PGST Natural Resources Addendum 1

Please review the following information that pertains to the PGST Natural Resources walk through on October 21st 2026.

- **Sample Contract:** Will you be able to send over a sample contract?Contract and bid forms will be formatted correctly and made available on the Tribes website.
- **Building Permit:** Please confirm the general contractor will not have to apply for or pay for a building permit. The only permitting required for this project is Electrical through the Dept of L&I.
    - Will PGST handle the inspections, or will we have to hire a third-party inspector? Other than electrical, PGST will handle the inspections.
- **Fire Alarm:** Intelli Systems is a company that installs and services fire alarm systems. Will the electrical contractor have to contract with them for the fire alarm system? If not, is there a specific nonproprietary fire alarm vendor you would like used? Intellisystems monitors our fire system but we also use Knight Fire for installation. Just be sure to loop in Intellisystems during install.
- **LVT:** Specification section 09 60 00 calls for luxury vinyl tile (LVT) but does not list a product line. Is there a specific product line the LVT shall be selected from? Nothing specific as long as its commercial grade materials.
- **HVAC Zones:** How many HVAC zones are required? Figure 6 zones when bidding HVAC
- **Natural Gas:** It was discussed that all other natural gas lines shall be capped except for the water heater, and that the existing water heater shall stay in place. Please confirm this is correct. The gas lines will be capped except for the hot water hook ups.
- **Air/Vapor Barrier:** There is no air/vapor barrier (AVB) called out in the specifications. Is there a specific AVB to be used (e.g., Tyvek or a VaproShield self-adhered AVB)? VaproSheid
- **Temperature Requirements:** Are there specific heating and cooling temperature requirements for each of the five zones?6 Zones and no special requirements.
- **Scheduling and Temperature Control:** Will each zone require independent scheduling and temperature control, or can all five zones operate on a common schedule? Have them independent.
- **Controls:** Is the intent to use standalone controls for the HVAC systems, or does the Tribe have an existing building automation system or preferred controls platform that we should incorporate into our design? Stand alone, Nothing specific
- **Gutters and Downspouts:** Are the gutters and downspouts to be painted? Assume painted.
- **Drywall Ceilings:** Are all the ceiling to de demoed and replaces with new drywall ceiling. Ceilings to be demoed.
- **Drywall:** What is the finish for the drywall(e.g., Textured or a level 4 finish)? 4
- **Wood decking Material:** Should the wood decking be wood or a Trex decking? Trex

    - Please provide air handler and heat pump sizing so we can verify electrical requirements. It is a 5 ton unit.
    - Will PGST be providing the surface mount lights of their choice, or will the electrical contractor be providing them? Contractor to supply, common materials easily aquired.

- Are we to assume 100 outlet locations for bidding purposes? YES
- Please confirm recessed can light count of 145. Confirm 145 can lights
- Specifications mention CCTV will there be cameras installed at this location? Cameras at exterior doors and driveway.
- Are we to assume 1 data drop per office space? Correct, unless there is more than one person in a space like a shared office, then add accordingly.
- Please confirm that no work is to be done to the shop space.There is no work in the detached shop.
- Are we installing a backup generator for the new office? No
- Will your new printers need data drops, or will they be accessed via WIFI? Printers need data drop, they do not operate by wifi.
- Specifications state intellisystems used for fire alarm, please clarify they are only the monitoring company, and we are not required to use them for the install of the system. Correct, they will be monitoring our system, you do not need to use them for install.
- Specifications state there are to be engineered stamped drawings for the electrical design build. Please confirm that this is required and not a "copy and paste" from a past project. This is correct, the Tribe is asking for Engineered drawings for review before work is completed.
- -Division 06 41 00 A. iii. Says to provide an allowance for cabinet hardware. How much should we include for the cabinet hardware allowance? To be determined by Contractor.

- -Sheet A26 door schedule shows glazed, opaque, and ½ lite glazing. What are these glazing sizes? Assume the half lite is half glass on the upper portion of the door and opaque is assumed as a full lite or full glass door.
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- -Division 23 00 00 A. says to submit engineer-stamped drawings to architect. Can the owner provide these(in order to make it a more even plain for the contractors bidding)?No, the owner will not provide any engineered drawings, The requirements are clearly stated in section 1.1 Summery of 23 00 00.
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- -The engineering sheets S1and S3 shows multiple HDUE hold downs. Are these all new additional hold downs? There are existing hold-downs on the original drawings as well as new. The original drawings are not as built so not sure how many for count. Assume all new hold downs for bidding purposes.
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- -Do all windows get interior painted wood window jamb and trim? Assume 3 way drywall wrap with wood sill.
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