section(s) in their entirety

SECTION 061433 – STILE AND RAIL WOOD DOORS – *five pages*
SECTION 087100 – DOOR HARDWARE – sixteen pages

MODIFY: The following specification section(s)

SECTION 085200 – WOOD WINDOWS – *seven pages*

Prior Approvals:

Review is for conformance with the design concept of the project and compliance with the information given in the contract documents. Contractor is responsible for dimensions and quantities to be confirmed and correlated to the job site; for information that pertains solely to the fabrication processes or to techniques of construction; and for coordination of work of all trades. Any substitutions shall meet the specification for the product specified. Any costs associated with modifications necessary due to a product substitution shall be the responsibility of the contractor.

Approval of a particular product does not constitute an approval of all other related products or materials within a particular system or assembly, which may also need to be submitted for separately for approval, per project specifications; where some products or materials must be sourced from the same manufacturer as adjacent or related products in the completed system or assembly, for material compatibility and/or warranty.

Specification Section	Original Specified Product	Substitution	Approval Status
073129	**Product:** Cedar Shingles **Mfr:** - **Model:** -	**Mfr:** XTM **Model**: F-Wave Interlocking Roofing Shingles	Denied

END OF ADDENDUM

SECTION 081433 – STILE AND RAIL WOOD DOORS *AD01

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Exterior stile and rail wood doors with factory machining for hardware.
2. Job fit wood door frames.
3. Factory finishing.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product, including the following:

1. Details of construction and glazing.
2. Door frame construction.
3. Factory-machining criteria.
4. Factory-finishing specifications.

B. Sustainable Design Submittals:

1. Product Data: For adhesives, indicating that product contains no urea formaldehyde.
2. Product Data: For installation adhesives, indicating VOC content.

C. Shop Drawings: Indicate location, size, and hand of each door; elevation of each type of door; construction details not covered in Product Data, including those for stiles, rails, panels, and moldings (sticking); and other pertinent data, including the following:

1. Door schedule indicating door and frame location, type, size, fire protection rating, and swing.
2. Door elevations, dimensions and location of hardware, lite locations, and glazing thickness.
3. Details of frame for each frame type, including dimensions and profile.
4. Details of electrical raceway and preparation for electrified hardware, access control systems, and security systems.
5. Clearances and undercuts.

D. Samples: For factory-finished doors and factory-finished door frames.
1. Corner sample of stile/rail/and panel for each type of door.
2. One (1) wood transparent factory finish sample with existing sample to compare.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Use only materials that comply with referenced standards and other requirements specified.

1. Assemble exterior doors, including components, with wet-use adhesives complying with ASTM D5572 for finger joints and with ASTM D5751 for joints other than finger joints.

B. Safety Glass: Provide products complying with testing requirements in 16 CFR 1201, for Category II materials, unless those of Category I are expressly indicated and permitted.

2.2 EXTERIOR STILE AND RAIL WOOD DOORS

A. Exterior Stile and Rail Wood Doors: Exterior custom doors complying with AWI, AWMAC, and WI's Architectural Woodwork Standards and with other requirements specified.

1. Performance Grade:

a. WDMA I.S. 6A: Heavy Duty.
b. Architectural Woodwork Standards: Custom.

2. Panel Designs: As indicated on Drawings.

a. Do not modify intended aesthetic effects, as judged solely by Architect, except with Architect's approval.
b. If modifications are proposed, submit comprehensive explanatory data to Architect for review.

3. Finish: Transparent.
4. Wood Species and Cut for Transparent Finish: Douglas fir, quarter sawed/sliced (vertical grain), to match existing in-kind.
5. Door Construction for Transparent Finish:

a. Stile and Rail Construction: As indicated.

1) Clear lumber; may be edge glued for width. Select lumber for similarity of grain and color, and arrange for optimum match between adjacent pieces.

b. Raised-Panel Construction: As indicated.

1) Clear lumber; edge glued for width. Select lumber for similarity of grain and color, and arrange for optimum match between adjacent pieces.

6. Stile and Rail Widths: As indicated on Drawings.
7. Molding Profile (Sticking): To match existing.
8. Glass: Uncoated, clear, insulating-glass units made from two lites of 3.0-mm-thick, fully tempered glass with 1/4-inch interspace.

a. Insulating-Glass Units: Factory-assembled units consisting of sealed lites of glass separated by a dehydrated interspace, qualified in accordance with ASTM E2190.

1) Manufacturer’s standard sealing system and perimeter spacer.

b. Fully Tempered Float Glass: ASTM C1048, Kind FT (fully tempered), Condition A (uncoated) unless otherwise indicated, Type I, Class 1 (clear) or Class 2 (tinted) as indicated, Quality-Q3.
c. Tint: Clear.
d. Filling: Fill space between glass lites with argon.
e. Low-E Coating: On third surface.

9. Glazing System: Manufacturer's standard factory-glazing system that produces weathertight seal.

2.3 EXTERIOR FRAMES AND JAMBS FOR OPAQUE FINISH

A. Architectural Woodwork Standards Grade: Custom

B. Wood Species: Match species and cut indicated for wood doors.

1. Do not use plain-sawn softwood lumber with exposed, flat surfaces more than 3 inches wide.
2. Wood Moisture Content: 15 percent with at least 85 percent of shipment at 12 percent or less.

C. Opaque Finish: Shop prime faces, all exposed edges, and edges of cutouts, with one coat of wood primer specified in Section 099000 "Painting."

1. Paint: Field paint to match existing frames in-kind.

2.4 STILE AND RAIL WOOD DOOR FABRICATION

A. Factory fit doors to suit frame-opening sizes indicated, with the following uniform clearances and bevels unless otherwise indicated:

1. Clearances:

a. Provide 1/8 inch at heads, jambs, and between pairs of doors.
b. Provide 1/2 inch from bottom of door to top of decorative floor finish or covering.
c. Where threshold is shown on Drawings or scheduled, provide not more than 3/8 inch from bottom of door to top of threshold.

2. Bevel doors 1/8 inch in 2 inches at lock and hinge edges.

B. Fabricate stile and rail wood doors in sizes indicated and coordinated to match with existing conditions.

C. Factory machine doors for hardware that is not surface applied.

1. Locate hardware to comply with DHI-WDHS-3.
2. Comply with final hardware schedules, door frame Shop Drawings, BHMA-156.115-W, and hardware templates.
3. For doors scheduled to receive electrified locksets, provide factory-installed raceway and wiring to accommodate specified hardware.
4. Coordinate measurements of hardware mortises in metal frames to verify dimensions and alignment before factory machining.

D. Glazed Openings:

1. Factory install glazing in doors. Install glass using manufacturer's standard elastomeric glazing sealant complying with ASTM C920. Secure glass in place with removable wood moldings. Miter wood moldings at corner joints.

E. Exterior Doors: Factory treat exterior doors with water-repellent preservative after fabrication has been completed but before factory finishing.

1. Comply with WDMA I.S. 4.

2.5 FACTORY FINISHING

A. Comply with referenced quality standard for factory finishing.

1. Complete fabrication, including fitting doors for openings and machining for hardware that is not surface applied, before finishing.
2. Finish faces, all four edges, edges of cutouts, and mortises.

B. Factory finish doors.

1. Architectural Woodwork Standards Grade: Custom.
2. Finish: Transparent

a. Manufacturer’s standard exterior finish.

3. Staining: Match existing tint in-kind.
4. Effect: Semifilled finish.
5. Sheen: Satin.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify and coordinate opening sizes, tolerances, and conditions to ensure acceptability to receive doors.

3.2 INSTALLATION

A. Hardware: For installation, see Section 087100 "Door Hardware."

B. Install doors and frames to comply with manufacturer's written instructions and referenced quality standard, and as indicated.

a. Install frames level, plumb, true, and straight to accept factory-fitted doors.

1) Shim as required with concealed shims. Install level and plumb to a tolerance of 1/8 inch in 96 inches.

b. Anchor frames to anchors or blocking built in or directly attached to substrates.

1) Secure with countersunk, concealed fasteners and blind nailing.
2) Use fine finishing nails or finishing screws for exposed fastening, countersunk and filled flush with woodwork.

c. Provide 1/8 inch at heads, jambs, and between pairs of doors.
d. Provide 1/4 inch from bottom of door to top of threshold unless otherwise indicated.
e. For shop-finished items, use filler matching finish of items being installed.

C. Factory- Finished Doors: Restore finish before installation if fitting or machining is required at Project site.

3.3 ADJUSTING

A. Operation: Rehang or replace doors that do not swing or operate freely.

B. Finished Doors: Replace doors that are damaged or do not comply with requirements. Doors may be repaired or refinished if Work complies with requirements and shows no evidence of repair or refinishing.

END OF SECTION 081433

SECTION 085200 - WOOD WINDOWS *AD01

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes wood windows.

1.2 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Shop Drawings: Include plans, elevations, sections, hardware, accessories, insect screens, operational clearances, and details of installation, including anchor, flashing, and sealant installation.

C. Samples: For each exposed product and for each color specified.

1. Provide samples for color match of each existing window paint finish.

D. Product Schedule: For wood windows. Use same designations indicated on Drawings.

1.4 INFORMATIONAL SUBMITTALS

A. Product test reports.

B. Sample warranties.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: An installer acceptable to wood window manufacturer for installation of units required for this Project.

B. Mockups: Build mockups to verify selections made under Sample submittals, to demonstrate aesthetic effects, and to set quality standards for fabrication and installation.
1. Provide one (1) mockup of a mulled window for review by Architect.
2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
3. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.6 WARRANTY

A. Manufacturer's Warranty: Manufacturer agrees to repair or replace wood windows that fail in materials or workmanship within specified warranty period.

1. Warranty Period:

a. Window: 10 years from date of Substantial Completion.
b. Glazing Units: 20 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 WINDOW PERFORMANCE REQUIREMENTS

A. Product Standard: Comply with AAMA/WDMA/CSA 101/I.S.2/A440 for definitions and minimum standards of performance, materials, components, accessories, and fabrication unless more stringent requirements are indicated.

1. Window Certification: WDMA certified with label attached to each window.

B. Performance Class and Grade: AAMA/WDMA/CSA 101/I.S.2/A440 as follows:

1. Minimum Performance Class: LC.
2. Minimum Performance Grade: 25.

C. Thermal Transmittance: NFRC 100 maximum whole-window U-factor of 0.30 Btu/sq. ft. x h x deg F.

D. Solar Heat-Gain Coefficient (SHGC): NFRC 200 maximum whole-window SHGC of 0.20.

2.2 WOOD WINDOWS

A. Wood Windows:

B. Basis-of-Design Product: Subject to compliance with requirements, provide Kolbe Windows & Doors; Heritage Series Traditional or comparable product by one of the following:
1. Sierra Pacific Windows.
2. Pella Windows & Doors.
3. Marvin Windows and Doors.

C. Operating Types: As indicated on Drawings.

D. Frames and Sashes: Fine-grained wood lumber complying with AAMA/WDMA/CSA 101/I.S.2/A440; kiln dried to a moisture content of not more than 12 percent at time of fabrication; free of visible finger joints, blue stain, knots, pitch pockets, and surface checks larger than 1/32 inch deep by 2 inches wide; water-repellent preservative treated.

1. Exterior Finish: Factory primed and painted wood.

a. Color: Custom color to match existing finish.

2. Interior Finish: Factory primed and painted wood.

   a. Color: Custom color to match existing finish. Interior finish color of windows varies by window. Contractor to document existing finish at interior face of windows prior to removal.

E. Aluminum-Clad Wood Windows (ALTERNATE #3): *AD01

F. Basis-of-Design Product: Subject to compliance with requirements, provide Pella Corporation; Architect Series Reserve; or comparable product by one of the following:
1. Quaker Window Products Company
2. Weather Shield Manufacturing, Inc.
3. Marvin Windows and Doors.

G. Operating Types: As indicated on Drawings.

H. Frames and Sashes: Fine-grained wood lumber complying with AAMA/WDMA/CSA 101/I.S.2/A440; kiln dried to a moisture content of not more than 12 percent at time of fabrication; free of visible finger joints, blue stain, knots, pitch pockets, and surface checks larger than 1/32 inch deep by 2 inches wide; water-repellent preservative treated.

1. Exterior Finish: Metal clad, anodized

a. Color: To match existing.

2. Interior Finish: Factory primed and painted wood.

a. Color: Custom color to match existing finish. Interior finish color of windows varies by window. Contractor to document existing finish at interior face of windows prior to removal.

I. Insulating-Glass Units: ASTM E2190. *AD01

1. Glass: ASTM C1036, Type 1, Class 1, q3.

   a. Tint: Clear.

2. Lites: Two.
3. Filling: Fill space between glass lites with manufacturer's standard fill.
4. Low-E Coating: On third surface.
5. Overall Thermal Transmittance (U-Value): 0.34 minimum, include glazing, measured on the window sizes required for this project.
6. Design Pressure: Tested in accordance with applicable codes.
7. Safety Glazing: Tempered where required; see Drawings.

J. Glazing System: Manufacturer's standard factory-glazing system that produces weathertight seal.

K. Hardware, General: Existing historic window hardware to be carefully removed, labeled, cleaned, and salvaged for reuse. In case of non-historic hardware or missing hardware, provide in-kind match.

1. Exposed Hardware Color and Finish: To match historic unless noted otherwise.

L. Hung Window Hardware:

1. Locks and Latches: Reinstall salvaged hardware. In case of non-historic hardware or missing hardware, provide in-kind match.
2. Sash Pulls: Reinstall salvaged. In case of non-historic hardware or missing hardware, provide in-kind match.
3. Limit Devices: Limit clear opening to 4 inches for ventilation to meet ASTM F2090-21.

a. Basis-of-Design Product: Subject to compliance with requirements, provide Roto; Face-Fixed Angel WOCD Device in Antique Brass or comparable product by one of the following:

1) Swisco.

b. Finish: Antique Brass.

M. Weather Stripping: Provide full-perimeter weather stripping for each operable sash unless otherwise indicated.

N. Fasteners: Noncorrosive and compatible with window members, trim, hardware, anchors, and other components.

1. Exposed Fasteners: Do not use exposed fasteners to greatest extent possible. For application of hardware, use fasteners that match finish hardware being fastened.

2.3 ACCESSORIES

A. Dividers (False Muntins): Provide divider grilles in designs indicated for each sash lite.

1. Quantity and Type: Three per sash, two permanently located at exterior and interior lites and one permanently located between insulating-glass lites.
2. Material: Manufacturer's standard.
3. Pattern: As indicated on Drawings.
4. Profile: To match historic.
5. Color: To match interior and exterior face of window respectively.

B. Mull Covers: Profile to match historic. Coordinate with 062000 – Finish Carpentry, prime and paint to match adjacent window surface.

C. Brickmould: Profile to match historic. Coordinate with 062000 – Finish Carpentry, prime and paint to match adjacent window surface.

D. Stool and Apron: Coordinate with 062000 – Finish Carpentry, prime and paint to match adjacent window surface.

E. Lugs: Profile to match historic. Coordinate with 062000 – Finish Carpentry, prime and paint to match adjacent window surface.

2.4 INSECT SCREENS

A. General: Fabricate insect screens to integrate with window frame. Provide screen for each operable exterior sash. Screen wickets are not permitted.

1. Type and Location: Full, outside for double-hung sashes.

B. Aluminum Frames: Complying with SMA 1004 or SMA 1201.

1. Finish for Exterior Screens: Baked-on organic coating in color selected by Architect from manufacturer's full range.

C. Glass-Fiber Mesh Fabric: 18-by-18 mesh of PVC-coated, glass-fiber threads; woven and fused to form a fabric mesh resistant to corrosion, shrinkage, stretch, impact damage, and weather deterioration. Comply with ASTM D3656/D3656M.

1. Mesh Color: Manufacturer's standard.

2.5 HORIZONTAL LOUVER BLINDS

A. Basis-of-Design Product: Subject to compliance with requirements, provide Marietta Drapery; 1 inch Flexplus Cordless Mini Blind or comparable product by one of the following:
1. Graber Blinds.
2. American Blinds.
3. Lotus Windoware.

B. Slats: Polymers that are lead free, UV stabilized, integrally colored, opaque, and will not crack or yellow; antistatic, dust-repellent treated.

1. Formulation: Permanently flexible, extruded PVC.
2. Width: 1 inch.
3. Spacing: Manufacturer's standard.
4. Profile: Manufacturer's standard.

C. Headrail: Formed steel or extruded aluminum; long edges returned or rolled. Headrails fully enclose control mechanisms on three sides and ends.

D. Manual Cordless Operation:

1. Lift Mechanism: Manufacturer's standard lift- or tension-control mechanism that allows blinds to be raised or lowered into position by manually pushing the bottom rail up or pulling it down.

E. Bottom Rail: Secures and protects ends of ladders and inner lift cords.

1. Type: Formed-steel or extruded-aluminum tube, with plastic or metal capped ends.

F. Colors, Textures, Patterns, and Gloss:

1. Slats: As selected by Architect from manufacturer's full range.
2. Components: Provide rails, cords, ladders, and materials exposed to view matching or coordinating with slat color unless otherwise indicated.

G. Unit Sizes: Fabricate units in sizes to fill window and other openings as follows:

1. Between (Inside) Jamb Installation: Width equal to jamb-to-jamb dimension of opening in which blind is installed less 1/2 inch per side or 1 inch total, plus or minus 1/8 inch.

Length equal to head-to-sill dimension of opening in which blind is installed less 1/4 inch, plus or minus 1/8 inch.

2.6 FABRICATION

A. Fabricate wood windows in sizes indicated. Include a complete system for installing and anchoring windows.

B. Glaze wood windows in the factory.

C. Weather strip each operable sash to provide weathertight installation.

D. Mullions: Provide mull covers to match historic profile, matching window unit finish. Allow for erection tolerances and provide for movement of window units due to thermal expansion and building deflections.

E. Complete fabrication, assembly, finishing, hardware application, and other work in the factory to greatest extent possible. Disassemble components only as necessary for shipment and installation. Allow for scribing, trimming, and fitting at Project site.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

B. Verify rough opening dimensions, levelness of sill plate, and operational clearances.

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

A. Comply with manufacturer's written instructions for installing windows, hardware, accessories, and other components. For installation procedures and requirements not addressed in manufacturer's written instructions, comply with installation requirements in ASTM E2112.

B. Install windows level, plumb, square, true to line, without distortion, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction to produce weathertight construction.

C. Adjust operating sashes and hardware for a tight fit at contact points and weather stripping for smooth operation and weathertight closure.

D. Clean exposed surfaces immediately after installing windows. Remove excess sealants, glazing materials, dirt, and other substances.

E. Remove and replace sashes if glass has been broken, chipped, cracked, abraded, or damaged during construction period.

F. Protect window surfaces from contact with contaminating substances resulting from construction operations. If contaminating substances do contact window surfaces, remove contaminants immediately in accordance with manufacturer's written instructions.

3.3 INSTALLATION OF HORIZONTAL LOUVER BLINDS

A. Install horizontal louver blinds level and plumb, aligned and centered on openings, and aligned with adjacent units in accordance with manufacturer's written instructions.

1. Install mounting brackets to prevent deflection of headrails.
2. Install with clearances that prevent interference with adjacent blinds, adjacent construction, and operating hardware of glazed openings, other window treatments, and similar building components and furnishings.

B. Adjust horizontal louver blinds to operate free of binding or malfunction through full operating ranges.

C. Clean horizontal louver blind surfaces after installation in accordance with manufacturer's written instructions.

END OF SECTION 085200

SECTION 087100 - DOOR HARDWARE *AD01

PART 1 - GENERAL

1.01 SUMMARY

A. Section includes:

1. Mechanical and electrified door hardware
2. Electronic access control system components
3. Field verification, preparation and modification of existing doors and frames to receive new door hardware

B. Section excludes:

1. Windows
2. Cabinets (casework), including locks in cabinets
3. Signage
4. Toilet accessories
5. Overhead doors

C. Related Sections:

1. Division 01 "General Requirements" sections for Allowances, Alternates, Owner Furnished Contractor Installed, Project Management and Coordination.
2. Division 06 Section "Rough Carpentry"
3. Division 06 Section "Finish Carpentry"
4. Division 07 Section "Joint Sealants" for sealant requirements applicable to threshold installation specified in this section.
5. Division 08 Sections:
   a. "Metal Doors and Frames"
   b. "Flush Wood Doors"
   c. "Stile and Rail Wood Doors"
   d. "Interior Aluminum Doors and Frames"
   e. "Aluminum-Framed Entrances and Storefronts"
   f. "Stainless Steel Doors and Frames"
   g. "Special Function Doors"
   h. "Entrances"
6. Division 09 sections for touchup, finishing or refinishing of existing openings modified by this section.
7. Division 26 "Electrical" sections for connections to electrical power system and for low-voltage wiring.
8. Division 28 "Electronic Safety and Security" sections for coordination with other components of electronic access control system and fire alarm system.

1.02 REFERENCES

A. UL LLC

1. UL 10B - Fire Test of Door Assemblies
2. UL 10C - Positive Pressure Test of Fire Door Assemblies
3. UL 1784 - Air Leakage Tests of Door Assemblies

4. UL 305 - Panic Hardware

B. DHI - Door and Hardware Institute

1. Sequence and Format for the Hardware Schedule
2. Recommended Locations for Builders Hardware
3. Keying Systems and Nomenclature
4. Installation Guide for Doors and Hardware

C. NFPA – National Fire Protection Association

1. NFPA 70 – National Electric Code
2. NFPA 80 – Standard for Fire Doors and Other Opening Protectives
3. NFPA 101 – Life Safety Code
4. NFPA 105 – Smoke and Draft Control Door Assemblies
5. NFPA 252 – Fire Tests of Door Assemblies

D. ANSI - American National Standards Institute

1. ANSI A117.1 – 2017 Edition – Accessible and Usable Buildings and Facilities
2. ANSI/BHMA A156.1 - A156.29, and ANSI/BHMA A156.31 - Standards for Hardware and Specialties
3. ANSI/BHMA A156.28 - Recommended Practices for Keying Systems
4. ANSI/WDMA I.S. 1A - Interior Architectural Wood Flush Doors
5. ANSI/SDI A250.8 - Standard Steel Doors and Frames

1.03 SUBMITTALS

A. General:

1. Submit in accordance with Conditions of Contract and Division 01 Submittal Procedures.
2. Prior to forwarding submittal:
   a. Comply with procedures for verifying existing door and frame compatibility for new hardware, as specified in PART 3, "EXAMINATION" article, herein.
   b. Review drawings and Sections from related trades to verify compatibility with specified hardware.
   c. Highlight, encircle, or otherwise specifically identify on submittals: deviations from Contract Documents, issues of incompatibility or other issues which may detrimentally affect the Work.

B. Action Submittals:

1. Product Data: Submit technical product data for each item of door hardware, installation instructions, maintenance of operating parts and finish, and other information necessary to show compliance with requirements.
2. Door Hardware Schedule:
   a. Submit concurrent with submissions of Product Data, Samples, and Shop Drawings. Coordinate submission of door hardware schedule with scheduling requirements of other work to facilitate fabrication of other work critical in Project construction schedule.
   b. Submit with hardware sets/groups in vertical format as illustrated by Sequence of Format for the Hardware Schedule published by DHI.
   c. Indicate complete designations of each item required for each opening, include:
      1) Door Index: door number, heading number, and Architect's hardware set number.
      2) Quantity, type, style, function, size, and finish of each hardware item.

3) Name and manufacturer of each item.
4) Fastenings and other pertinent information.
5) Location of each hardware set cross-referenced to indications on Drawings.
6) Explanation of all abbreviations, symbols, and codes contained in schedule.
7) Mounting locations for hardware.
8) Door and frame sizes and materials.
9) Degree of door swing and handing.
10) Operational Description of openings with electrified hardware covering egress, ingress (access), and fire/smoke alarm connections.

3. Key Schedule:
   a. After Keying Conference, provide keying schedule that includes levels of keying, explanations of key system's function, key symbols used, and door numbers controlled.
   b. Use ANSI/BHMA A156.28 "Recommended Practices for Keying Systems" as guideline for nomenclature, definitions, and approach for selecting optimal keying system.
   c. Provide 3 copies of keying schedule for review prepared and detailed in accordance with referenced DHI publication. Include schematic keying diagram and index each key to unique door designations.
   d. Index keying schedule by door number, keyset, hardware heading number, cross keying instructions, and special key stamping instructions.
   e. Provide one complete bitting list of key cuts and one key system schematic illustrating system usage and expansion. Forward bitting list, key cuts and key system schematic directly to Owner, by means as directed by Owner.
   f. Prepare key schedule by or under supervision of supplier, detailing Owner's final keying instructions for locks.

C. Informational Submittals:

1. Provide Qualification Data for Supplier, Installer and Architectural Hardware Consultant.
2. Provide Product Data:
   a. Certify that door hardware approved for use on types and sizes of labeled fire-rated doors complies with listed fire-rated door assemblies.
   b. Include warranties for specified door hardware.

D. Closeout Submittals:

1. Operations and Maintenance Data: Provide in accordance with Division 01 and include:
   a. Complete information on care, maintenance, and adjustment; data on repair and replacement parts, and information on preservation of finishes.
   b. Catalog pages for each product.
   c. Final approved hardware schedule edited to reflect conditions as installed.
   d. Final keying schedule
   e. Copy of warranties including appropriate reference numbers for manufacturers to identify project.

1.04 QUALITY ASSURANCE

A. Qualifications and Responsibilities:

1. Supplier: Recognized architectural hardware supplier with a minimum of 5 years documented experience supplying both mechanical and electromechanical door hardware similar in quantity, type, and quality to that indicated for this Project. Supplier to be recognized as a factory direct distributor by the manufacturer of the primary materials with a warehousing facility in the Project's vicinity. Supplier to have on staff, a certified Architectural Hardware Consultant (AHC) or Door Hardware Consultant (DHC) available to Owner, Architect, and Contractor, at reasonable times during the Work for consultation.
2. Installer: Qualified tradesperson skilled in the application of commercial grade hardware with experience installing door hardware similar in quantity, type, and quality as indicated for this Project.
3. Single Source Responsibility: Obtain each type of door hardware from single manufacturer.

B. Pre-Installation Meetings

1. Keying Conference
   a. Incorporate keying conference decisions into final keying schedule after reviewing door hardware keying system including:
      1) Function of building, flow of traffic, purpose of each area, degree of security required, and plans for future expansion.
      2) Preliminary key system schematic diagram.
      3) Requirements for key control system.
      4) Requirements for access control.
      5) Address for delivery of keys.

2. Pre-installation Conference
   a. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
   b. Inspect and discuss preparatory work performed by other trades.
   c. Inspect and discuss electrical roughing-in for electrified door hardware.
   d. Review sequence of operation for each type of electrified door hardware.
   e. Review required testing, inspecting, and certifying procedures.
   f. Review questions or concerns related to proper installation and adjustment of door hardware.

3. Electrified Hardware Coordination Conference:
   a. Prior to ordering electrified hardware, schedule and hold meeting to coordinate door hardware with security, electrical, doors and frames, and other related suppliers.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Inventory door hardware on receipt and provide secure lock-up for hardware delivered to Project site. Promptly replace products damaged during shipping

B. Tag each item or package separately with identification coordinated with final door hardware schedule, and include installation instructions, templates, and necessary fasteners with each item or package. Deliver each article of hardware in manufacturer's original packaging.

C. Maintain manufacturer-recommended environmental conditions throughout storage and installation periods.

D. Provide secure lock-up for door hardware delivered to Project. Control handling and installation of hardware items so that completion of Work will not be delayed by hardware losses both before and after installation.

E. Handle hardware in manner to avoid damage, marring, or scratching. Correct, replace or repair products damaged during Work. Protect products against malfunction due to paint, solvent, cleanser, or any chemical agent.

1.06 COORDINATION

A. Coordinate layout and installation of floor-recessed door hardware with floor construction. Cast anchoring inserts into concrete.

B. Installation Templates: Distribute for doors, frames, and other work specified to be factory or shop prepared. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing door hardware to comply with indicated requirements.

C. Security: Coordinate installation of door hardware, keying, and access control with Owner's security consultant.

D. Electrical System Roughing-In: Coordinate layout and installation of electrified door hardware with connections to power supplies and building safety and security systems.

E. Existing Openings: Where existing doors, frames and/or hardware are to remain, field verify existing functions, conditions and preparations and coordinate to suit opening conditions and to provide proper door operation.

1.07 WARRANTY

A. Manufacturer's standard form in which manufacturer agrees to repair or replace components of door hardware that fail in materials or workmanship within published warranty period.

1. Warranty does not cover damage or faulty operation due to improper installation, improper use or abuse.
2. Warranty Period: Beginning from date of Substantial Completion, for durations indicated in manufacturer's published listings.

1.08 MAINTENANCE

A. Turn over unused materials to Owner for maintenance purposes.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

A. Approval of alternate manufacturers and/or products other than those listed as ''Scheduled Manufacturer'' or ''Acceptable Manufacturers'' in the individual article for the product category are only to be considered by official substitution request in accordance with section 01 25 00.

B. Approval of products from manufacturers indicated in ''Acceptable Manufacturers'' is contingent upon those products providing all functions and features and meeting all requirements of scheduled manufacturer's product.

C. Where specified hardware is not adaptable to finished shape or size of members requiring hardware, furnish suitable types having same operation and quality as type specified, subject to Architect's approval.

2.02 MATERIALS

A. Fabrication

1. Provide door hardware manufactured to comply with published templates generally prepared for machine, wood, and sheet metal screws. provide screws according to manufacturer’s recognized installation standards for application intended.
2. Finish exposed screws to match hardware finish, or, if exposed in surfaces of other work, to match finish of this other work including prepared for paint surfaces to receive painted finish.
3. Provide concealed fasteners wherever possible for hardware units exposed when door is closed. Coordinate with “Metal Doors and Frames”, “Flush Wood Doors”, “Stile and Rail Wood Doors” to ensure proper reinforcements. Advise the Architect where visible fasteners, such as thru bolts, are required.

B. Modification and Preparation of Existing Doors: Where existing door hardware is indicated to be removed and reinstalled.

1. Provide necessary fillers, Dutchmen, reinforcements, and fasteners, compatible with existing materials, as required for mounting new opening hardware and to cover existing door and frame preparations.
2. Use materials which match materials of adjacent modified areas.
3. When modifying existing fire-rated openings, provide materials permitted by NFPA 80 as required to maintain fire-rating.

C. Provide screws, bolts, expansion shields, drop plates and other devices necessary for hardware installation.

1. Where fasteners are exposed to view: Finish to match adjacent door hardware material.

2.03 HINGES

A. Manufacturers and Products:

1. Scheduled Manufacturer and Product:
   a. Ives 5BB series

2. Acceptable Manufacturers and Products:
   a. McKinney TB series
   b. Best FBB series

B. Requirements:

1. Provide hinges conforming to ANSI/BHMA A156.1.
2. Provide five knuckle, ball bearing hinges.
3. 1-3/4 inch (44 mm) thick doors, up to and including 36 inches (914 mm) wide:
   a. Exterior: Standard weight, bronze or stainless steel, 4-1/2 inches (114 mm) high
   b. Interior: Standard weight, steel, 4-1/2 inches (114 mm) high

4. 1-3/4 inch (44 mm) thick doors over 36 inches (914 mm) wide:

a. Exterior: Heavy weight, bronze/stainless steel, 5 inches (127 mm) high
b. Interior: Heavy weight, steel, 5 inches (127 mm) high

5. 2 inches or thicker doors:
   a. Exterior: Heavy weight, bronze or stainless steel, 5 inches (127 mm) high
   b. Interior: Heavy weight, steel, 5 inches (127 mm) high

6. Adjust hinge width for door, frame, and wall conditions to allow proper degree of opening.
7. Provide three hinges per door leaf for doors 90 inches (2286 mm) or less in height, and one additional hinge for each 30 inches (762 mm) of additional door height.
8. Where new hinges are specified for existing doors or existing frames, provide new hinges of identical size to hinge preparation present in existing door or existing frame.
9. Hinge Pins: Except as otherwise indicated, provide hinge pins as follows:
   a. Steel Hinges: Steel pins
   b. Non-Ferrous Hinges: Stainless steel pins
   c. Out-Swinging Exterior Doors: Non-removable pins
   d. Out-Swinging Interior Lockable Doors: Non-removable pins
   e. Interior Non-lockable Doors: Non-rising pins

10. Provide hinges with electrified options as scheduled in the hardware sets/groups. Provide with number and gage of wires enough to accommodate electric function of specified hardware. Locate electric hinge at second hinge from bottom or nearest to electrified locking component. Provide mortar guard for each electrified hinge specified.

2.04 MORTISE LOCKS

A. Manufacturers and Products:

1. Scheduled Manufacturer and Product:
   a. Schlage L9000 series

2. Acceptable Manufacturers and Products:
   a. Substitutions by Architect approval only

B. Requirements:

1. Provide mortise locks conforming to ANSI/BHMA A156.13 Series 1000, Grade 1, and UL Listed for 3-hour fire doors.
2. Indicators: Where specified, provide indicator window measuring a minimum 2-inch x 1/2 inch with 180-degree visibility. Provide messages color-coded with full text and/or symbols, as scheduled, for easy visibility.
3. Provide locks manufactured from heavy gauge steel, containing components of steel with a zinc dichromate plating for corrosion resistance.
4. Provide lock case that is multi-function and field reversible for handing without opening case. Cylinders: Refer to “KEYING” article, herein.
5. Provide locks with standard 2-3/4 inches (70 mm) backset with full 3/4 inch (19 mm) throw stainless steel mechanical anti-friction latchbolt. Provide deadbolt with full 1-inch (25 mm) throw, constructed of stainless steel.
6. Provide electrified options as scheduled in the hardware sets/groups. Where scheduled, provide switches and sensors integrated into the locks and latches. Provide motor based electrified and motor based latch retraction locksets that comply with the following requirements:

a. Low holding current (Lever control or latch retraction) – maximum 0.01 amps to produce minimal heat, eliminate “hot levers” in electrically locked applications and motorized latch retraction applications, and to provide reliable operation in wood doors that provide minimal ventilation and air flow.
b. Universal input voltage – single chassis accepts 12 or 24VDC to allow for changes in the field without changing lock chassis.
c. Fail Safe/Fail Secure – changing mode between electrically locked (fail safe) and electrically unlocked (fail secure) is field selectable without opening the lock case
d. Low maximum current draw – maximum 0.4 amps (Lever control) and maximum 2.0 amps (Latch retraction) to allow for multiple locks on a single power supply.
e. Connections – provide quick-connect Molex system standard.

7. Provide standard ASA strikes unless extended lip strikes are necessary to protect trim.
8. (OPTION Key Override) Provide locks with a key override feature built into the chassis that allows the outside key to retract the deadbolt and/or latchbolt, overriding the inside thumbturn when it is being held in the locked position - where the XL13-439 option is specified in the hardware sets/groups.
9. Lever Trim: Solid brass, bronze, or stainless steel, cast or forged in design specified, with wrought roses and external lever spring cages. Provide thru-bolted levers with 2-piece spindles.

2.05 CYLINDERS

A. Manufacturers:

1. Scheduled Manufacturer and Product:
   a. Medeco

2. Acceptable Manufacturers and Products:
   a. No Substitute

2.06 KEYING

A. Scheduled System:

1. New factory registered system:
   a. Provide a factory registered keying system, complying with guidelines in ANSI/BHMA A156.28, incorporating decisions made at keying conference.

2. Existing factory registered system:
   a. Provide cylinders/cores keyed into Owner’s existing factory registered keying system. Comply with guidelines in ANSI/BHMA A156.28, incorporating decisions made at keying conference.

3. Existing non-factory registered system:
   a. Provide cylinders/cores keyed into Owner’s existing keying system managed by Owner’s locksmith, complying with guidelines in ANSI/BHMA A156.28, incorporating decisions made at keying conference. Contact:
      1) Firm Name:
      2) Contact Person:
      3) Telephone:

B. Requirements:

1. Construction Keying:
   a. Replaceable Construction Cores.
      1) Provide temporary construction cores replaceable by permanent cores, furnished in accordance with the following requirements.
         a) 3 construction control keys
         b) 3 construction change (day) keys.
      2) Owner or Owner's Representative will replace temporary construction cores with permanent cores.

2. Permanent Keying:
   a. All permanent cores provided and installed by Owner.
      1) Master Keying system as directed by the Owner.

2.07 DOOR CLOSERS

A. Manufacturers and Products:

1. Scheduled Manufacturer and Product:
   a. LCN 4040XP series

2. Acceptable Manufacturers and Products:
   a. Sargent 281-LPRV series

B. Requirements:

1. 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.
2. Provide door closers with fully hydraulic, full rack and pinion action with high strength cast iron cylinder, and full complement bearings at shaft.
3. Cylinder Body: 1-1/2-inch (38 mm) diameter piston with 5/8-inch (16 mm) diameter double heat-treated pinion journal. QR code with a direct link to maintenance instructions.
4. Hydraulic Fluid: Fireproof, passing requirements of UL10C, and requiring no seasonal closer adjustment for temperatures ranging from 120 degrees F to -30 degrees F.
5. Spring Power: Continuously adjustable over full range of closer sizes, and providing reduced opening force as required by accessibility codes and standards. Provide snap-on cover clip, with plastic covers, that secures cover to spring tube.
6. Hydraulic Regulation: By tamper-proof, non-critical valves, with separate adjustment for latch speed, general speed, and backcheck. Provide graphically labelled instructions on the closer body adjacent to each adjustment valve. Provide positive stop on reg valve that prevents reg screw from being backed out.
7. Provide closers with solid forged steel main arms and factory assembled heavy-duty forged forearms for parallel arm closers.
8. Pressure Relief Valve (PRV) Technology: Not permitted.
9. 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).
10. 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.
11. Closers shall be capable of being upgraded by adding modular mechanical or electronic components in the field.

2.08 DOOR STOPS AND HOLDERS

A. Manufacturers:

1. Scheduled Manufacturer:
   a. Ives

2. Acceptable Manufacturers:
   a. Trimco
   b. Rockwood

B. Provide door stops at each door leaf:

1. Provide wall stops wherever possible. Provide concave type where lockset has a push button of thumbturn.
2. Where a wall stop cannot be used, provide universal floor stops.
3. Where wall or floor stop cannot be used, provide overhead stop.
4. Provide roller bumper where doors open into each other and overhead stop cannot be used.

2.09 THRESHOLDS, SEALS, DOOR SWEEPS, AUTOMATIC DOOR BOTTOMS, AND GASKETING

A. Scheduled Manufacturer:

1. Zero International

B. Acceptable Manufacturers:

1. National Guard
2. Pemko

C. Seals and Gasketing: Provide continuous gasketing on exterior openings, to the head and jambs, forming a continuous seal between the door and the frame. Provide smoke, light, or sound gasketing on interior doors where indicated.

1. Provide self-tapping fasteners for aluminum extruded gasketing being applied to hollow metal frames.
   a. Provide non-corrosive fasteners for all exterior applications.
   b. Provide security fasteners where indicated.

2. Provide neoprene, EPDM, silicone, or nylon brush inserts as specified in hardware sets/groups. Provide non brush inserts of solid or sponge cell, as specified in hardware sets/groups. Vinyl inserts are not allowed except where specified in hardware sets/groups.

D. Smoke Labeled Gasketing: At all smoke labeled openings, provide smoke listed perimeter gasketing assemblies complying with NFPA 105 listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction for smoke control ratings indicated based on testing according to UL 1784.

E. Fire Listed Gasketing: Assemblies complying with NFPA 80 that are listed by a testing and inspecting agency acceptable to authorities having jurisdiction for fire ratings indicated based on testing according to UL-10C.

1. Where frame-applied intumescent seals are required by the manufacturer, provide gaskets that comply with UL10C Standard for Positive Pressure Fire Tests of Door Assemblies and UBC 7-2, Fire Tests of Door Assemblies.

F. Sound-Rated Gasketing: Provide acoustic gasketing to meet Sound Transmission Class (STC) rating required.

G. Meeting-Stile Gasketing: Provide meeting-stile gasketing that fastens to the meeting stiles forming a continuous seal when doors are closed.

H. Door Sweeps or Shoes: Apply to the bottom of the door to close the gap between the door bottom and finished floor or saddle threshold.

1. Provide solid neoprene, EPDM, silicone, or nylon brush type of seal as specified in hardware sets/groups. Vinyl inserts are not allowed except where specified in hardware sets/groups.

I. Thresholds: Provide threshold units not less than 4 inches wide, formed to accommodate change in floor elevation where indicated, and fabricated to accommodate door hardware and fit door frames.

1. Threshold extrusion to be a minimum thickness as specified in hardware sets/groups.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Prior to installation of hardware, examine doors and frames, with Installer present, for compliance with requirements for installation tolerances, labeled fire-rated door assembly construction, wall and floor construction, and other conditions affecting performance. Verify doors, frames, and walls have been properly reinforced for hardware installation.

B. Field verify existing doors and frames receiving new hardware and existing conditions receiving new openings. Verify that new hardware is compatible with existing door and frame preparation and existing conditions.

C. Examine roughing-in for electrical power systems to verify actual locations of wiring connections before electrified door hardware installation.

D. Submit a list of deficiencies in writing and proceed with installation only after unsatisfactory conditions have been corrected.

3.02 PREPARATION

A. Where on-site modification of doors and frames is required:

1. Carefully remove existing door hardware and components being reused. Clean, protect, tag, and store in accordance with storage and handling requirements specified herein.
2. Field modify and prepare existing doors and frames for new hardware being installed.
3. When modifications are exposed to view, use concealed fasteners, when possible.
4. Prepare hardware locations and reinstall in accordance with installation requirements for new door hardware and with:

a. Steel Doors and Frames: For surface applied door hardware, drill and tap doors and frames according to ANSI/SDI A250.6.
b. Wood Doors: DHI WDHS.5 "Recommended Hardware Reinforcement Locations for Mineral Core Wood Flush Doors."
c. Doors in rated assemblies: NFPA 80 for restrictions on on-site door hardware preparation.

3.03 INSTALLATION

A. Mount door hardware units at heights to comply with the following, unless otherwise indicated or required to comply with governing regulations.

1. Standard Steel Doors and Frames: ANSI/SDI A250.8.
2. Custom Steel Doors and Frames: HMMA 831.
3. Interior Architectural Wood Flush Doors: ANSI/WDMA I.S. 1A
4. Installation Guide for Doors and Hardware: DHI TDH-007-20

B. Install door hardware in accordance with NFPA 80, NFPA 101 and provide post-install inspection, testing as specified in section 1.03.E unless otherwise required to comply with governing regulations.

C. Install each hardware item in compliance with manufacturer's instructions and recommendations, using only fasteners provided by manufacturer.

D. Do not install surface mounted items until finishes have been completed on substrate. Protect all installed hardware during painting.

E. Set units level, plumb and true to line and location. Adjust and reinforce attachment substrate as necessary for proper installation and operation.

F. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors according to industry standards.

G. Install operating parts so they move freely and smoothly without binding, sticking, or excessive clearance.

H. Hinges: Install types and in quantities indicated in door hardware schedule but not fewer than quantity recommended by manufacturer for application indicated.

I. Lock Cylinders:

1. Install construction cores to secure building and areas during construction period.
2. Furnish and install permanent cores as directed by the Owner.

J. Wiring: Coordinate with Division 26, ELECTRICAL and Division 28 ELECTRONIC SAFETY AND SECURITY sections for:

1. Conduit, junction boxes and wire pulls.
2. Connections to and from power supplies to electrified hardware.
3. Connections to fire/smoke alarm system and smoke evacuation system.
4. Connection of wire to door position switches and wire runs to central room or area, as directed by Architect.
5. Connections to panel interface modules, controllers, and gateways.
6. Testing and labeling wires with Architect's opening number.

K. Door Closers & Auto Operators: Mount closers/operators on room side of corridor doors, inside of exterior doors, and stair side of stairway doors from corridors. Mount closers/operators so they are not visible in corridors, lobbies and other public spaces unless approved by Architect.

L. Power Supplies: Locate power supplies as indicated or, if not indicated, above accessible ceilings or in equipment room, or alternate location as directed by Architect.

M. Thresholds:

1. Set thresholds in full bed of sealant complying with requirements specified in Division 07 Section "Joint Sealants."
2. Aluminum thresholds to be cut-in, and scribed around mullions, frame members, and stops. Do not butt to thresholds. Provide a continuous surface across full width of opening from jamb to jamb.
3. Where aluminum panic-type (rabbeted) thresholds with neoprene inserts are specified, undercut doors as required to properly mate with seal in threshold.

N. Stops: Provide floor stops for doors unless wall or other type stops are indicated in door hardware schedule. Do not mount floor stops where they may impede traffic or present tripping hazard.

O. Perimeter Gasketing:

1. Apply to head and jamb, forming seal between door and frame.
2. Install gasketing in a manner eliminating need to cut any seal to install surface mounted hardware. Install compatible mounting bracket for surface mounted hardware unless minimum 1/4 inch thick solid aluminum seals are provided for mounting of surface applied hardware.

P. Meeting Stile Gasketing: Fasten to meeting stiles, forming seal when doors are closed.

Q. Door Bottoms and Sweeps: Apply to bottom of door, forming seal with threshold when door is closed.

3.04 ADJUSTING

A. Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.

1. Door Closers: Adjust sweep period to comply with accessibility requirements and requirements of authorities having jurisdiction.

B. Occupancy Adjustment: Approximately three to six months after date of Substantial Completion, examine and readjust each item of door hardware, including adjusting operating forces, as necessary to ensure function of doors and door hardware.

3.05 CLEANING AND PROTECTION

A. Clean adjacent surfaces soiled by door hardware installation.

B. Clean operating items per manufacturer's instructions to restore proper function and finish.

C. Provide final protection and maintain conditions that ensure door hardware is without damage or deterioration at time of Substantial Completion.

3.06 DOOR HARDWARE SCHEDULE

A. The intent of the hardware specification is to specify the hardware for interior and exterior doors, and to establish a type, continuity, and standard of quality. However, it is the door hardware supplier's responsibility to thoroughly review existing conditions, schedules, specifications, drawings, and other Contract Documents to verify the suitability of the hardware specified.

B. Discrepancies, conflicting hardware, and missing items are to be brought to the attention of the architect with corrections made prior to the bidding process. Omitted items not included in a hardware set should be scheduled with the appropriate additional hardware required for proper application.

C. Hardware items are referenced in the following hardware schedule. Refer to the above specifications for special features, options, cylinders/keying, and other requirements.

D. Hardware Sets/Groups:

Abbreviation	Name
IVE	H.B. Ives
LCN	LCN Commercial Division
MED	Medeco High Security Locks Inc
SCH	Schlage Lock Company
ZER	Zero International Inc

Legend:
↯ Electrified Opening

Hardware Group No. 01

For use on Door #(s):
A1 B1 C1 D1 E1 F1
F2

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
1	SET	EXTERIOR HINGE	5BB1 SERIES (QTY, WEIGHT, SIZE, NRP AS REQ'D)		613	IVE
1	EA	ELECTRIC HINGE	5BB1 SERIES (WEIGHT, SIZE AS REQ'D) TW8	↯	613	IVE
1	EA	FAIL SECURE ELEC LOCK	L9092HDEU 06N 12/24 VDC	↯	643e	SCH
1	EA	SFIC PERMANENT CORE	FURNISHED & INSTALLED BY OWNER		613	MED
1	EA	FLOOR STOP	FS436		643E/716	IVE
1	EA	GASKETING	188SBK @ HEAD & JAMBS		BK	ZER
1	EA	DOOR SWEEP	39D		D	ZER
1	EA	SADDLE THRESHOLD	1/2" HIGH X DEPTH AS REQ'D BY SILL DETAIL		A	ZER

REUSE EXISTING CARD READER AND LOW-VOLTAGE POWER CONNECTION

Hardware Group No. 02

For use on Door #(s):
A2 B2 C2 D2 E2

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
1	SET	EXTERIOR HINGE	5BB1 SERIES (QTY, WEIGHT, SIZE, NRP AS REQ'D)		613	IVE
1	EA	ELECTRIC HINGE	5BB1 SERIES (WEIGHT, SIZE AS REQ'D) TW8	↯	613	IVE
1	EA	FAIL SECURE ELEC LOCK	L9092HDEU 06N 12/24 VDC	↯	643e	SCH
1	EA	SFIC PERMANENT CORE	FURNISHED & INSTALLED BY OWNER		613	MED
1	EA	SURFACE CLOSER	4040XP RW/PA		695	LCN
1	EA	WALL STOP	WS406/407CCV		643E/716	IVE
1	EA	GASKETING	188SBK @ HEAD & JAMBS		BK	ZER
1	EA	DOOR SWEEP	39D		D	ZER
1	EA	SADDLE THRESHOLD	1/2" HIGH X DEPTH AS REQ'D BY SILL DETAIL		A	ZER

REUSE EXISTING CARD READER AND LOW-VOLTAGE POWER CONNECTION

Hardware Group No. 03

For use on Door #(s):
F3

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
1	SET	EXTERIOR HINGE	5BB1 SERIES (QTY, WEIGHT, SIZE, NRP AS REQ'D)	613	IVE
1	EA	STOREROOM LOCK	L9080HD 06N	643e	SCH
1	EA	SFIC PERMANENT CORE	FURNISHED & INSTALLED BY OWNER	613	MED
1	EA	SURFACE CLOSER	4040XP RW/PA	695	LCN
1	EA	WALL STOP	WS406/407CCV	643E/716	IVE
1	EA	GASKETING	188SBK @ HEAD & JAMBS	BK	ZER
1	EA	DOOR SWEEP	39D	D	ZER
1	EA	SADDLE THRESHOLD	1/2" HIGH X DEPTH AS REQ'D BY SILL DETAIL	A	ZER

END OF SECTION

ATKINSON QUADRANGLE REROOF AND WINDOW REPLACEMENT - PPA 25-1407

CONSTRUCTION DOCUMENTS

953-999 S 6TH AVE, 600-648 W HARRISON ST, 900-990 S 7TH AVE, BOZEMAN, MT 59715

DRAWING INDEX

COVER COVER SHEET

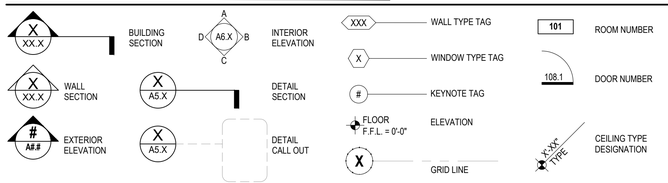
ARCHITECTURAL

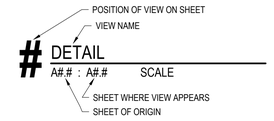
D2.1	ROOF DEMOLITION PLANS
D4.1	DEMOLITION ELEVATIONS - QUAD AB
D4.2	DEMOLITION ELEVATIONS - QUAD CD
D4.3	DEMOLITION ELEVATIONS - QUAD EF
A2.1	ROOF PLANS
A4.1	ELEVATIONS - QUAD AB
A4.2	ELEVATIONS - QUAD CD
A4.3	ELEVATIONS - QUAD EF
A9.1	WINDOW SCHEDULE
A9.2	WINDOW SCHEDULE
A9.3	DETAILS
A9.4	DOOR SCHEDULE

STRUCTURAL

S1.0	COVERSHEET, LEGEND & ABBREVIATIONS
S1.1	GENERAL NOTES
S1.2	SPECIAL INSPECTIONS
S2.11	QUAD AB - ROOF FRAMING PLAN
S2.12	QUAD CD - ROOF FRAMING PLAN
S2.13	QUAD EF - ROOF FRAMING PLAN
S6.1	FRAMING DETAILS

EXPLANATION OF SYMBOLS





TYPICAL SHEET LAYOUT

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

ARCH D (24"x36")

DEFINITIONS

IN-KIND: NEW MATERIALS INDICATED TO MATCH IN-KIND SHALL REPLICATE EXACTLY, IN EVERY REGARD, THE ORIGINAL DETAIL, MATERIAL, TYPE, & FINISH OF ELEMENT TO BE REPLACED AS DETERMINED BY THE ARCHITECT.

TYPICAL (TYP.): AS USED IN THESE DOCUMENTS SHALL MEAN THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.

ALIGN: TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.

EQUAL / APPROVED EQUAL: ANY EQUIPMENT OR MATERIAL, APPROVED BY THE ARCHITECT, AS EQUAL IN THE SALIENT CHARACTERISTICS TO THE EQUIPMENT OR MATERIAL ORIGINALLY INDICATED, INCLUDING: QUALITY, DURABILITY, APPEARANCE, STRENGTH, DESIGN AND PERFORMANCE.

PROJECT SCOPE

THE FOLLOWING SUMMARIES OF WORK ARE ABBREVIATED IN NATURE. REFER TO THE FULL PACKAGE FOR ADDITIONAL DETAIL.

BASE BID:
EXTERIOR WORK CONSISTS OF REMOVAL AND REPLACEMENT OF ROOF FINISHES AND ACCESSORIES AT MAIN ROOFS, REMOVAL AND REPLACEMENT OF WINDOWS AS INDICATED, AND REMOVAL AND REPLACEMENT OF ALL ATTIC VENTS. NO WORK TO DOORS, FRAMES, AND HARDWARE, PROTECT IN-PLACE.

REMOVE (E) ROOF FINISHES AND ACCESSORIES TO SOLID STRUCTURE. INSPECT WOOD ROOF COMPONENTS, INCLUDING RAFTER TAILS AND RAKE AND EAVE TRIMS, FOR DETERIORATION. REMOVE AND DOCUMENT DETERIORATED COMPONENTS FOR IN-KIND REPLACEMENT IN NEW WORK. ASSUME 30% OF WOOD COMPONENTS REQUIRING REPLACEMENT FOR BIDDING PURPOSES. REMOVE PAINT FROM WOOD ROOF COMPONENTS USING THE GENTLEST MEANS POSSIBLE AND PREPARE FOR REFINISHING IN NEW WORK. PROVIDE (N) SHEATHING AND SUPPLEMENTAL NAILING, CLASS A CEDAR SHINGLE ROOF ASSEMBLY, AND ASSOCIATED FLASHINGS AND TRIMS AS INDICATED. PRIME AND PAINT (E) AND REPLACED WOOD ROOF COMPONENTS TO MATCH (E) FINISH IN-KIND.

REMOVE (E) WINDOWS AND ASSOCIATED COMPONENTS IN THEIR ENTIRETY WITH THE EXCEPTION OF (E) BUCKS. INSPECT BUCKS FOR DETERIORATION AND REPLACE ANY DETERIORATED BUCKS TO MATCH (E) IN-KIND. SALVAGE INTERIOR STOOL AND APRON FOR REFINISHING AND REUSE IN NEW WORK. PREPARE BUCKED OPENINGS FOR REPLACEMENT OF WINDOWS IN NEW WORK. PROVIDE (N) WOOD REPLACEMENT WINDOWS WITH INSECT SCREENS AS INDICATED.

REMOVE (E) ATTIC VENTS IN THEIR ENTIRETY. REPLACE WITH (N) ATTIC VENTS TO MATCH (E) IN-KIND.

INTERIOR WORK CONSISTS OF INCIDENTAL REPAIRS TO FINISHES RESULTANT FROM REMOVAL AND REPLACEMENT OF (E) WINDOWS INCLUDING REMOVAL, REFINISHING, AND REPLACEMENT OF STOOL AND APRON TRIMS AT LOCATIONS OF WINDOW REMOVAL AND INSTALLATION OF WINDOW BLINDS. PAINTING OF ADJACENT WALLS WILL BE CARRIED OUT BY THE OWNER. PROTECT ADJACENT FINISHES AND COORDINATE ACCESS TO INTERIOR SPACES WITH OWNER.

STRUCTURAL WORK INCLUDES (N) SHEATHING AND FASTENING AT (E) ROOFS AND BRACING OF (E) CHIMNEYS AND PARAPETS.

NOTE: HAZARDOUS MATERIALS ARE SUSPECTED TO BE ENCOUNTERED IN THE WORK AREA, INCLUDING BUT NOT LIMITED TO ASBESTOS CONTAINING ROOF SHINGLES, ASBESTOS CONTAINING GLAZING COMPOUNDS, AND LEAD PAINT. HAZARDOUS MATERIALS TESTING, HANDLING, REMOVAL, ABATEMENT, TRANSPORT, AND DISPOSAL SHALL BE PERFORMED BY LICENSED AND QUALIFIED PERSONNEL.

ALTERNATE 1:
PROVIDE ROOF TO WALL CONNECTIONS AT INTERIOR ATTIC SPACES PER STRUCTURAL.

ALTERNATE 2:
PROVIDE UNIT PRICE FOR EACH DOOR TYPE - REMOVE (E) DOOR, FRAME, AND HARDWARE. PULL AND RETAIN (E) DOOR ACCESS CONTROL WIRING FROM (E) HARDWARE FOR REUSE, DO NOT CUT. PROVIDE (N) DOOR AND FRAME TO MATCH (E) IN-KIND AND HARDWARE AS SCHEDULED.

ALTERNATE 3:
PROVIDE ALUMINUM-CLAD WOOD WINDOWS IN LIEU OF BASE BID NON-CLAD WOOD WINDOWS, SEE SPECIFICATION.

ARCHITECTURAL ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONING
ACT	ACOUSTIC CEILING TILE
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECT(URAL)
AWN	AWNING
B/	BOTTOM OF
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM OR BENCHMARK
BRG	BEARING
BTWN	BETWEEN
BUR	BUILT-UP ROOF
CAB	CABINET
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CONST	CONSTRUCTION
CG	CORNERGUARD
CPT	CARPET
CSMT	CASEMENT
CT	CERAMIC TILE
CTOP	COUNTERTOP
D	DEEP
DF	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIM(S)	DIMENSIONS
DISP	DISPENSER
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
E	EAST
(E)	EXISTING
EA	EACH
EC	EXISTING COLUMN
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
EL	ELEVATION
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION OR EXPOSED
EXT	EXTERIOR
FACP	FIRE ALARM CONTROL PANEL
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FFL	FINISH FLOOR LEVEL
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FND	FOUNDATION
FR	FRAME
FRMG	FRAMING
FT	FEET/FOOT OR FIRE TREATED
FTNG	FOOTING
FRP	FIBERGLASS REINFORCED PANEL
GA	GAUGE OR GAGE
GALV	GALVANIZED
GB	GYPSUM BOARD
GC	GENERAL CONTRACTOR
GL	GLASS, GLAZING
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HC	HANDICAP
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HTD	HEATED
HVAC	HEATING/VENTILATION & AIR CONDITIONING
ID	INSIDE DIAMETER
INFO	INFORMATION
ISO	ISOCYANURATE
INSUL	INSULATE/ INSULATION
INT	INTERIOR
INV	INVERT
JT	JOINT
J-BOX	JUNCTION BOX
KIT	KITCHEN
L	LONG/ LENGTH
LAM	LAMINATE(D)
LAV	LAVATORY
LF	LINEAR FEET
LT	LIGHT
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
N	NORTH
(N)	NEW
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER OR OVERFLOW DRAIN
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
OVHD	OVERHEAD
PL	PLATE
PLAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT
POLY	POLYESTER OR POLYOLEFIN
PSF	POUNDS PER SQUARE FOOT
PSI	POUND PER SQUARE INCH
PT	PRESSURE TREATED OR POINT
PVMT	PAVEMENT
PVT	PRIVATE
QT	QUARRY TILE
QTR	QUARTER
QTY	QUANTITY
R	RADIUS
RA	RETURN AIR
RB	RUBBER BASE
RD	ROOF DRAIN
RECY	RECYCLE(D)
REF	REFERENCE
REFRIG	REFRIGERATOR
REINF	REINFORCE(D)
REQD	REQUIRED
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RR	RESTROOM
S	SOUTH
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FEET
SFRM	SPRAY-APPLIED FIRE RESISTANT MATERIAL
SGL	SINGLE
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SPECS	SPECIFICATIONS
SOD	SLAB ON DECK
SOG	SLAB ON GRADE
SOH	SAME OPPOSITE HAND
SS	STAINLESS STEEL
ST	STONE TILE
STND	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
TEL	TELEPHONE
TEMP	TEMPERED
THK	THICK
THRESH	THRESHOLD
T.A.	TOP OF
TOBM	TOP OF BEAM
T.A.P.	TOP OF PLATE
T.O.S	TOP OF STEEL
T/	TOP OF
T&G	TONGUE AND GROOVE
TRANS	TRANSOM
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VP	VENEER PLASTER
VR	VAPOR RETARDER
VRF	VARIABLE REFRIGERANT FLOW
VT	VINYL TILE
VWC	VINYL WALL TILE
W	WIDE OR WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WG	WALL GUARD
WH	WATER HEATER
W/IN	WITHIN
W/O	WITHOUT
WP	WATERPROOF
WR	WATER RESISTANT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
#	NUMBER OR POUND
@	AT

PROJECT TEAM

OWNER

MONTANA STATE UNIVERSITY
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ARCHITECT

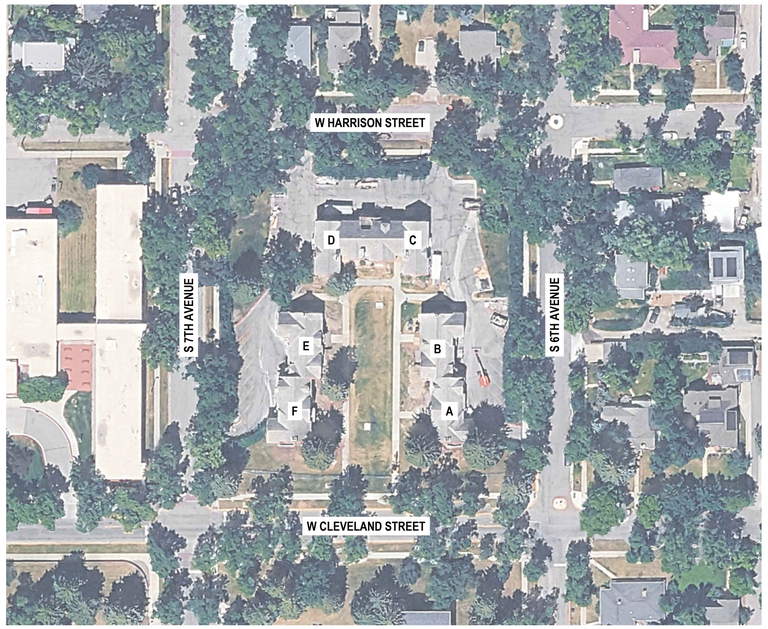
A&E+SMA DESIGN
EMMA SURVIS
515 W ASPEN ST SUITE 200A
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VICINITY PLAN



GOOGLE EARTH, 2024

64 0 64 128
SCALE OF FEET

1/64" = 1'-0"

NORTH

sheet COVER SHEET
project ATKINSON QUADRANGLE REROOF AND WINDOW REPLACEMENT PPA 25-1407
owner MONTANA STATE UNIVERSITY

project # 23123.10

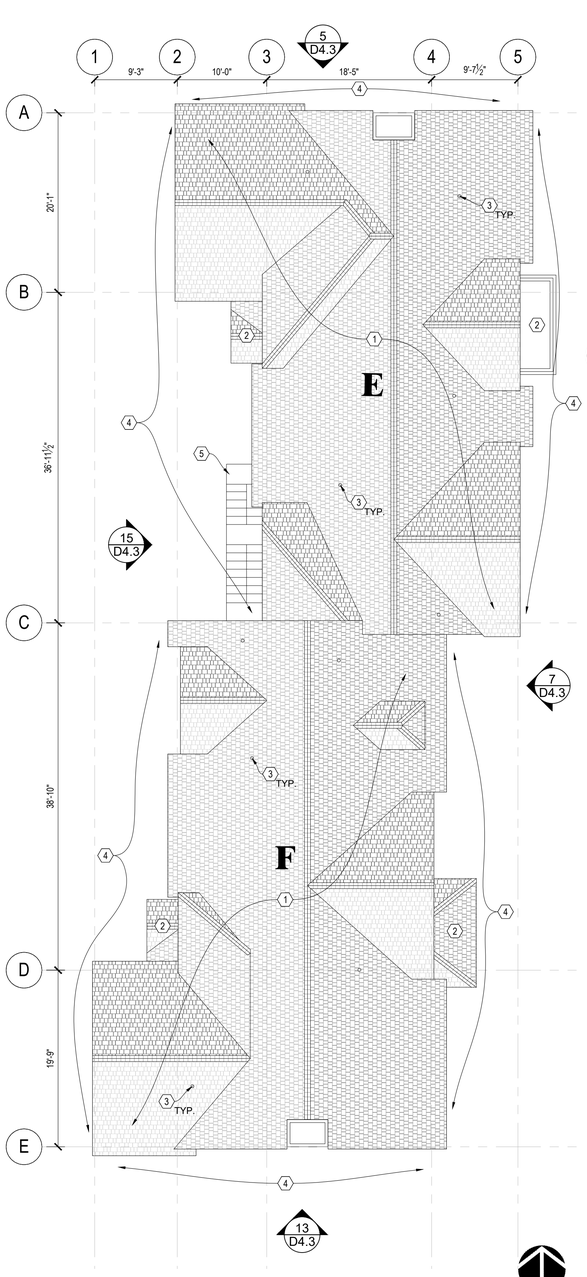
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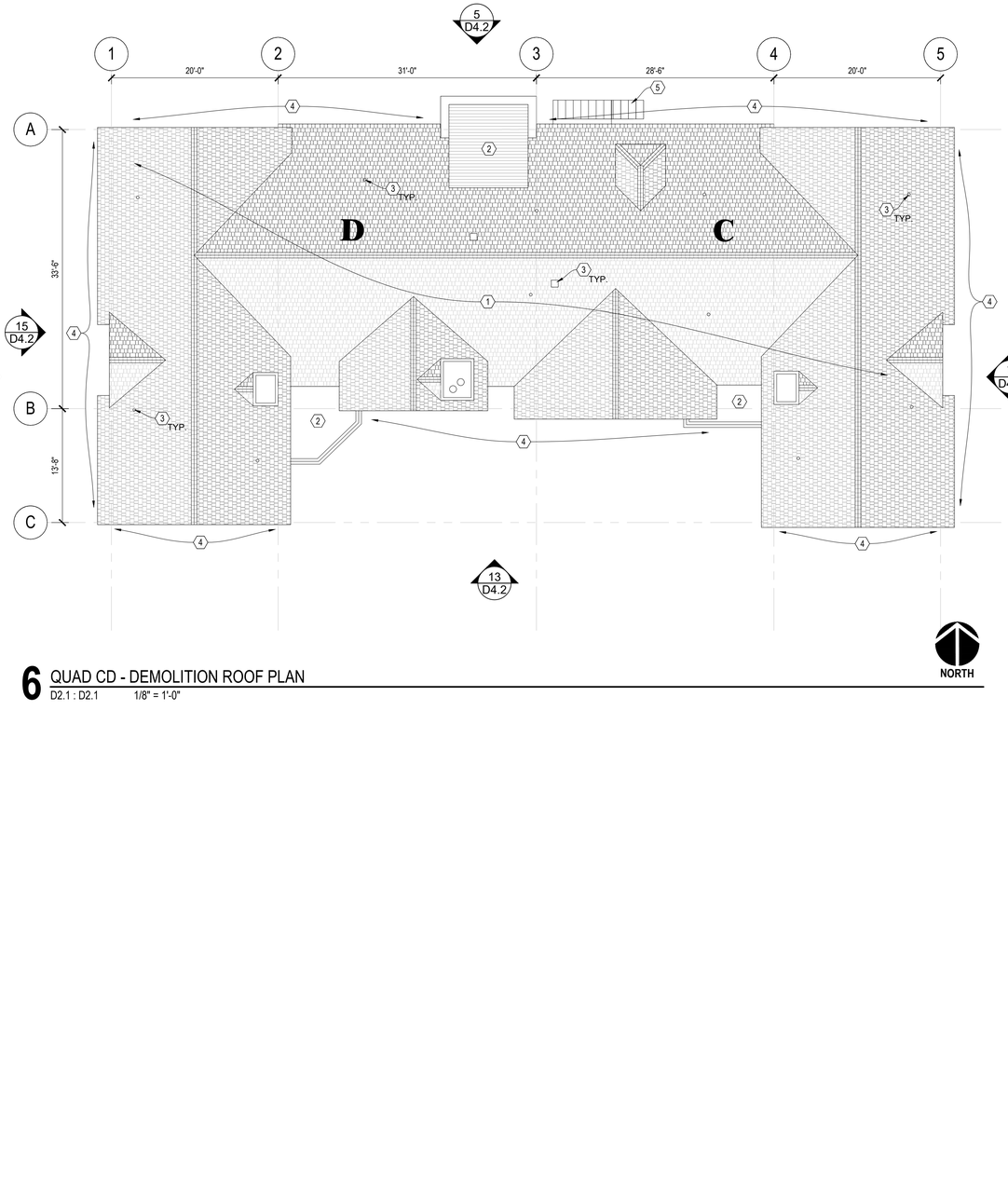
issue date
11.2.2026

COVER

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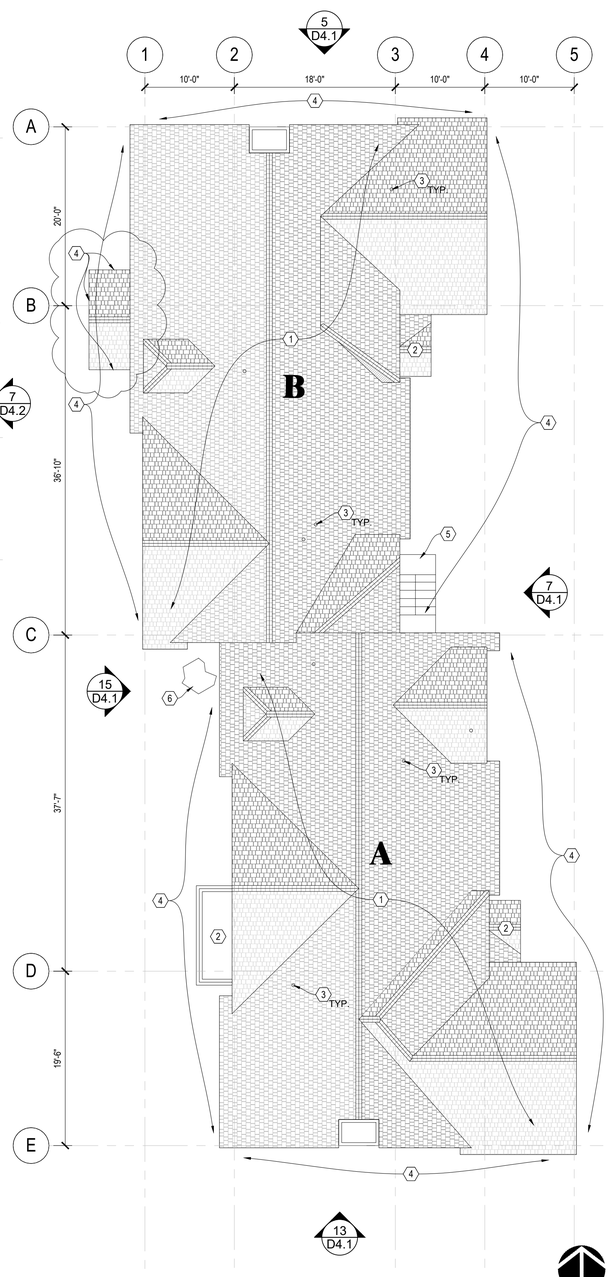


9 QUAD EF - DEMOLITION ROOF PLAN
D2.1 : D2.1 1/8" = 1'-0"



NORTH

6 QUAD CD - DEMOLITION ROOF PLAN
D2.1 : D2.1 1/8" = 1'-0"



NORTH

12 QUAD AB - DEMOLITION ROOF PLAN
D2.1 : D2.1 1/8" = 1'-0"

KEYNOTES

1	REMOVE (E) ROOF FINISHES AND ACCESSORIES TO SOLID STRUCTURE. REMOVE ANY DETERIORATED PLANK SHEATHING FOR REPLACEMENT IN NEW WORK.
2	NO WORK AT THIS ROOF, PROTECT IN-PLACE.
3	REMOVE FLASHING AT (E) PENETRATION, PROTECT IN-PLACE.
4	INSPECT WOOD ROOF COMPONENTS, INCLUDING RAFTER TAILS AND RAKE AND EAVE TRIMS, FOR DETERIORATION. REMOVE AND DOCUMENT DETERIORATED COMPONENTS FOR IN-KIND REPLACEMENT IN NEW WORK. ASSUME 30% OF WOOD COMPONENTS REQUIRING REPLACEMENT FOR BIDDING PURPOSES. REMOVE PAINT FROM WOOD ROOF COMPONENTS USING THE GENTLEST MEANS POSSIBLE AND PREPARE FOR REFINISHING IN NEW WORK.
5	NO WORK AT (E) FIRE ESCAPE, PROTECT IN-PLACE.
6	PROTECT (E) SCULPTURE IN-PLACE.

GENERAL NOTES

1. FIELD VERIFY DIMENSIONS. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
2. REFER TO ALL DRAWINGS FOR ADDITIONAL INFORMATION.
3. SEE COVER FOR DESCRIPTION OF BASE BID AND ALTERNATES.
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6. PROVIDE TEMPORARY PROTECTION TO WINDOW OPENINGS FOLLOWING REMOVAL TO ENSURE WEATHERTIGHTNESS AND BUILDING SECURITY.

8 0 8 16
SCALE OF FEET 1/8" = 1'-0"

sheet DEMOLITION ROOF PLANS

project ATKINSON QUADRANGLE REROOF AND WINDOW REPLACEMENT
PPA 25-1407

owner MONTANA STATE UNIVERSITY

project # 23123.10

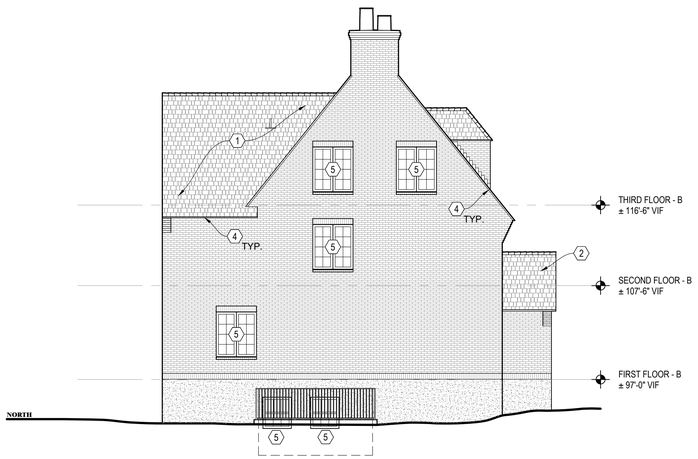
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phase
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issue date
11.2.2026

D2.1

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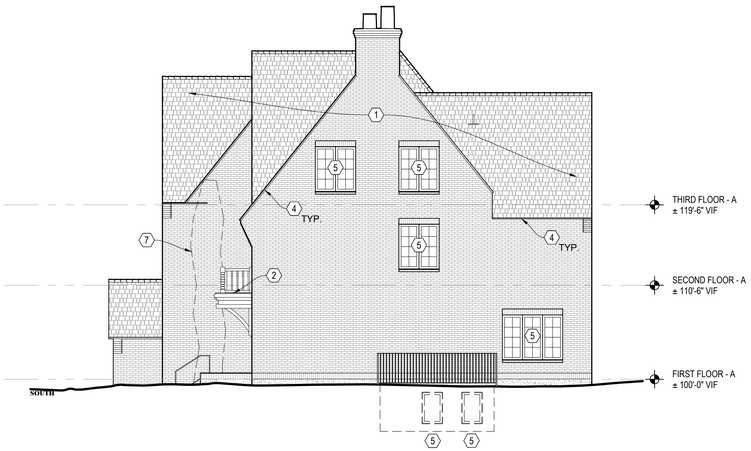
5 QUAD AB - NORTH DEMOLITION ELEVATION

D2.1 : D4.1 1/8" = 1'-0"



7 QUAD AB - EAST DEMOLITION ELEVATION

D2.1 : D4.1 1/8" = 1'-0"



13 QUAD AB - SOUTH DEMOLITION ELEVATION

D2.1 : D4.1 1/8" = 1'-0"



15 QUAD AB - WEST DEMOLITION ELEVATION

D2.1 : D4.1 1/8" = 1'-0"

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GENERAL NOTES

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2. REFER TO ALL DRAWINGS FOR ADDITIONAL INFORMATION.
3. SEE COVER FOR DESCRIPTION OF BASE BID AND ALTERNATES.
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8 0 8 16 1/8" = 1'-0"

SCALE OF FEET

sheet DEMOLITION ELEVATIONS - QUAD AB

project ATKINSON QUADRANGLE REROOF AND WINDOW REPLACEMENT
PPA 25-1407

owner MONTANA STATE UNIVERSITY

project # 23123.10

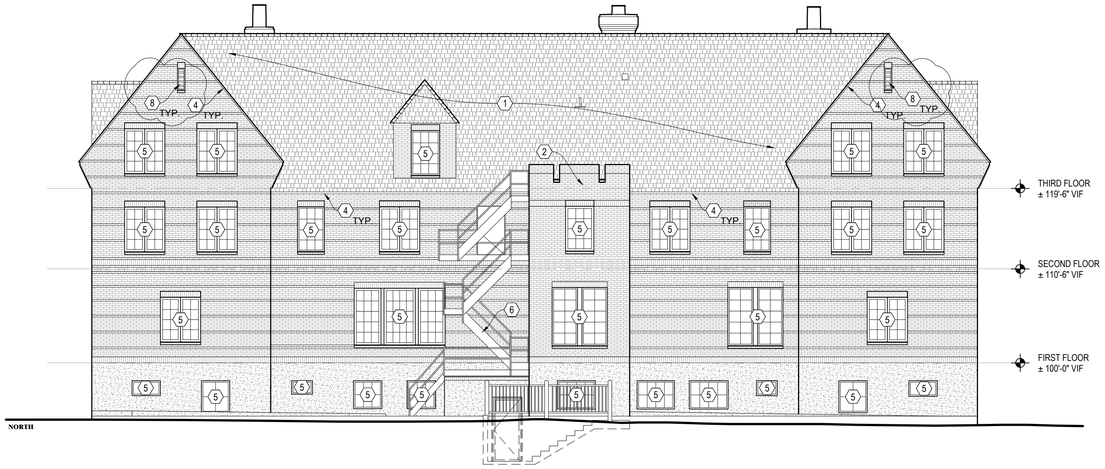
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REVISION 1 - 11.17.2026	

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CONSTRUCTION DOCUMENTS

issue date
11.2.2026

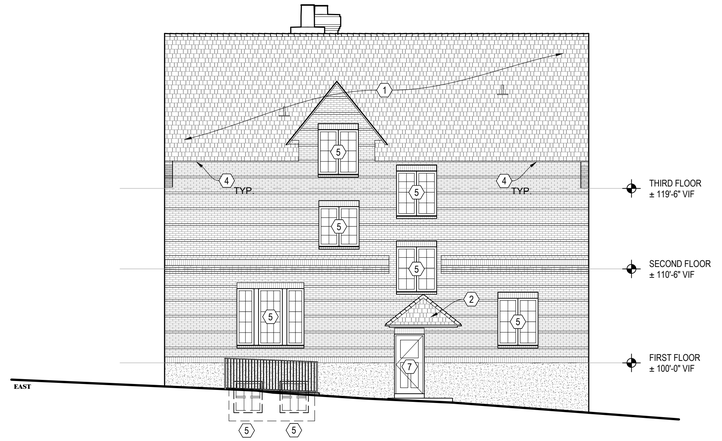
D4.1

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5 QUAD CD - NORTH DEMOLITION ELEVATION

D2.1 : D4.2 1/8" = 1'-0"



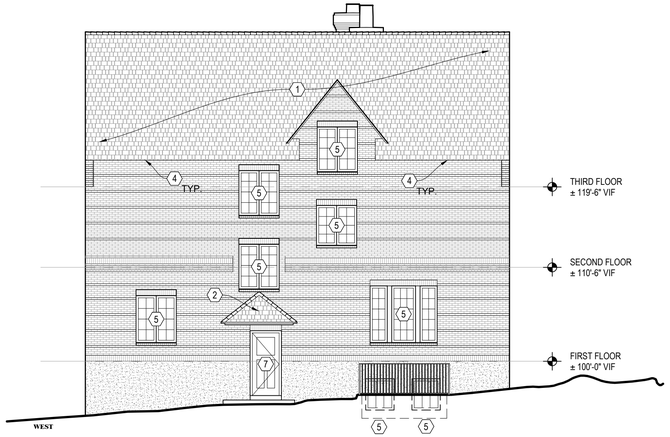
7 QUAD CD - EAST DEMOLITION ELEVATION

D2.1 : D4.2 1/8" = 1'-0"



13 QUAD CD - SOUTH DEMOLITION ELEVATION

D2.1 : D4.2 1/8" = 1'-0"



15 QUAD CD - WEST DEMOLITION ELEVATION

D2.1 : D4.2 1/8" = 1'-0"

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8 0 8 16

SCALE OF FEET

1/8" = 1'-0"

sheet DEMOLITION ELEVATIONS - QUAD CD

project ATKINSON QUADRANGLE REROOF AND WINDOW REPLACEMENT
PPA 25-1407

owner MONTANA STATE UNIVERSITY

project # 23123.10

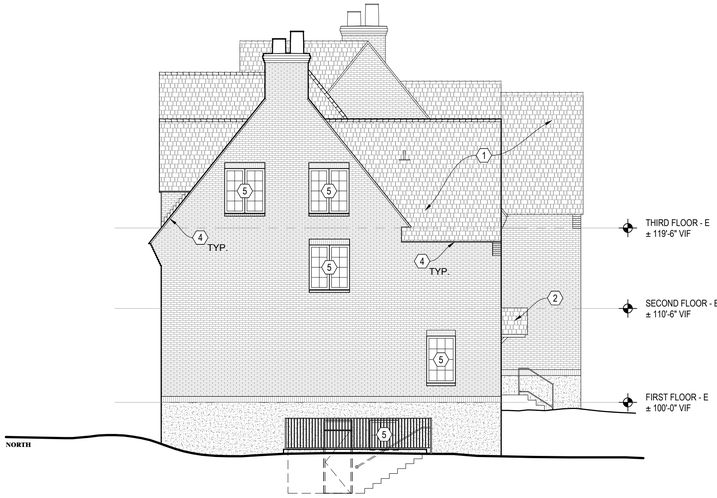
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REVISION 1 - 11.17.2026	

phase
CONSTRUCTION DOCUMENTS

issue date
11.2.2026

D4.2

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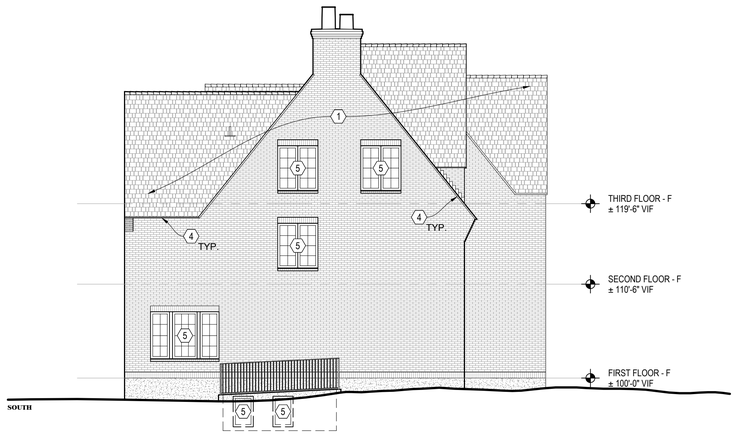
5 QUAD EF - NORTH DEMOLITION ELEVATION

D2.1 : D4.3 1/8" = 1'-0"



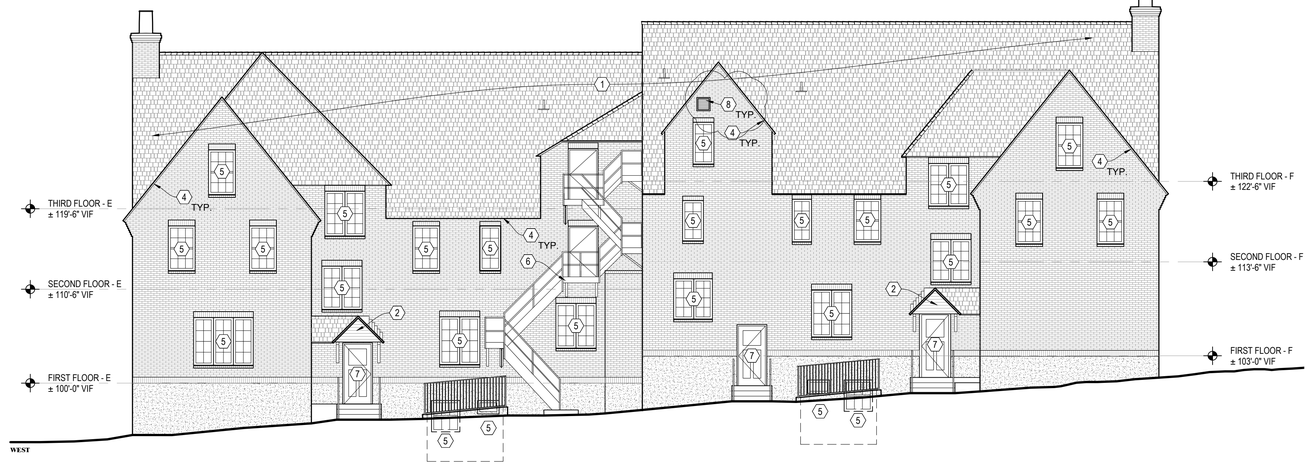
7 QUAD EF - EAST DEMOLITION ELEVATION

D2.1 : D4.3 1/8" = 1'-0"



13 QUAD EF - SOUTH DEMOLITION ELEVATION

D2.1 : D4.3 1/8" = 1'-0"



15 QUAD EF - WEST DEMOLITION ELEVATION

D2.1 : D4.3 1/8" = 1'-0"

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8 0 8 16
SCALE OF FEET
1/8" = 1'-0"

sheet DEMOLITION ELEVATIONS - QUAD EF

project ATKINSON QUADRANGLE REROOF AND WINDOW REPLACEMENT
PPA 25-1407

owner MONTANA STATE UNIVERSITY

project # 23123.10

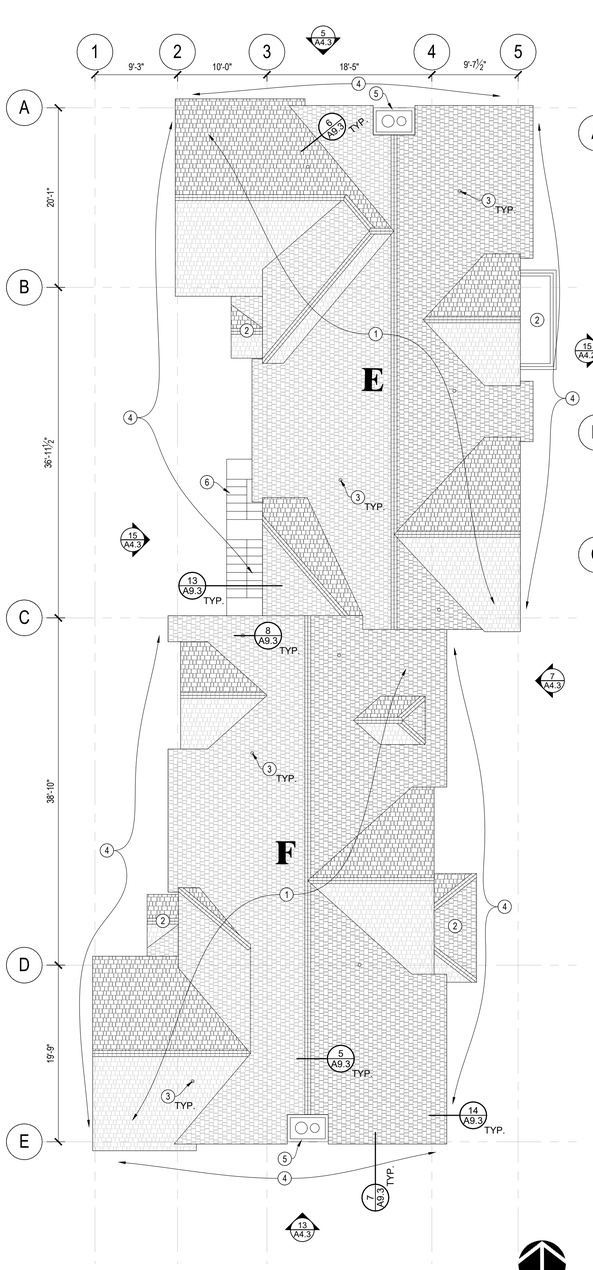
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CONSTRUCTION DOCUMENTS

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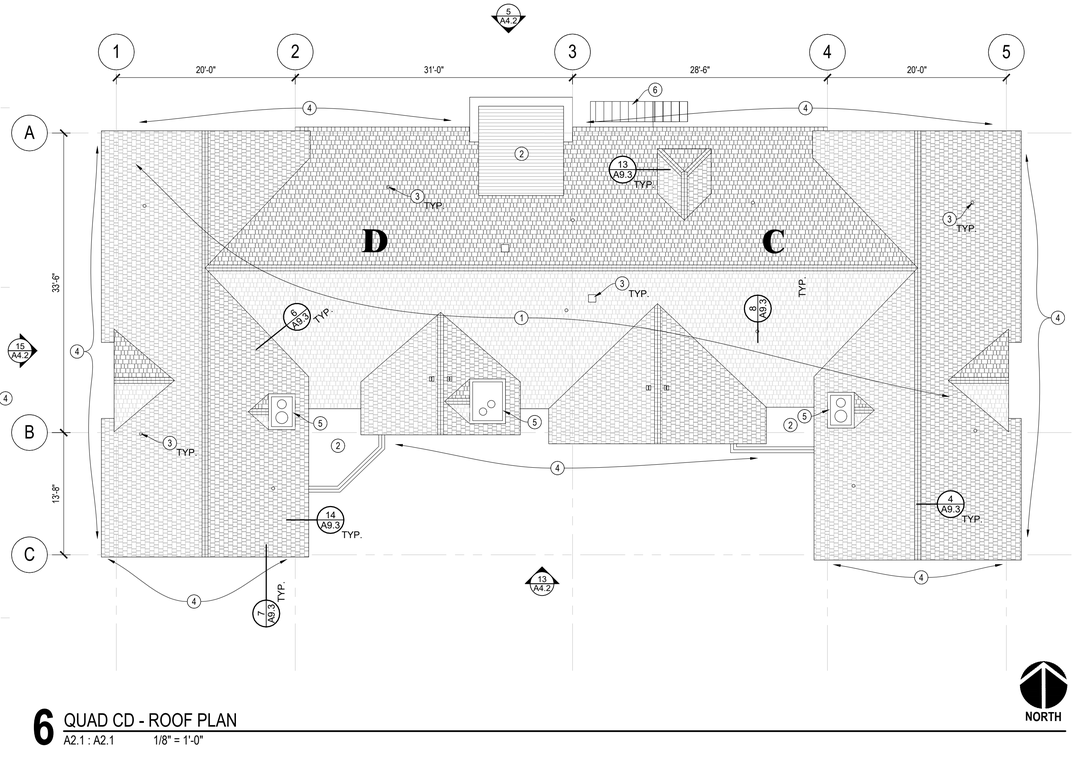
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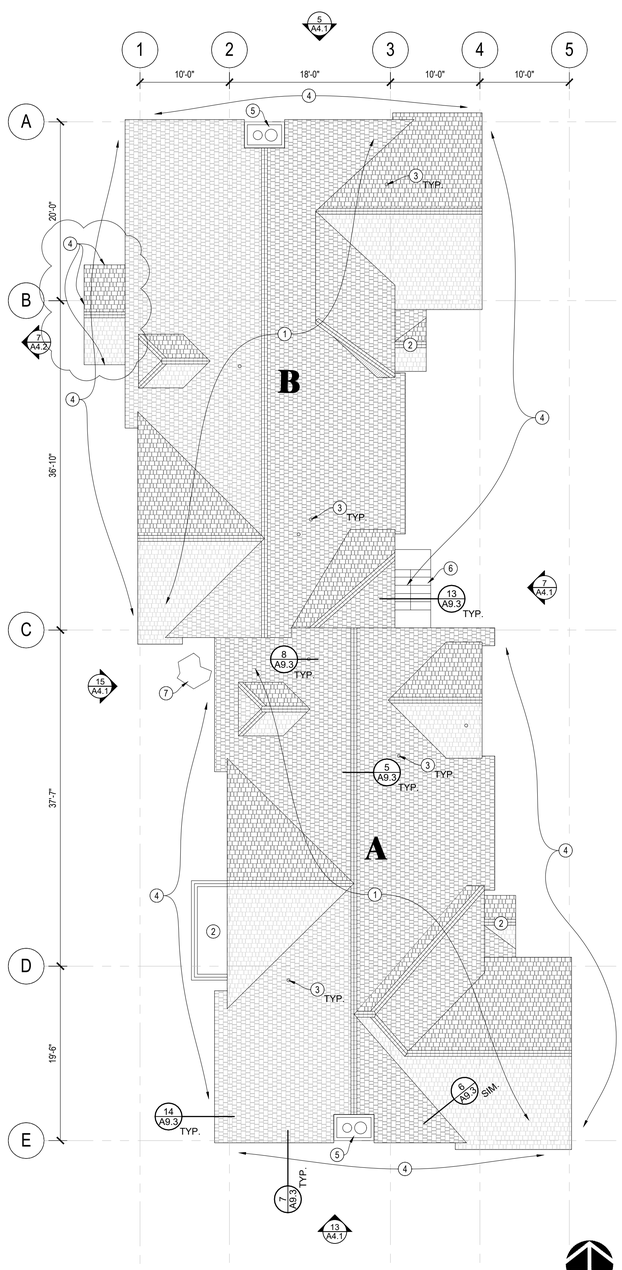
9 QUAD EF - ROOF PLAN

A2.1 : A2.1 1/8" = 1'-0"



6 QUAD CD - ROOF PLAN

A2.1 : A2.1 1/8" = 1'-0"



12 QUAD AB - ROOF PLAN

A2.1 : A2.1 1/8" = 1'-0"

KEYNOTES

1	PROVIDE (N) PLANK SHEATHING AT ANY AREAS OF REMOVAL. (N) SHEATHING AND FASTENING PER STRUCTURAL. CLASS A CEDAR SHINGLE ROOF ASSEMBLY, AND ASSOCIATED FLASHINGS AND ACCESSORIES.
2	NO WORK AT THIS ROOF, PROTECT IN-PLACE.
3	PROVIDE (N) FLASHING AT (E) PENETRATION, SEE 8/A9.3.
4	REPLACE DETERIORATED WOOD ROOF COMPONENTS, INCLUDING RAFTER TAILS AND RAKE AND EAVE TRIMS, IN-KIND. PRIME AND PAINT (N) AND (E) WOOD ROOF COMPONENTS, AND OTHER WOOD ROOF COMPONENTS TO MATCH (E) CONDITION IN-KIND, TYP.
5	BRACE CHIMNEY PER STRUCTURAL.
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8 0 8 16

SCALE OF FEET 1/8" = 1'-0"

sheet ROOF PLANS

project ATKINSON QUADRANGLE REROOF AND WINDOW REPLACEMENT
PPA 25-1407

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project # 23123.10

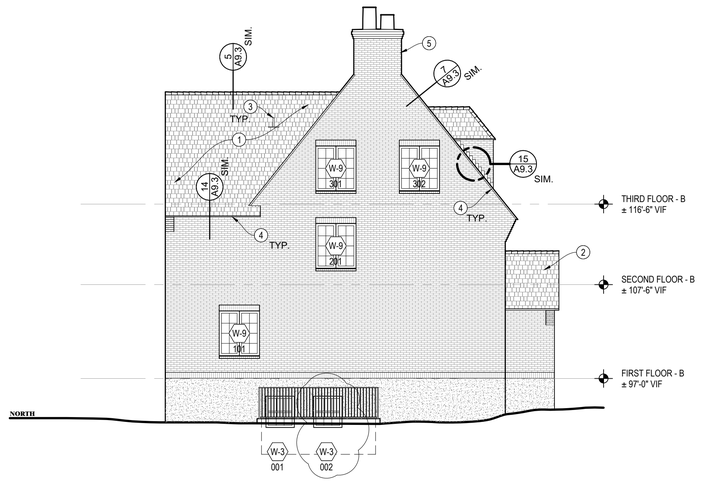
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issue date 11.2.2026

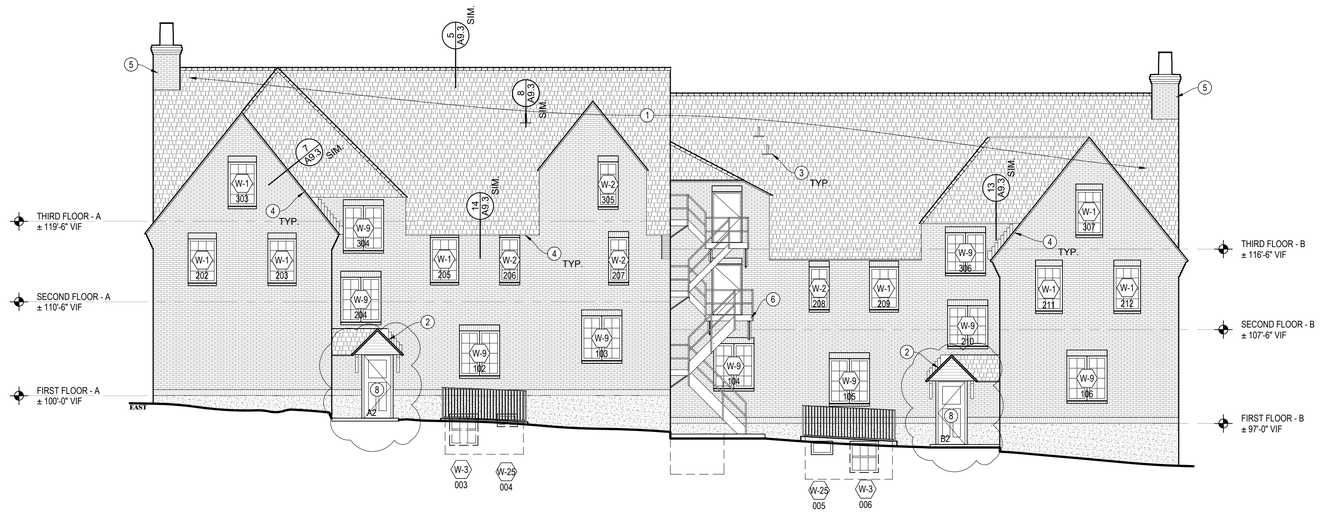
A2.1

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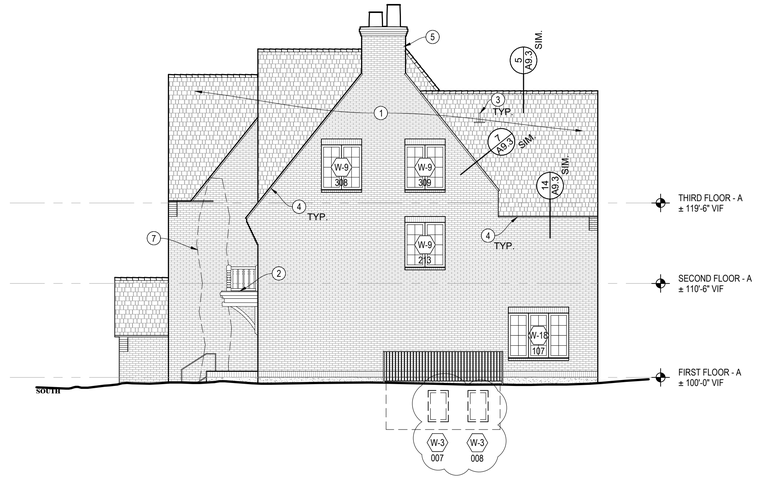
5 QUAD AB - NORTH ELEVATION

A2.1 : A4.1 1/8" = 1'-0"



7 QUAD AB - EAST ELEVATION

A2.1 : A4.1 1/8" = 1'-0"



13 QUAD AB - SOUTH ELEVATION

A2.1 : A4.1 1/8" = 1'-0"



15 QUAD AB - WEST ELEVATION

A2.1 : A4.1 1/8" = 1'-0"

GENERAL WINDOW REPLACEMENT NOTE: PROVIDE (N) WOOD REPLACEMENT WINDOWS WITH INSECT SCREENS AS INDICATED IN WINDOW SCHEDULE. REINSTALL SALVAGED AND REFINISHED STOOL AND APRON AND WINDOW HARDWARE AT LOCATIONS OF WINDOW REPLACEMENT. COORDINATE FINISH OF WINDOW AND TRIMS WITH (E) CONDITIONS DOCUMENTED DURING REMOVAL. INSTALL (N) BLINDS AT EACH WINDOW. PROTECT ADJACENT FINISHES AND COORDINATE ACCESS TO INTERIOR SPACES WITH OWNER.

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9	(N) ATTIC VENT TO MATCH (E) IN-KIND.

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3. SEE COVER FOR DESCRIPTION OF BASE BID AND ALTERNATES.
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5. NOTE THE EXISTENCE OF TUNNELS BELOW THE SHARED COURTYARD. OPERATION OF HEAVY MACHINERY THAT MAY DAMAGE THESE TUNNELS IS PROHIBITED.
6. PROVIDE TEMPORARY PROTECTION TO WINDOW OPENINGS FOLLOWING REMOVAL TO ENSURE WEATHERTIGHTNESS AND BUILDING SECURITY.

8 0 8 16 1/8" = 1'-0"

SCALE OF FEET

sheet ELEVATIONS - QUAD AB

project ATKINSON QUADRANGLE REROOF AND WINDOW REPLACEMENT
PPA 25-1407

owner MONTANA STATE UNIVERSITY

project # 23123.10

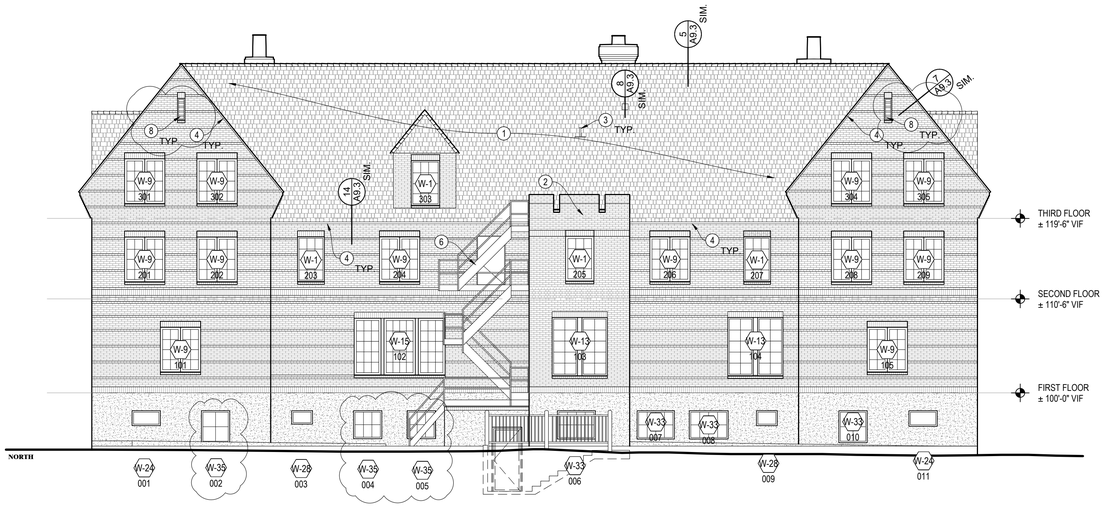
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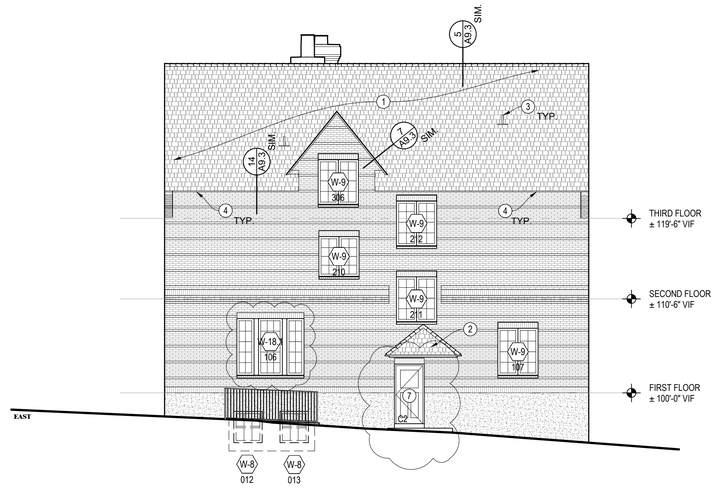
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A4.1

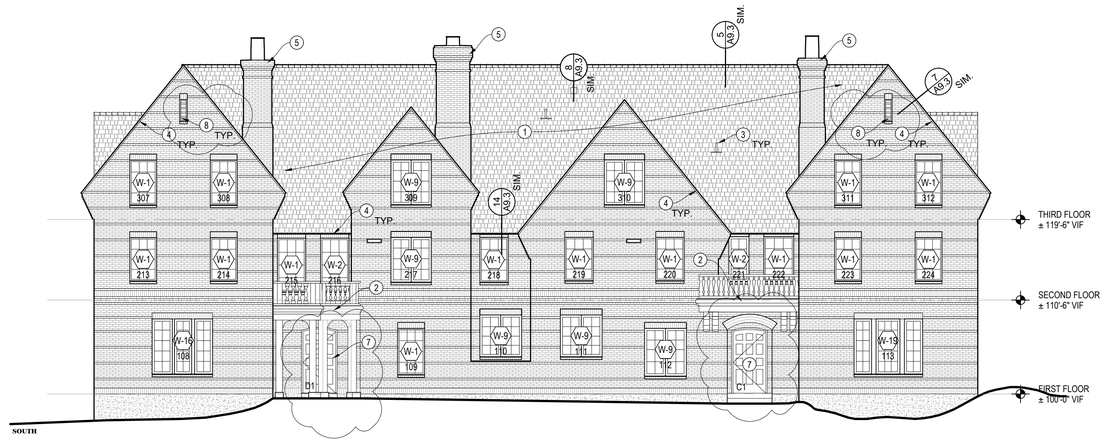
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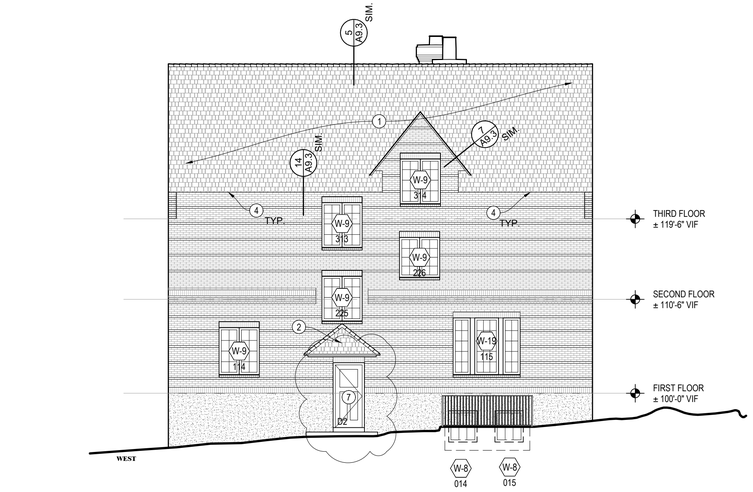
5 QUAD CD - NORTH ELEVATION
A2.1 : A4.2 1/8" = 1'-0"



7 QUAD CD - EAST ELEVATION
A2.1 : A4.2 1/8" = 1'-0"



13 QUAD CD - SOUTH ELEVATION
A2.1 : A4.2 1/8" = 1'-0"



15 QUAD CD - WEST ELEVATION
A2.1 : A4.2 1/8" = 1'-0"

GENERAL WINDOW REPLACEMENT NOTE: PROVIDE (N) WOOD REPLACEMENT WINDOWS WITH INSECT SCREENS AS INDICATED IN WINDOW SCHEDULE. REINSTALL SALVAGED AND REFINISHED STOOL AND APRON AND WINDOW HARDWARE AT LOCATIONS OF WINDOW REPLACEMENT. COORDINATE FINISH OF WINDOW AND TRIMS WITH (E) CONDITIONS DOCUMENTED DURING REMOVAL. INSTALL (N) BLINDS AT EACH WINDOW. PROTECT ADJACENT FINISHES AND COORDINATE ACCESS TO INTERIOR SPACES WITH OWNER.

KEYNOTES

1	PROVIDE (N) PLANK SHEATHING AT ANY AREAS OF REMOVAL. (N) SHEATHING AND FASTENING PER STRUCTURAL. CLASS A CEDAR SHINGLE ROOF ASSEMBLY, AND ASSOCIATED FLASHINGS AND ACCESSORIES.
2	NO WORK AT THIS ROOF, PROTECT IN-PLACE.
3	PROVIDE (N) FLASHING AT (E) PENETRATION, SEE 8/A9.3.
4	REPLACE DETERIORATED WOOD ROOF COMPONENTS, INCLUDING RAFTER TAILS AND RAKE AND EAVE TRIMS, IN-KIND. PRIME AND PAINT (N) AND (E) WOOD ROOF COMPONENTS, AND OTHER WOOD ROOF COMPONENTS TO MATCH (E) CONDITION IN-KIND, TYP.
5	BRACE CHIMNEY PER STRUCTURAL.
6	NO WORK AT (E) FIRE ESCAPE, PROTECT IN-PLACE.
7	BASE BID: NO WORK, PROTECT DOOR, FRAME, AND HARDWARE IN-PLACE. ALTERNATE 2: PROVIDE (N) DOOR AND FRAME TO MATCH (E) IN-KIND AND HARDWARE AS SCHEDULED.
8	(N) ATTIC VENT TO MATCH (E) IN-KIND.

GENERAL NOTES

1. FIELD VERIFY DIMENSIONS. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
2. REFER TO ALL DRAWINGS FOR ADDITIONAL INFORMATION.
3. SEE COVER FOR DESCRIPTION OF BASE BID AND ALTERNATES.
4. PROTECT (E) BUILDING FINISHES AND LANDSCAPING FROM DAMAGE DURING WORK. REPAIR DAMAGED CONDITION TO THE SATISFACTION OF THE OWNER.
5. NOTE THE EXISTENCE OF TUNNELS BELOW THE SHARED COURTYARD. OPERATION OF HEAVY MACHINERY THAT MAY DAMAGE THESE TUNNELS IS PROHIBITED.
6. PROVIDE TEMPORARY PROTECTION TO WINDOW OPENINGS FOLLOWING REMOVAL TO ENSURE WEATHERTIGHTNESS AND BUILDING SECURITY.

8 0 8 16
SCALE OF FEET
1/8" = 1'-0"

sheet ELEVATIONS - QUAD CD

project ATKINSON QUADRANGLE REROOF AND WINDOW REPLACEMENT
PPA 25-1407

owner MONTANA STATE UNIVERSITY

project # 23123.10

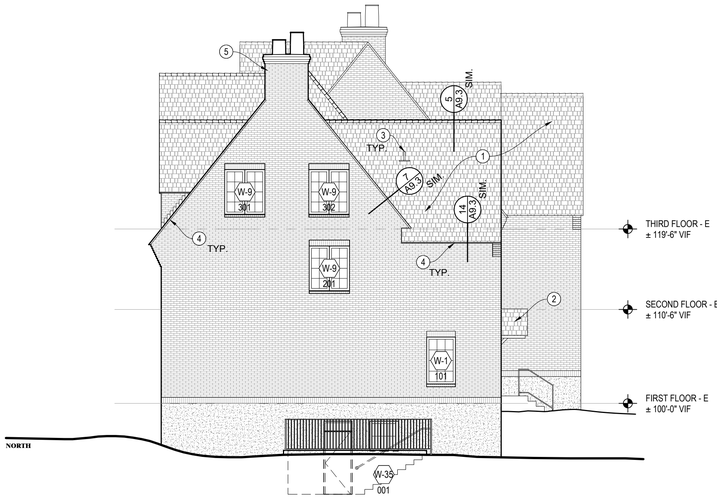
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REVISION 1 - 11.17.2026	

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issue date
11.2.2026

A4.2

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5 QUAD EF - NORTH ELEVATION

A2.1 : A4.3 1/8" = 1'-0"



7 QUAD EF - EAST ELEVATION

A2.1 : A4.3 1/8" = 1'-0"

13 QUAD EF - SOUTH ELEVATION

A2.1 : A4.3 1/8" = 1'-0"

15 QUAD EF - WEST ELEVATION

A2.1 : A4.3 1/8" = 1'-0"

GENERAL WINDOW REPLACEMENT NOTE: PROVIDE (N) WOOD REPLACEMENT WINDOWS WITH INSECT SCREENS AS INDICATED IN WINDOW SCHEDULE. REINSTALL SALVAGED AND REFINISHED STOOL AND APRON AND WINDOW HARDWARE AT LOCATIONS OF WINDOW REPLACEMENT. COORDINATE FINISH OF WINDOW AND TRIMS WITH (E) CONDITIONS DOCUMENTED DURING REMOVAL. INSTALL (N) BLINDS AT EACH WINDOW. PROTECT ADJACENT FINISHES AND COORDINATE ACCESS TO INTERIOR SPACES WITH OWNER.

KEYNOTES

1	PROVIDE (N) PLANK SHEATHING AT ANY AREAS OF REMOVAL, (N) SHEATHING AND FASTENING PER STRUCTURAL, CLASS A CEDAR SHINGLE ROOF ASSEMBLY, AND ASSOCIATED FLASHINGS AND ACCESSORIES.
2	NO WORK AT THIS ROOF, PROTECT IN-PLACE.
3	PROVIDE (N) FLASHING AT (E) PENETRATION, SEE 8/A9.3.
4	REPLACE DETERIORATED WOOD ROOF COMPONENTS, INCLUDING RAFTER TAILS AND RAKE AND EAVE TRIMS, IN-KIND. PRIME AND PAINT (N) AND (E) WOOD ROOF COMPONENTS, AND OTHER WOOD ROOF COMPONENTS TO MATCH (E) CONDITION IN-KIND, TYP.
5	BRACE CHIMNEY PER STRUCTURAL.
6	NO WORK AT (E) FIRE ESCAPE, PROTECT IN-PLACE.
7	BASE BID: NO WORK, PROTECT DOOR, FRAME, AND HARDWARE IN-PLACE. ALTERNATE 2: PROVIDE (N) DOOR AND FRAME TO MATCH (E) IN-KIND AND HARDWARE AS SCHEDULED.
8	(N) ATTIC VENT TO MATCH (E) IN-KIND.

GENERAL NOTES

1. FIELD VERIFY DIMENSIONS. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
2. REFER TO ALL DRAWINGS FOR ADDITIONAL INFORMATION.
3. SEE COVER FOR DESCRIPTION OF BASE BID AND ALTERNATES.
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6. PROVIDE TEMPORARY PROTECTION TO WINDOW OPENINGS FOLLOWING REMOVAL TO ENSURE WEATHERTIGHTNESS AND BUILDING SECURITY.

8 0 8 16 1/8" = 1'-0"

SCALE OF FEET

sheet ELEVATIONS - QUAD EF

project ATKINSON QUADRANGLE REROOF AND WINDOW REPLACEMENT
PPA 25-1407

owner MONTANA STATE UNIVERSITY

project # 23123.10

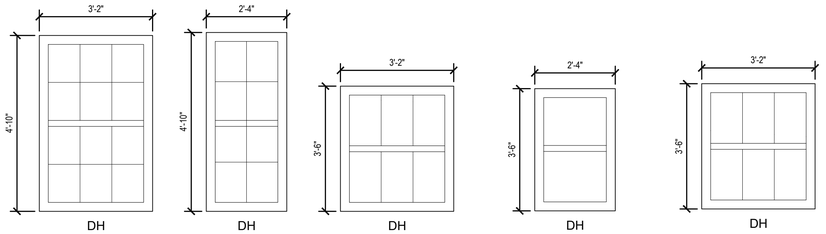
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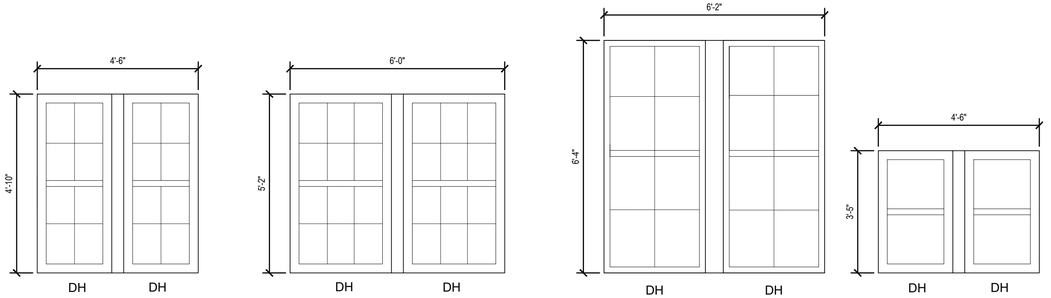
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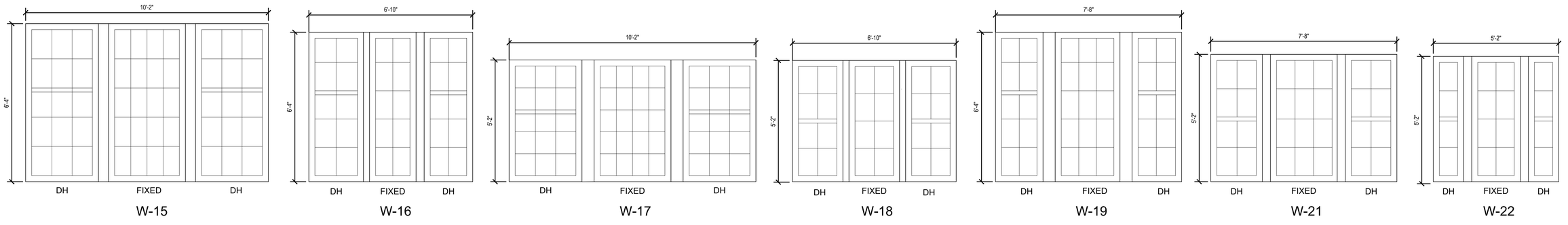
1 DOUBLE HUNG - WINDOW SCHEDULE ELEVATIONS

A9.1 : A9.1 1/2" = 1'-0"



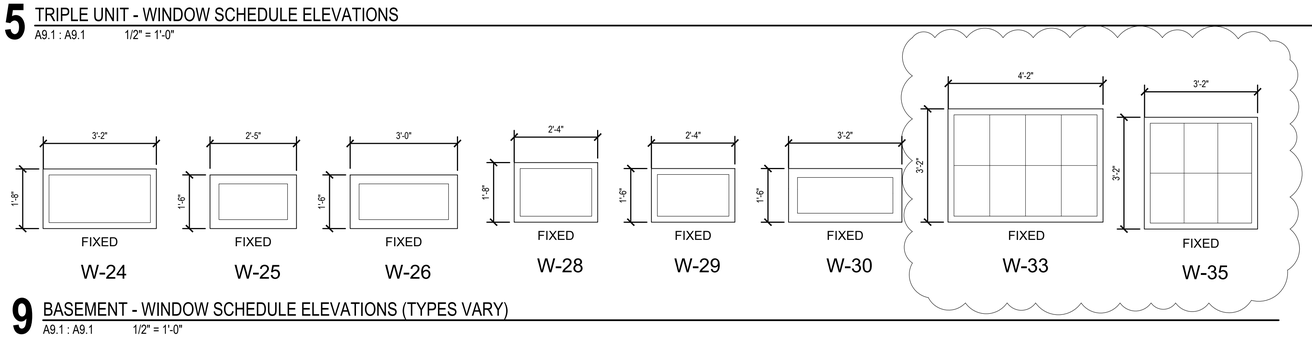
2 DOUBLE UNIT - WINDOW SCHEDULE ELEVATIONS

A9.1 : A9.1 1/2" = 1'-0"



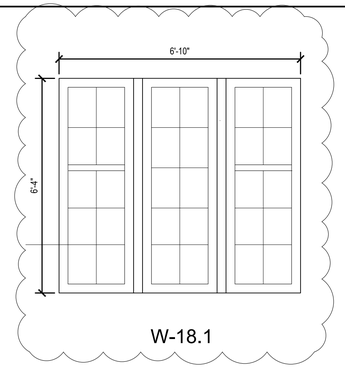
5 TRIPLE UNIT - WINDOW SCHEDULE ELEVATIONS

A9.1 : A9.1 1/2" = 1'-0"



9 BASEMENT - WINDOW SCHEDULE ELEVATIONS (TYPES VARY)

A9.1 : A9.1 1/2" = 1'-0"

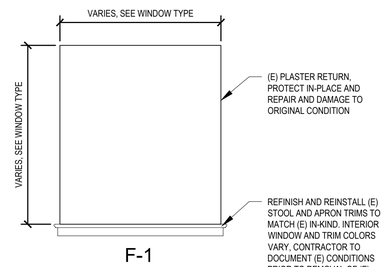


11 TRIPLE UNIT - WINDOW SCHEDULE ELEVATIONS CONTINUED

A9.1 : A9.1 1/2" = 1'-0"

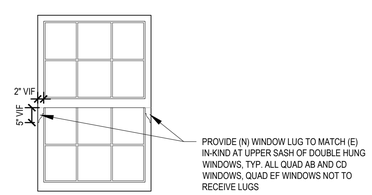
GENERAL NOTES

1. PROVIDE (N) INSECT SCREENS AT ALL OPERABLE SASHES.
2. PROVIDE (N) WINDOW BLINDS AT ALL WINDOWS.
3. ALL WINDOWS TO RECEIVE PAINT FINISH TO MATCH (E). EXTERIOR FACE OF WINDOWS IS CONSISTENT THROUGHOUT THE PROJECT. INTERIOR FACE OF WINDOWS AND TRIMS VARY BY LOCATION. CONTRACTOR TO VERIFY AND DOCUMENT DURING REMOVAL.
4. CONTRACTOR TO VERIFY ROUGH OPENING SIZES AND COORDINATE WINDOW SIZES WITH MANUFACTURER PRIOR TO ORDERING.



8 INTERIOR FRAME PROFILES

A9.1 : A9.1 1/2" = 1'-0"



9 HUNG WINDOWS - LUG ELEVATION

A9.1 : A9.1 1/2" = 1'-0"

sheet WINDOW TYPES AND SCHEDULE

project ATKINSON QUADRANGLE REROOF AND WINDOW REPLACEMENT
PPA 25-1407

owner MONTANA STATE UNIVERSITY

project # 23123.10

revision date
REVISION 1 - 11.17.2026

phase
CONSTRUCTION DOCUMENTS

issue date
11.2.2026

A9.1

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HISTORIC SASH LOCK



HISTORIC SASH LIFT

IMAGES ABOVE INDICATE HISTORIC HARDWARE TO BE CAREFULLY REMOVED, LABELED, CLEANED, AND SALVAGED FOR REUSE. COORDINATE INSTALLATION WITH WINDOW MANUFACTURER. IN CASE OF NON-HISTORIC HARDWARE AT WINDOWS, PROVIDE IN-KIND MATCH WITH NEW WINDOWS.

NOTE: ADDITIONAL NEW WINDOW HARDWARE INCLUDES LIMIT DEVICE, SEE SPECIFICATIONS.

1 WINDOW HARDWARE

A9.2 : A9.2 NTS

QUAD AB – WINDOW SCHEDULE

WINDOW	NEW/EXISTING	WINDOW TYPE	WINDOW MATERIAL	FRAME	REMARKS
001	NEW	W-3	WOOD	F-1	
002	NEW	W-3	WOOD	F-1	
003	NEW	W-3	WOOD	F-1	
004	NEW	W-25	WOOD	F-1	
005	NEW	W-25	WOOD	F-1	
006	NEW	W-3	WOOD	F-1	
007	NEW	W-3	WOOD	F-1	
008	NEW	W-3	WOOD	F-1	
009	NEW	W-26	WOOD	F-1	
010	NEW	W-26	WOOD	F-1	
011	NEW	W-26	WOOD	F-1	
012	NEW	W-26	WOOD	F-1	
101	NEW	W-9	WOOD	F-1	
102	NEW	W-9	WOOD	F-1	
103	NEW	W-9	WOOD	F-1	
104	NEW	W-9	WOOD	F-1	
105	NEW	W-9	WOOD	F-1	
106	NEW	W-9	WOOD	F-1	
107	NEW	W-18	WOOD	F-1	
108	NEW	W-15	WOOD	F-1	
109	NEW	W-12	WOOD	F-1	
110	NEW	W-12	WOOD	F-1	
111	NEW	W-17	WOOD	F-1	
112	NEW	W-15	WOOD	F-1	
201	NEW	W-9	WOOD	F-1	
202	NEW	W-1	WOOD	F-1	
203	NEW	W-1	WOOD	F-1	
204	NEW	W-9	WOOD	F-1	TEMPERED GLAZING
205	NEW	W-1	WOOD	F-1	
206	NEW	W-2	WOOD	F-1	
207	NEW	W-2	WOOD	F-1	
208	NEW	W-2	WOOD	F-1	
209	NEW	W-1	WOOD	F-1	
210	NEW	W-9	WOOD	F-1	TEMPERED GLAZING
211	NEW	W-1	WOOD	F-1	
212	NEW	W-1	WOOD	F-1	
213	NEW	W-9	WOOD	F-1	
214	NEW	W-1	WOOD	F-1	
215	NEW	W-9	WOOD	F-1	
216	NEW	W-1	WOOD	F-1	
217	NEW	W-1	WOOD	F-1	
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219	NEW	W-1	WOOD	F-1	
220	NEW	W-1	WOOD	F-1	
221	NEW	W-9	WOOD	F-1	
222	NEW	W-1	WOOD	F-1	
223	NEW	W-1	WOOD	F-1	
224	NEW	W-9	WOOD	F-1	
225	NEW	W-1	WOOD	F-1	
301	NEW	W-9	WOOD	F-1	
302	NEW	W-9	WOOD	F-1	
303	NEW	W-1	WOOD	F-1	
304	NEW	W-9	WOOD	F-1	TEMPERED GLAZING
305	NEW	W-2	WOOD	F-1	
306	NEW	W-9	WOOD	F-1	TEMPERED GLAZING
307	NEW	W-1	WOOD	F-1	
308	NEW	W-9	WOOD	F-1	
309	NEW	W-9	WOOD	F-1	
310	NEW	W-1	WOOD	F-1	
311	NEW	W-9	WOOD	F-1	
312	NEW	W-9	WOOD	F-1	
313	NEW	W-1	WOOD	F-1	
314	NEW	W-9	WOOD	F-1	
315	NEW	W-1	WOOD	F-1	

QUAD CD – WINDOW SCHEDULE

WINDOW	NEW/EXISTING	WINDOW TYPE	WINDOW MATERIAL	FRAME	REMARKS
001	NEW	W-24	WOOD	F-1	
002	NEW	W-35	WOOD	F-1	
003	NEW	W-28	WOOD	F-1	
004	NEW	W-29	WOOD	F-1	
005	NEW	W-29	WOOD	F-1	
006	NEW	W-33	WOOD	F-1	
007	NEW	W-33	WOOD	F-1	
008	NEW	W-33	WOOD	F-1	
009	NEW	W-28	WOOD	F-1	
010	NEW	W-33	WOOD	F-1	
011	NEW	W-24	WOOD	F-1	
012	NEW	W-8	WOOD	F-1	
013	NEW	W-8	WOOD	F-1	
014	NEW	W-8	WOOD	F-1	
015	NEW	W-8	WOOD	F-1	
101	NEW	W-9	WOOD	F-1	
102	NEW	W-15	WOOD	F-1	
103	NEW	W-13	WOOD	F-1	
104	NEW	W-13	WOOD	F-1	
105	NEW	W-9	WOOD	F-1	
106	NEW	W-18.1	WOOD	F-1	
107	NEW	W-9	WOOD	F-1	
108	NEW	W-16	WOOD	F-1	
109	NEW	W-1	WOOD	F-1	
110	NEW	W-9	WOOD	F-1	
111	NEW	W-9	WOOD	F-1	
112	NEW	W-9	WOOD	F-1	
113	NEW	W-19	WOOD	F-1	
114	NEW	W-9	WOOD	F-1	
115	NEW	W-19	WOOD	F-1	
201	NEW	W-9	WOOD	F-1	
202	NEW	W-9	WOOD	F-1	
203	NEW	W-1	WOOD	F-1	
204	NEW	W-9	WOOD	F-1	
205	NEW	W-1	WOOD	F-1	
206	NEW	W-9	WOOD	F-1	
207	NEW	W-1	WOOD	F-1	
208	NEW	W-9	WOOD	F-1	
209	NEW	W-9	WOOD	F-1	
210	NEW	W-9	WOOD	F-1	
211	NEW	W-9	WOOD	F-1	TEMPERED GLAZING
212	NEW	W-9	WOOD	F-1	TEMPERED GLAZING
213	NEW	W-1	WOOD	F-1	
214	NEW	W-1	WOOD	F-1	
215	NEW	W-1	WOOD	F-1	
216	NEW	W-2	WOOD	F-1	
217	NEW	W-9	WOOD	F-1	
218	NEW	W-1	WOOD	F-1	
219	NEW	W-1	WOOD	F-1	
220	NEW	W-1	WOOD	F-1	
221	NEW	W-2	WOOD	F-1	
222	NEW	W-1	WOOD	F-1	
223	NEW	W-1	WOOD	F-1	
224	NEW	W-1	WOOD	F-1	
225	NEW	W-9	WOOD	F-1	TEMPERED GLAZING
226	NEW	W-9	WOOD	F-1	
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309	NEW	W-9	WOOD	F-1	
310	NEW	W-9	WOOD	F-1	
311	NEW	W-1	WOOD	F-1	
312	NEW	W-1	WOOD	F-1	
313	NEW	W-9	WOOD	F-1	TEMPERED GLAZING
314	NEW	W-9	WOOD	F-1	

QUAD AB – WINDOW SCHEDULE

WINDOW	NEW/EXISTING	WINDOW TYPE	WINDOW MATERIAL	FRAME	REMARKS
001	NEW	W-35	WOOD	F-1	
002	NEW	W-30	WOOD	F-1	
003	NEW	W-25	WOOD	F-1	
004	NEW	W-14	WOOD	F-1	
005	NEW	W-14	WOOD	F-1	
006	NEW	W-5	WOOD	F-1	
007	NEW	W-5	WOOD	F-1	
008	NEW	W-5	WOOD	F-1	
009	NEW	W-3	WOOD	F-1	
010	NEW	W-25	WOOD	F-1	
011	NEW	W-25	WOOD	F-1	
012	NEW	W-3	WOOD	F-1	
101	NEW	W-1	WOOD	F-1	
102	NEW	W-15	WOOD	F-1	
103	NEW	W-22	WOOD	F-1	
104	NEW	W-1	WOOD	F-1	
105	NEW	W-12	WOOD	F-1	
106	NEW	W-12	WOOD	F-1	
107	NEW	W-12	WOOD	F-1	
108	NEW	W-15	WOOD	F-1	
109	NEW	W-21	WOOD	F-1	
110	NEW	W-18	WOOD	F-1	
111	NEW	W-9	WOOD	F-1	
112	NEW	W-9	WOOD	F-1	
113	NEW	W-9	WOOD	F-1	
114	NEW	W-9	WOOD	F-1	
201	NEW	W-9	WOOD	F-1	
202	NEW	W-1	WOOD	F-1	
203	NEW	W-9	WOOD	F-1	
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208	NEW	W-1	WOOD	F-1	
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211	NEW	W-9	WOOD	F-1	
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215	NEW	W-1	WOOD	F-1	
216	NEW	W-1	WOOD	F-1	
217	NEW	W-9	WOOD	F-1	TEMPERED GLAZING
218	NEW	W-1	WOOD	F-1	
219	NEW	W-2	WOOD	F-1	
220	NEW	W-2	WOOD	F-1	
221	NEW	W-2	WOOD	F-1	
222	NEW	W-1	WOOD	F-1	
223	NEW	W-9	WOOD	F-1	TEMPERED GLAZING
224	NEW	W-9	WOOD	F-1	TEMPERED GLAZING
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226	NEW	W-1	WOOD	F-1	
301	NEW	W-9	WOOD	F-1	
302	NEW	W-9	WOOD	F-1	
303	NEW	W-9	WOOD	F-1	
304	NEW	W-9	WOOD	F-1	
305	NEW	W-1	WOOD	F-1	
306	NEW	W-1	WOOD	F-1	
307	NEW	W-9	WOOD	F-1	
308	NEW	W-1	WOOD	F-1	
309	NEW	W-9	WOOD	F-1	
310	NEW	W-9	WOOD	F-1	
311	NEW	W-1	WOOD	F-1	
312	NEW	W-9	WOOD	F-1	TEMPERED GLAZING
313	NEW	W-2	WOOD	F-1	
314	NEW	W-1	WOOD	F-1	

GENERAL NOTES

1. PROVIDE (N) INSECT SCREENS AT ALL OPERABLE SASHES.
2. PROVIDE (N) WINDOW BLINDS AT ALL WINDOWS.
3. ALL WINDOWS TO RECEIVE PAINT FINISH TO MATCH (E). EXTERIOR FACE OF WINDOWS IS CONSISTENT THROUGHOUT THE PROJECT. INTERIOR FACE OF WINDOWS AND TRIMS VARY BY LOCATION. CONTRACTOR TO VERIFY AND DOCUMENT DURING REMOVAL.
4. CONTRACTOR TO VERIFY ROUGH OPENING SIZES AND COORDINATE WINDOW SIZES WITH MANUFACTURER PRIOR TO ORDERING.

sheet **WINDOW TYPES AND SCHEDULE**

project **ATKINSON QUADRANGLE REROOF AND WINDOW REPLACEMENT**
PPA 25-1407

owner MONTANA STATE UNIVERSITY

project # **23123.10**

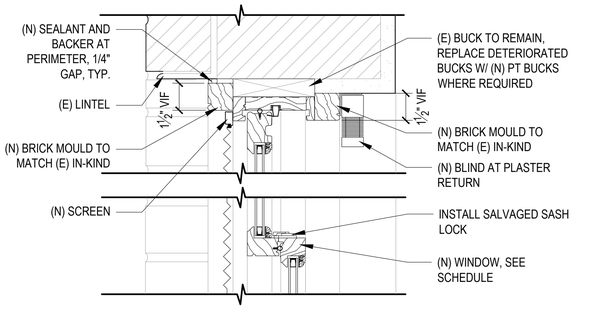
revision date
REVISION 1 - 11.17.2026

phase
CONSTRUCTION DOCUMENTS

issue date
11.2.2026

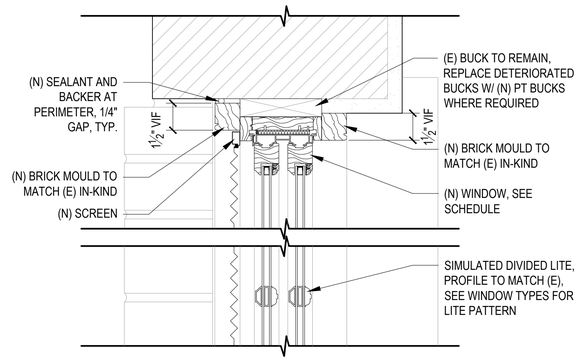
A9.2

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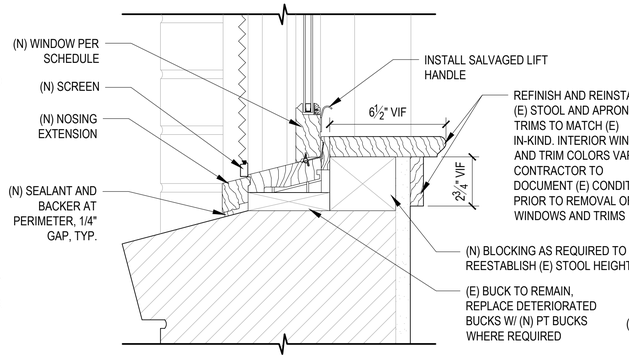
1 TYPICAL WINDOW HEAD AND SASH

A9.3 : A9.3 3" = 1'-0"



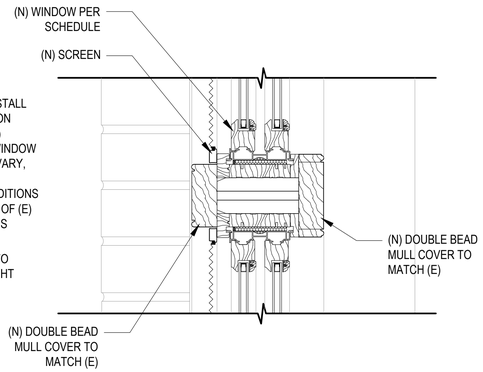
2 TYPICAL WINDOW JAMB AND SIMULATED DIVIDED LITE

A9.3 : A9.3 3" = 1'-0"



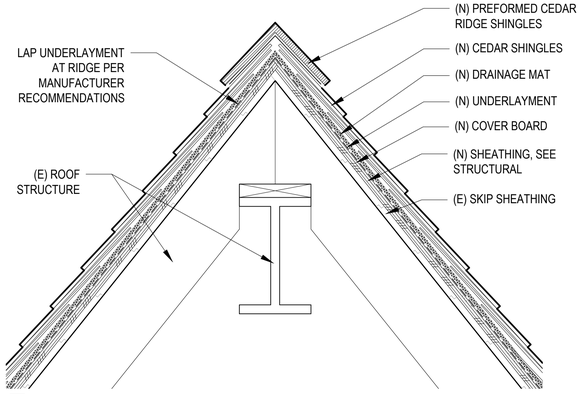
3 TYPICAL WINDOW SILL

A9.3 : A9.3 3" = 1'-0"



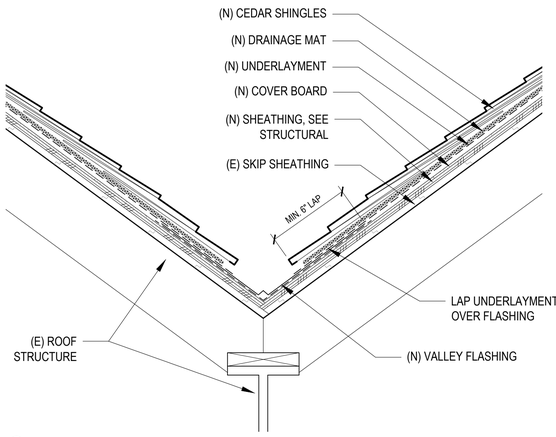
4 TYPICAL WINDOW MULL

A9.3 : A9.3 3" = 1'-0"



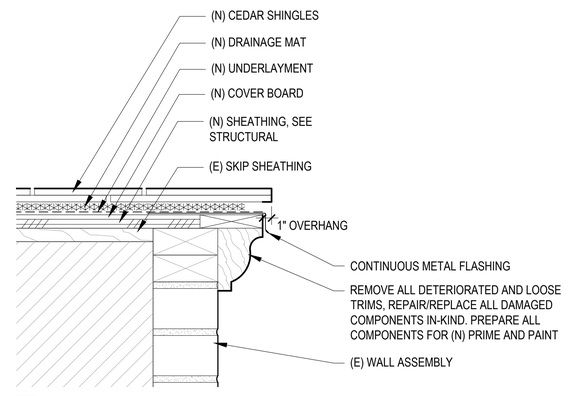
5 TYPICAL ROOF PEAK

A4.1 : A9.3 1 1/2" = 1'-0"



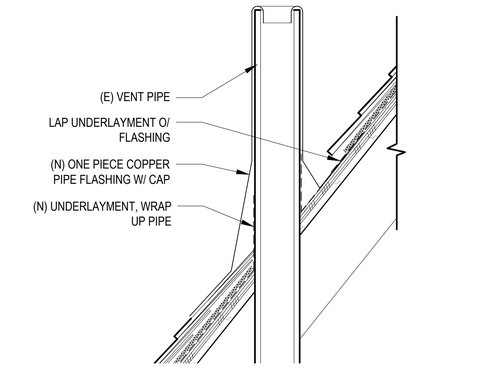
6 TYPICAL ROOF VALLEY

A2.1 : A9.3 1 1/2" = 1'-0"



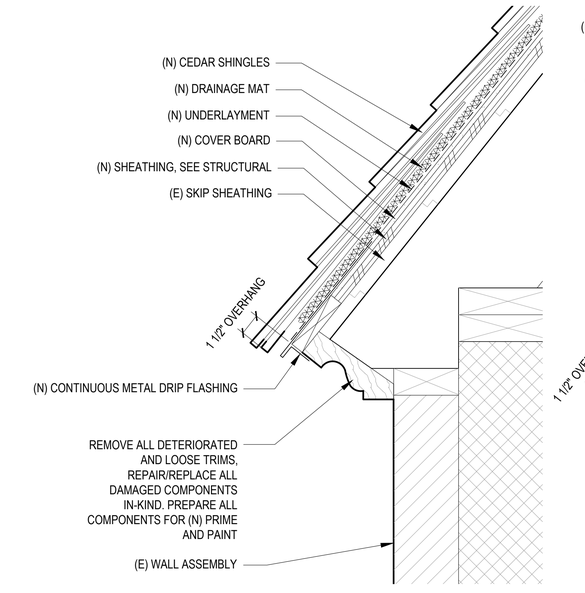
7 TYPICAL ROOF RAKE

A4.1 : A9.3 3" = 1'-0"



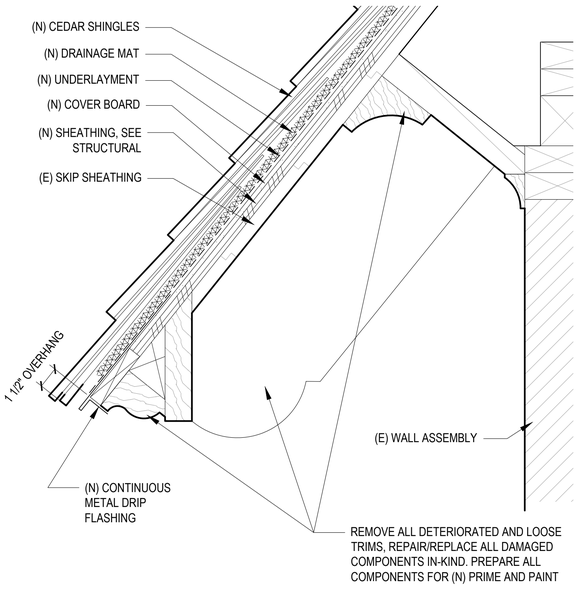
8 TYPICAL ROOF PENETRATION

A2.1 : A9.3 1 1/2" = 1'-0"



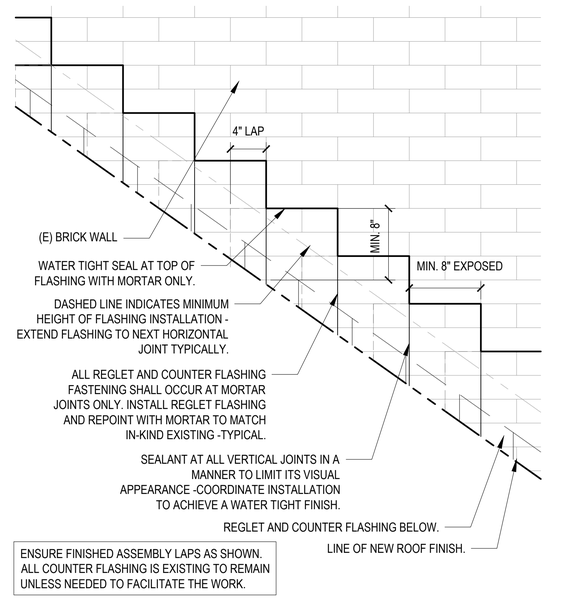
13 TYPICAL ROOF EAVE

A4.1 : A9.3 3" = 1'-0"



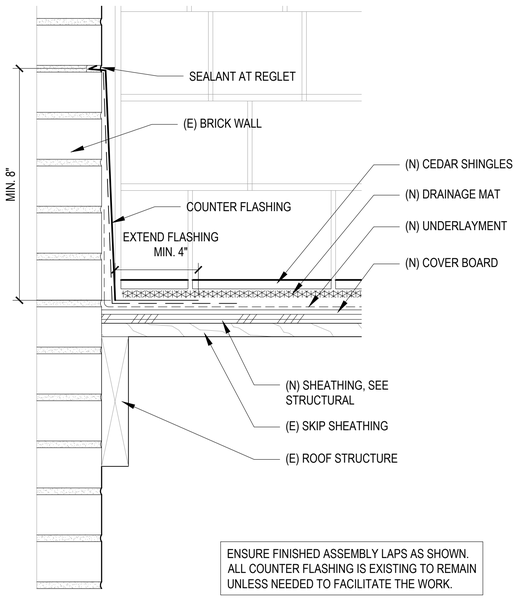
14 TYPICAL ROOF EAVE - EXPOSED RAFTER TAILS

A4.1 : A9.3 3" = 1'-0"



15 TYPICAL COUNTER FLASHING ELEVATION DETAIL

A9.3 : A9.3 1 1/2" = 1'-0"



16 TYPICAL COUNTER FLASHING SECTION DETAIL

A9.3 : A9.3 1 1/2" = 1'-0"

0 1 2 — SCALE OF FEET — 1 1/2" = 1'-0"

0 1/2 1 — SCALE OF FEET — 3" = 1'-0"

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ATKINSON QUADRANGLE REROOF AND WINDOW REPLACEMENT
PPA 25-1407
MONTANA STATE UNIVERSITY

sheet DETAILS
project
owner
project # 23123.10
revision date
phase CONSTRUCTION DOCUMENTS

issue date 11.2.2026

A9.3

DOOR SCHEDULE

DOOR	SIZE (W X L X THICKNESS)	DOOR			FRAME			HARDWARE GROUP	GLAZING	REMARKS
		TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH			
A1	4'-0" X 7'-0" X 2" VIF	A	STILE AND RAIL WOOD	STAIN	A	WOOD	PAINT	A	GL-1	
A2	3'-0" X 6'-8" X 1 3/4" VIF	B	STILE AND RAIL WOOD	STAIN	B	WOOD	PAINT	B	GL-1	
B1	4'-0" X 7'-0" X 2" VIF	A	STILE AND RAIL WOOD	STAIN	A	WOOD	PAINT	A	GL-1	
B2	3'-0" X 6'-8" X 1 3/4" VIF	B	STILE AND RAIL WOOD	STAIN	B	WOOD	PAINT	B	GL-1	
C1	4'-0" X 7'-0" X 2" VIF	A	STILE AND RAIL WOOD	STAIN	A	WOOD	PAINT	A	GL-1	
C2	3'-0" X 6'-8" X 1 3/4" VIF	B	STILE AND RAIL WOOD	STAIN	B	WOOD	PAINT	B	GL-1	
D1	4'-0" X 7'-0" X 2" VIF	A	STILE AND RAIL WOOD	STAIN	A	WOOD	PAINT	A	GL-1	
D2	3'-0" X 6'-8" X 1 3/4" VIF	B	STILE AND RAIL WOOD	STAIN	B	WOOD	PAINT	B	GL-1	
E1	4'-0" X 7'-0" X 2" VIF	A	STILE AND RAIL WOOD	STAIN	A	WOOD	PAINT	A	GL-1	
E2	3'-0" X 6'-8" X 1 3/4" VIF	B	STILE AND RAIL WOOD	STAIN	B	WOOD	PAINT	B	GL-1	
F1	4'-0" X 7'-0" X 2" VIF	A	STILE AND RAIL WOOD	STAIN	A	WOOD	PAINT	A	GL-1	
F2	3'-0" X 6'-8" X 1 3/4" VIF	B	STILE AND RAIL WOOD	STAIN	B	WOOD	PAINT	C	GL-1	
F3	3'-0" X 6'-8" X 1 3/4" VIF	B	STILE AND RAIL WOOD	STAIN	B	WOOD	PAINT	B	GL-1	

GLAZING LEGEND

GL1 - TEMPERED IGU

HARDWARE LEGEND

A - ELECTRIFIED FRONT ENTRY LOCKSET W/ CARD READER

B - ELECTRIFIED REAR ENTRY LOCKSET W/ CARD READER

C - REAR ENTRY LOCKSET

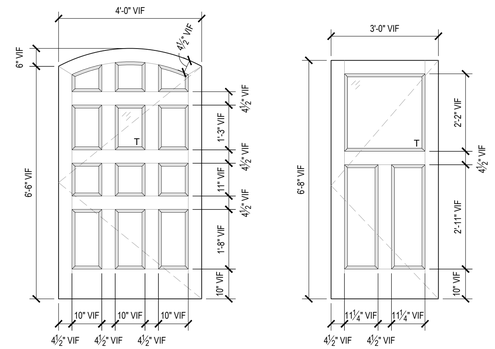
DOOR SCOPE

BASE BID: NO WORK, PROTECT DOOR, FRAME, AND HARDWARE IN-PLACE.

ALTERNATE 2: PROVIDE UNIT PRICE FOR EACH DOOR TYPE - REMOVE (E) DOOR, FRAME, AND HARDWARE. PULL AND RETAIN (E) DOOR ACCESS CONTROL WIRING FROM (E) HARDWARE FOR REUSE, DO NOT CUT. PROVIDE (N) DOOR AND FRAME TO MATCH (E) IN-KIND AND HARDWARE AS SCHEDULED.

GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING DOOR SIZES AND STILE AND RAIL CONFIGURATIONS PRIOR TO MANUFACTURE.
2. COORDINATE WITH OWNER ANY DOOR-MOUNTED SIGNAGE TO BE SALVAGED.
3. CONTRACTOR TO PROVIDE ROUGH-IN, ROUTING, AND HOOKUP OF DOOR HARDWARE TO (E) SECURITY SYSTEM WIRING. OWNER TO PROVIDE FINAL SECURITY SYSTEM INTEGRATION.

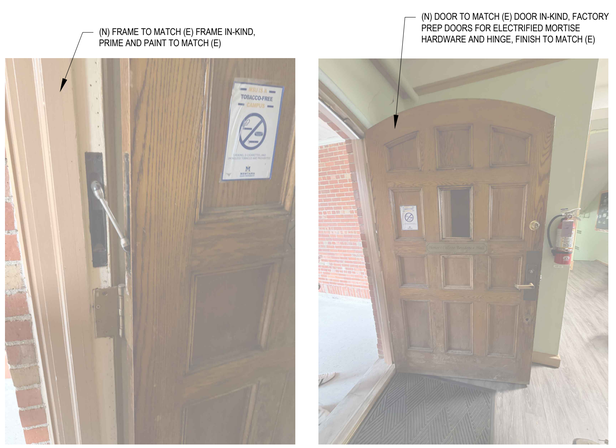


DOOR TYPE A
SINGLE STILE AND RAIL WITH CENTER LITE

DOOR TYPE B
SINGLE STILE AND RAIL WITH 1/3 LITE

7 DOOR TYPES

A9.4 : A9.4 1/2" = 1'-0"



DOOR AND FRAME TYPE A

DOOR AND FRAME TYPE B

15 EXISTING DOOR PHOTOGRAPHS

A9.4 : A9.4 NTS

sheet DOOR TYPES AND SCHEDULE
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A9.4

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