



ADDENDUM TO THE CONTRACT

for the

RAINFOREST RECOVERY CENTER EXTERIOR UPGRADE Contract No. BE21-144

ADDENDUM NO.: ONE

CURRENT DEADLINE FOR BIDS:

March 31, 2021

PREVIOUS ADDENDA: NONE

ISSUED BY: City and Borough of Juneau
ENGINEERING DEPARTMENT
155 South Seward Street
Juneau, Alaska 99801

DATE ADDENDUM ISSUED: March 25, 2021

The following items of the contract are modified as herein indicated. All other items remain the same. This addendum has been issued and is posted online. Please refer to the CBJ Engineering Contracts Division webpage at: <http://www.juneau.org/engineering-public-works>

DRAWINGS:

- Item No. 1 SHEET G001 – Cover Sheet, Vicinity Map
Delete SHEET G001 and **replace with** the attached SHEET G001
- Item No. 2 SHEET A201 – Floor Plan
Delete SHEET A201 and **replace with** the attached SHEET A201
- Item No. 3 SHEET A202 – Roof Plan
Delete SHEET A202 and **replace with** the attached SHEET A202
- Item No. 4 SHEET A301 – Exterior Bldg Elevations
Delete SHEET A301 and **replace with** the attached SHEET A301
- Item No. 5 SHEET A302 – Exterior Bldg Elevations
Delete SHEET A302 and **replace with** the attached SHEET A302

By: 
Greg Smith,
Contract Administrator

Total number of pages contained within this Addendum: 6

City & Borough of Juneau Bartlett Regional Hospital Rainforest Recovery Center Exterior Upgrades

Juneau, Alaska
CBJ Project # BE21-144
February 10, 2021

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G002	SYMBOLS & ABBREVIATIONS, CODE		
C101	OVERALL SITE PLAN / STAGING	A201	FLOOR PLAN
C102	ENLARGED SITE PLAN	A202	ROOF PLAN
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		A302	EXTERIOR BLDG ELEVATIONS
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AD201	DEMO FLOOR PLAN	A801	EXTERIOR DETAILS
AD202	DEMO ROOF PLAN	A802	EXTERIOR DETAILS
		A803	EXTERIOR DETAILS
AD301	DEMO EXTERIOR BLDG ELEVATIONS	A804	EXTERIOR DETAILS
AD302	DEMO EXTERIOR BLDG ELEVATIONS		
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GENERAL NOTE

PLANS, SECTIONS, OR ELEVATIONS ON THIS SHEET ARE GRAPHIC REPRESENTATIONS OF ORIGINAL CONSTRUCTION DOCUMENTS, AND FROM VARIOUS ADDITIONS, AND ARE ASSUMED TO ACCURATELY REPRESENT AS-BUILT CONDITIONS. SCALES ARE APPROXIMATE, AND EXISTING CONDITIONS SHOULD BE FIELD VERIFIED PRIOR TO BEGINNING ANY WORK.

GENERAL NOTES

1. ELECTRICAL; TEMP SUPPORT OR REMOVE AND REINSTALL ELECTRICAL AS REQUIRED TO COMPLETE WORK. ALL WORK TO COMPLY WITH THE NATIONAL ELECTRICAL CODE AND NFPA AS ADOPTED BY THE STATE OF ALASKA, AND LOCAL REQUIREMENTS. COORDINATE WORK AND SHUTDOWNS WITH BUILDING OCCUPANTS.
2. PLUMBING; EXTEND EXISTING MECHANICAL AS REQUIRED TO COMPLETE WORK. MECHANICAL TO BE INSTALLED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, DEC AND REFERENCED NFPA AS ADOPTED BY THE STATE OF ALASKA, AND LOCAL REQUIREMENTS. COORDINATE WORK AND SHUTDOWNS WITH BUILDING OCCUPANTS.
3. WHERE MECHANICAL AND ELECTRICAL LOUVERS OR DEVICES ARE REMOVED STORE FOR RE-INSTALLATION, RE-INSTALL LOUVER OR DEVICES, PROVIDE SEALANT AND PAINT AT RE-INSTALLED LOUVER OR DEVICE AS REQUIRED, TYPICAL
4. AT MECHANICAL OR ELECTRICAL EXPOSED CONDUIT AND PIPING, ADJUST AS NECESSARY TO FIT COMPOSIT SIDING, TYPICAL
5. EXISTING GRADE ELEVATIONS VARY, SITE VERIFY TYPICAL
6. PROTECT EXISTING SHRUBS AND OTEHR VEGETATION ADJACENT TO THE WORK AS REQUIRED
7. CUT AND PATCH WALLS TO ALIGN FINISHES, TYPICAL

PROJECT DESCRIPTION

PROJECT IS AN EXTERIOR UPGRADE OF AN EXISTING SINGLE-STORY RESIDENTIAL TREATMENT FACILITY ON THE BARTLETT REGIONAL HOSPITAL ("BRH") CAMPUS. THE BUILDING CONSISTS OF TWO MAJOR PORTIONS--AN ORIGINAL PORTION CONSTRUCTED IN 1978 (THE "RAINFOREST RECOVERY CENTER") AND A NEW WING CONSTRUCTED IN 2020 (THE "DETOX WING"). IN GENERAL, THE PROJECT IS TO UPGRADE THE SIDING, WINDOWS, AND OTHER EXTERIOR ITEMS OF THE RAINFOREST RECOVERY CENTER TO A QUALITY SIMILAR TO THOSE OF THE DETOX WING. GUTTERS AND OTHER ITEMS WILL BE ADDED TO THE ROOF WHICH WAS ENTIRELY NEW OR REPLACED DURING THE 2020 PROJECT.

EXISTING RAINFOREST RECOVERY CENTER

SCOPE OF WORK INCLUDES BUT NOT LIMITED TO THE WORK REQUIRED FOR THE REMOVAL AND REPLACEMENT OF EXTERIOR WINDOWS AND HM DOOR AND FRAME WHERE SHOWN; REMOVE AND REINSTALLING EXTERIOR MECHANICAL AND ELECTRICAL EQUIPMENT AND EXTENDING AS REQUIRED TO FACILITATE COMPOSITE SIDING INSTALLATION; REMOVAL AND REPLACEMENT OF EXISTING T1-11 PLYWOOD SIDING WHERE INDICATED; INSTALL COMPOSITE SIDING TO MATCH THE ADJACENT DETOX WING ADDITION; INSTALL VINYL SOFFITS TO MATCH THE ADJACENT DETOX WING ADDITION; INSTALL GUTTERS, DOWNSPOUTS AND UNDERGROUND CIVIL STORM DRAIN WHERE SHOWN; ~~CUT AND REMOVE EXISTING ROOF SHINGLES AND ROOF SHEATHING WHERE SHOWN TO FACILITATE INSTALLATION OF RIDGE VENT~~; DRILL ADDITIONAL VENTILATION HOLES IN EXISTING WOOD SOFFIT BLOCKING WHERE SHOWN

EXISTING DETOX WING ADDITION

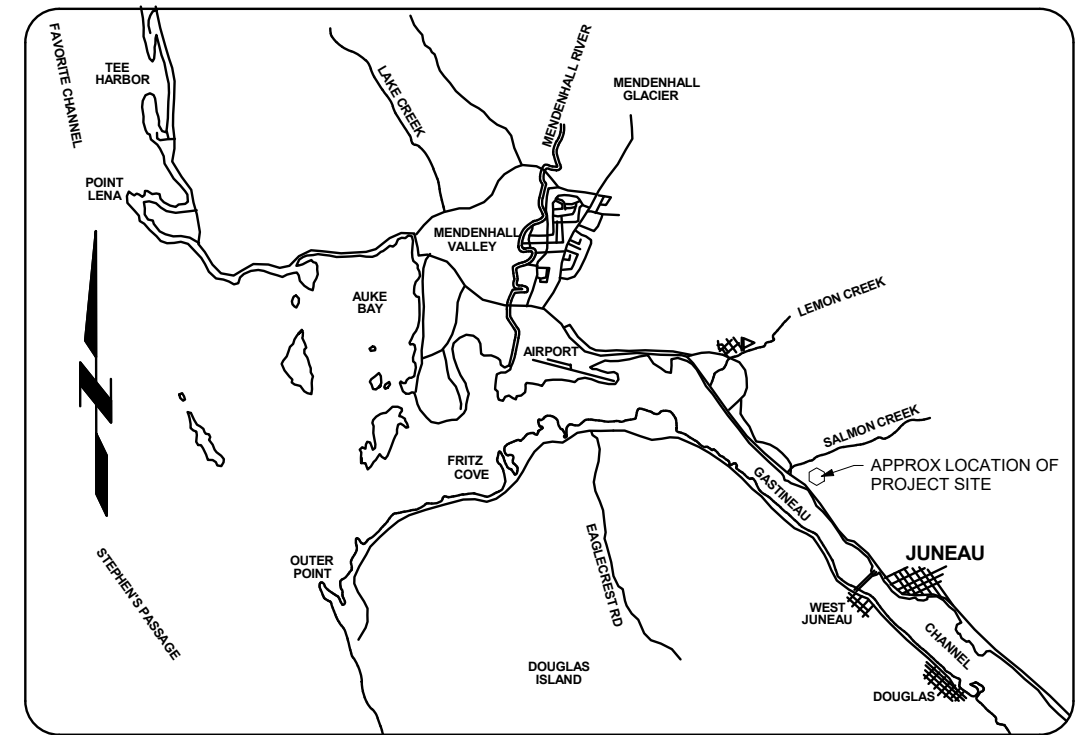
SCOPE OF WORK INCLUDES BUT NOT LIMITED TO THE WORK REQUIRED FOR THE INSTALLATION OF EXTERIOR GUTTERS, DOWNSPOUTS AND UNDERGROUND CIVIL STORM DRAIN WHERE SHOWN

OWNER OCCUPANCY AND PHASING

OWNER OCCUPANCY: ALLOW FOR UNLIMITED OWNER OCCUPANCY OF THE PREMISES DURING CONSTRUCTION WITH THE EXCEPTION OF AREAS OF THE FACILITY WHERE WORK IS OCCURRING.

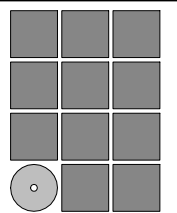
PHASING OF THE WORK: THE BUILDING WILL REMAIN OCCUPIED THROUGHOUT THE PROJECT. CONTRACTOR SHALL SUBMIT A PHASED WORK PLAN INDICATING WHEN THE INTERIOR OF EACH SPACE WILL BE IMPACTED BY THE WORK AND THE DURATION OF THE WORK IN EACH SPACE. TO MINIMIZE DISRUPTION TO THE OWNER'S OPERATIONS, THE FOLLOWING REQUIREMENTS APPLY TO THE FOLLOWING SPACES:

- A. OFFICE COUNSEL ROOMS 126, 128, 130, 132, AND 134: NO MORE THAN (3) THREE OF THESE SPACES SHALL BE OFF-LINE AT ANY GIVEN TIME.
- B. PATIENT ROOMS 129, 131, 142, 145, 148, AND 150: NO MORE THAN (2) TWO OF THESE SPACES SHALL BE OFF-LINE AT ANY GIVEN TIME. THE TIME FOR WHICH PATIENT ROOMS ARE OFF-LINE SHALL BE MINIMIZED TO THE EXTENT POSSIBLE AS REQUIRED TO COMPLETE THE WORK IN COMPLIANCE WITH THE CONTRACT DOCUMENTS.
- C. PHASING PLAN SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF THE WORK.
- D. NOTIFY OWNER NOT LESS THAN 72 HOURS PRIOR TO ADVANCING TO THE NEXT SEQUENTIAL PHASE OF WORK.



VICINITY MAP

NOT TO SCALE



**Jensen
Yorba
Wall Inc.**

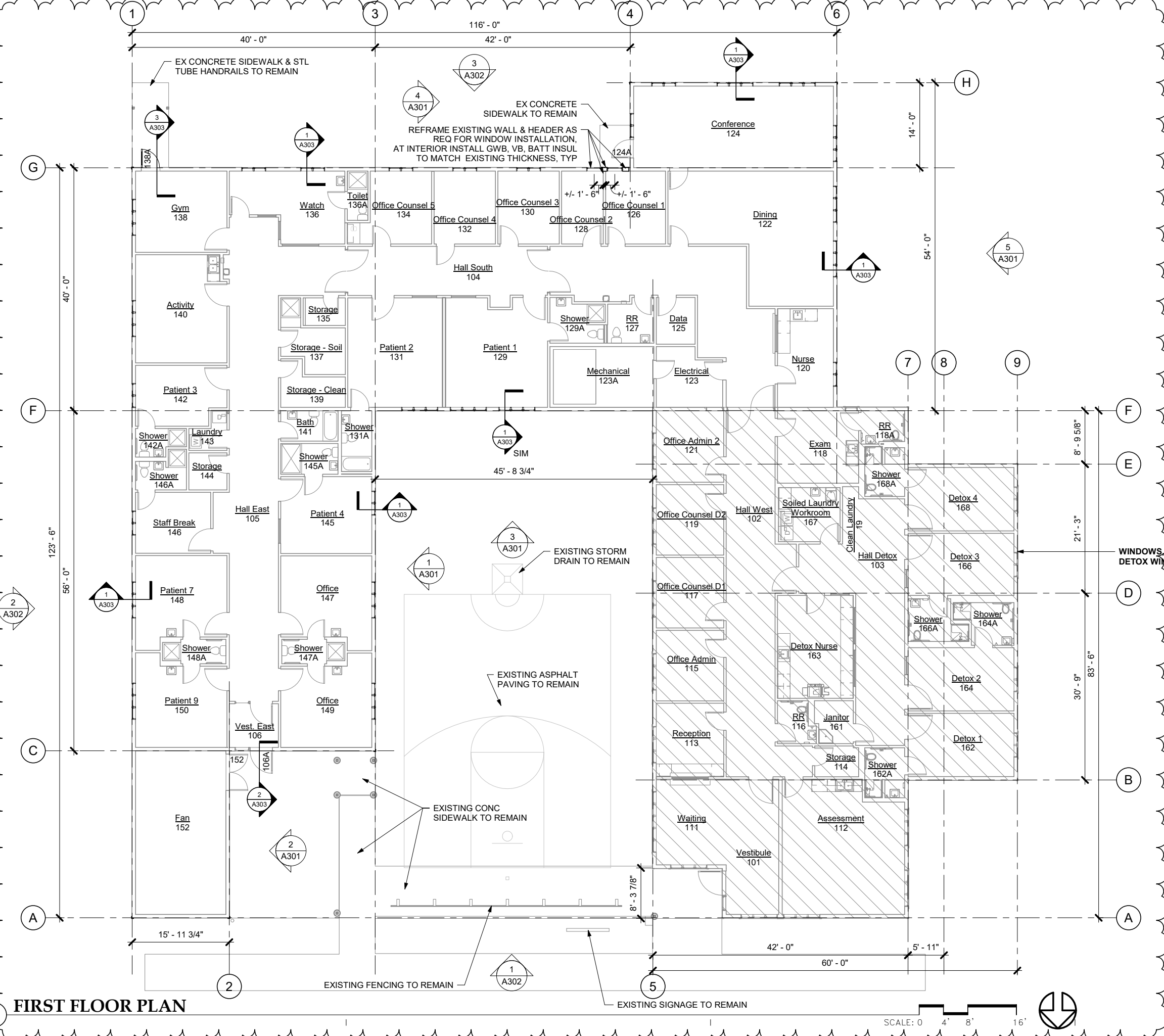
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907.586.1070
AECC137
jensenyorbawall.com

FILE: 20037

G001

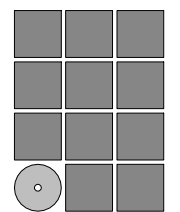
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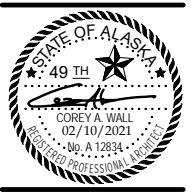
GENERAL NOTES:

1. SEE EXTERIOR RENOVATION ELEVATIONS FOR ADDITIONAL CALLOUTS



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SHEET TITLE
FLOOR PLAN

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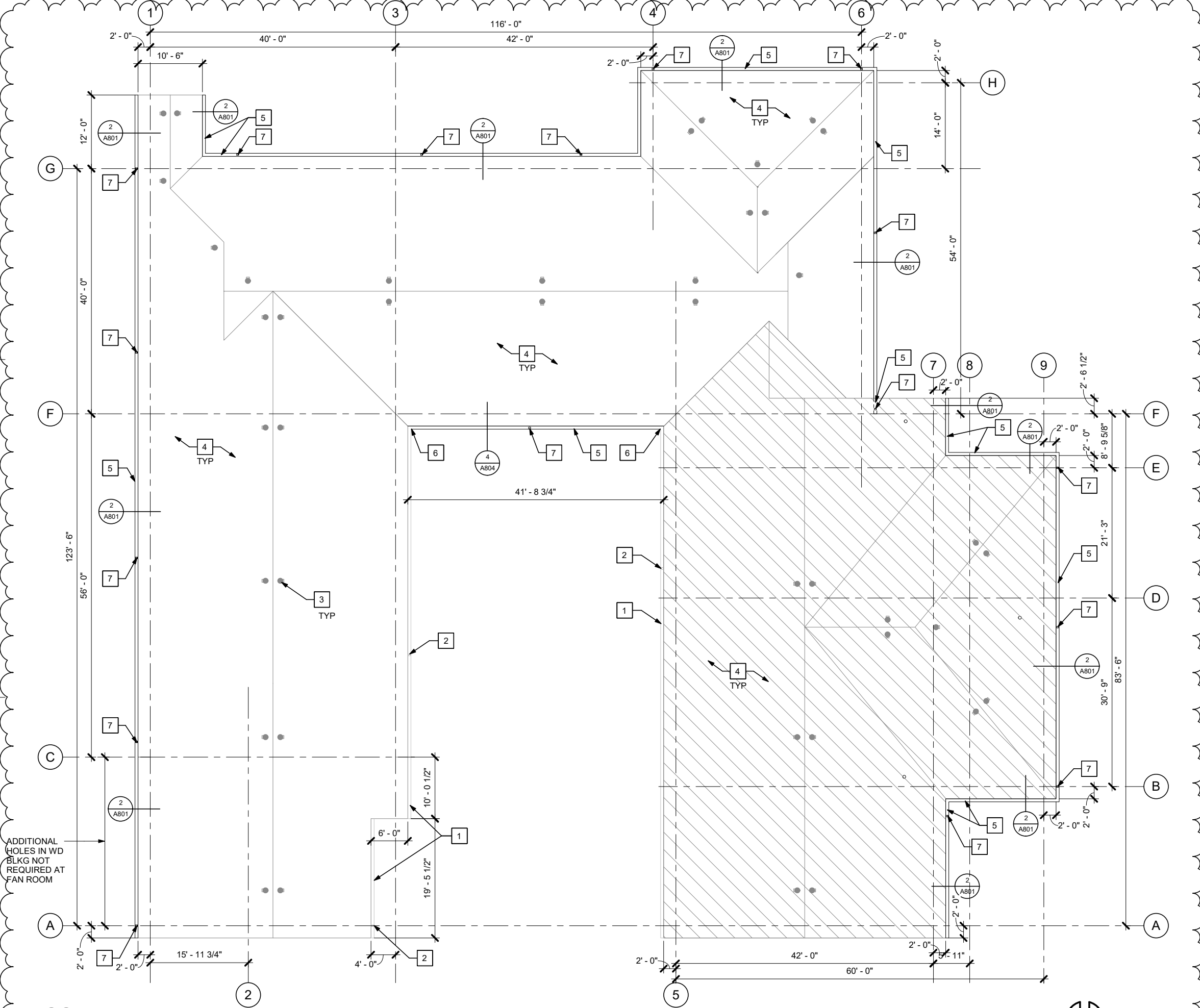
A201

FIRST FLOOR PLAN

SCALE: 0 4' 8' 16'



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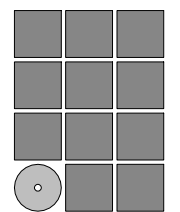


1 ROOF PLAN

SCALE: 0 4' 8' 16'

KEYNOTES:

- 1 EX METAL GUTTER TO REMAIN
- 2 EX METAL DOWNSPOUT TO REMAIN
- 3 EX FALL PROTECTION ANCHORS WHERE OCCURS
- 4 EX. ASPHALT SHINGLE ROOF
- 5 METAL GUTTER, SEE C102 FOR DOWNSPOUTS
- 6 GUTTER TO ALIGN AND CONNECT TO EXISTING, CUT AND COPE TO CONNECT AS REQ
- 7 DOWNSPOUT, SEE CIVIL COORDINATE WITH WINDOW OPENINGS & EXTERIOR MOUNTED EQUIPMENT



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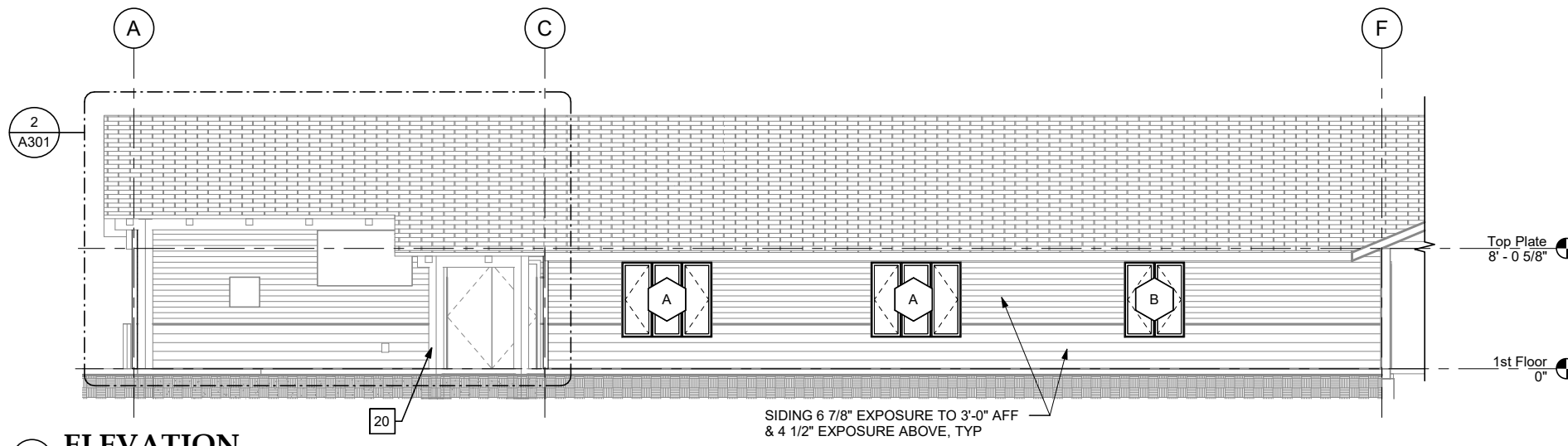


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ROOF PLAN

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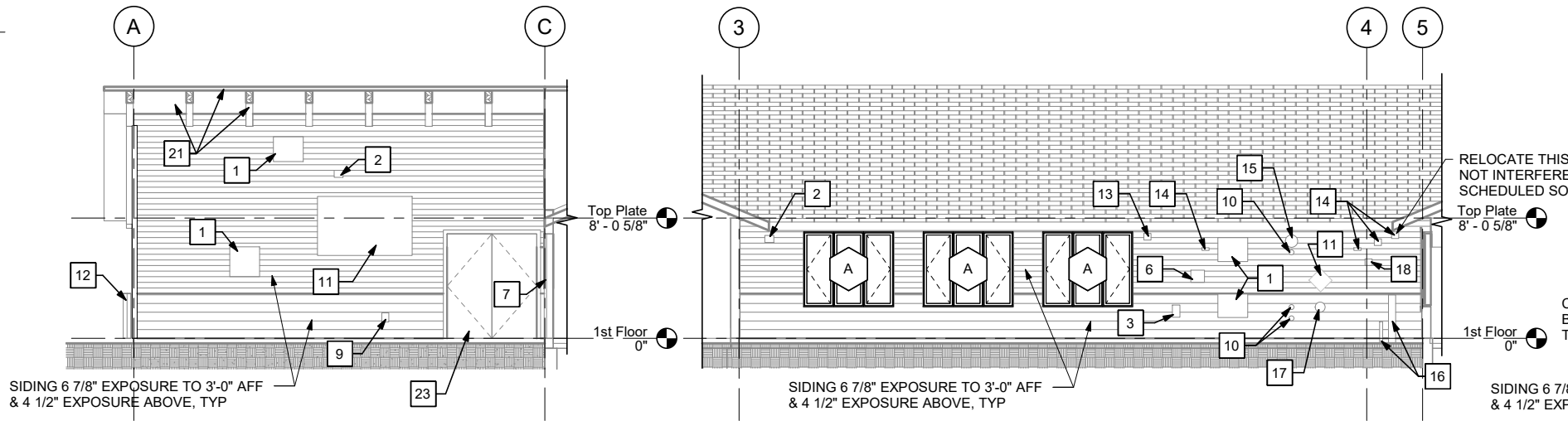
A202



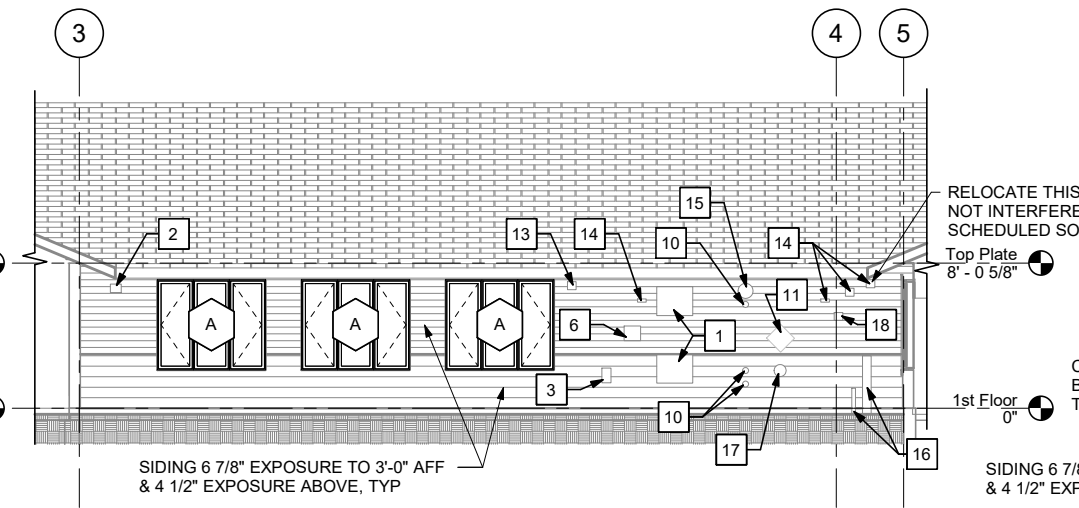
1 ELEVATION WEST COURTYARD

KEYNOTES:

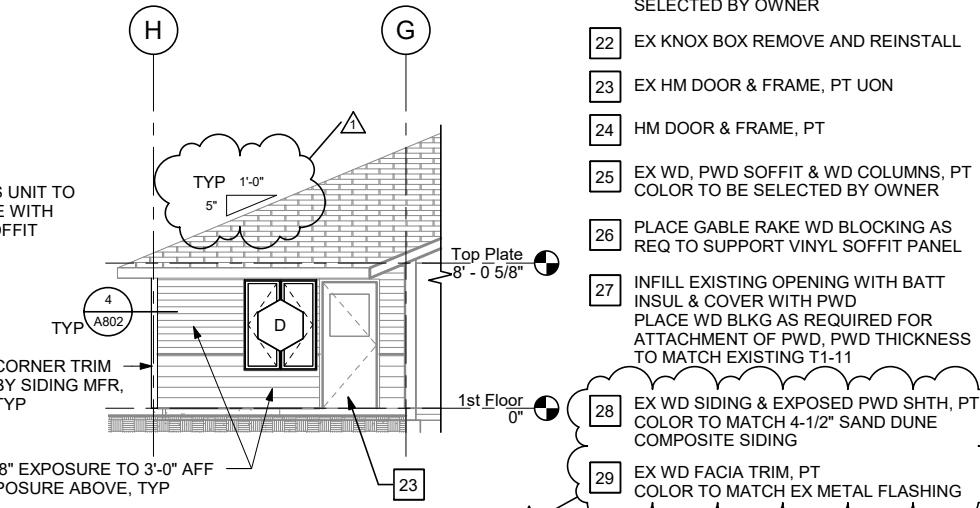
- 1 EX LOUVER TO REMAIN
 - 2 EX CAMERA REMOVE & REINSTALL
 - 3 EX HOSE BIBB EXTEND AS REQ, SEE 1/A804
 - 4 EX ELEC CONDUIT REMOVE & REINSTALL OR TEMP SUPPORT AS REQ
 - 5 EX SPRINKLER PIPE TO REMAIN
 - 6 EX HOSE REEL REMOVE & REINSTALL
 - 7 EX DOOR ACCESS CONTROL REMOVE & REINSTALL, EXTEND AS REQ
 - 8 EX LIGHT REMOVE & REINSTALL, EXTEND AS REQ
 - 9 EX OUTLET REMOVE & REINSTALL, EXTEND AS REQ
 - 10 EX MECHANICAL PIPE, REMOVE & REINSTALL, EXTEND AS REQ
 - 11 EX SIGNAGE REMOVE & REINSTALL
 - 12 EX BOLLARD TO REMAIN
 - 13 EX J-BOX REMOVE & REINSTALL, EXTEND AS REQ
 - 14 EX MECH SENSOR REMOVE & REINSTALL, EXTEND AS REQ
 - 15 EX FA BELL REMOVE & REINSTALL, EXTEND AS REQ
 - 16 EX ELEC CONDUIT
 - 17 EX FD CONNECTION REMOVE & REINSTALL, EXTEND AS REQ
 - 18 EX PHONE J-BOX REMOVE & REINSTALL, EXTEND AS REQ
 - 19 EX DRYER VENT REMOVE & REINSTALL, EXTEND AS REQ, SEE 2/3/A804
 - 20 EX CONC COLUMNS, PT TYP (6) - COLOR TO BE SELECTED BY OWNER
 - 21 EX EXPOSED WD DECK & WD BEAMS, PT - COLOR TO BE SELECTED BY OWNER
 - 22 EX KNOX BOX REMOVE AND REINSTALL
 - 23 EX HM DOOR & FRAME, PT UON
 - 24 HM DOOR & FRAME, PT
 - 25 EX WD, PWD SOFFIT & WD COLUMNS, PT COLOR TO BE SELECTED BY OWNER
 - 26 PLACE GABLE RAKE WD BLOCKING AS REQ TO SUPPORT VINYL SOFFIT PANEL
 - 27 INFILL EXISTING OPENING WITH BATT INSUL & COVER WITH PWD PLACE WD BLKG AS REQUIRED FOR ATTACHMENT OF PWD, PWD THICKNESS TO MATCH EXISTING T1-11
 - 28 EX WD SIDING & EXPOSED PWD SHTH, PT COLOR TO MATCH 4-1/2" SAND DUNE COMPOSITE SIDING
 - 29 EX WD FACIA TRIM, PT COLOR TO MATCH EX METAL FLASHING
- NOTE:
 1. GUTTERS NOT SHOWN. SEE A202 FOR LOCATION.
 2. DOWNSPOUTS NOT SHOWN, SEE C102 FOR QUANTITY AND APPROXIMATE LOCATIONS.
 3. SEE 2/A804 FOR M&E PENETRATIONS



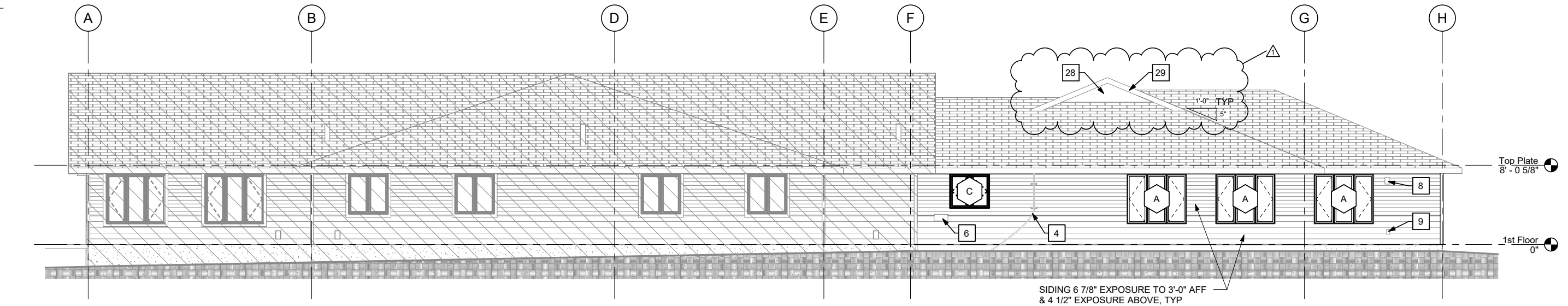
2 ELEVATION WEST COURTYARD PARTIAL



3 ELEVATION NORTH COURTYARD



4 ELEVATION EAST PARTIAL



5 ELEVATION WEST

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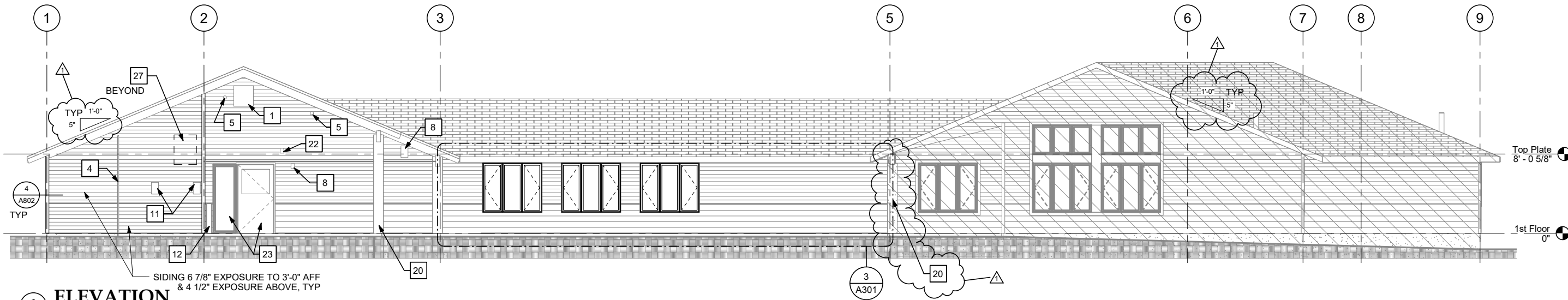
SHEET TITLE
EXTERIOR BLDG ELEVATIONS

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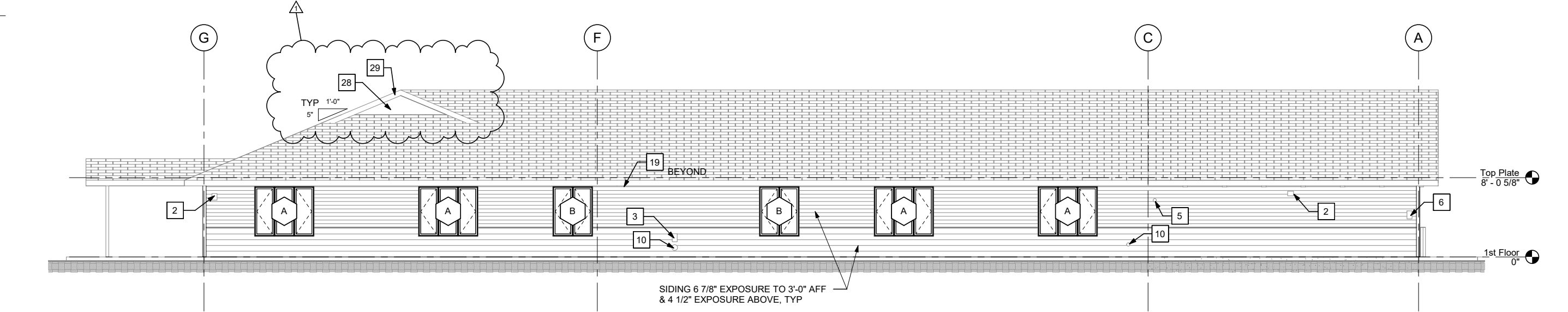
A301



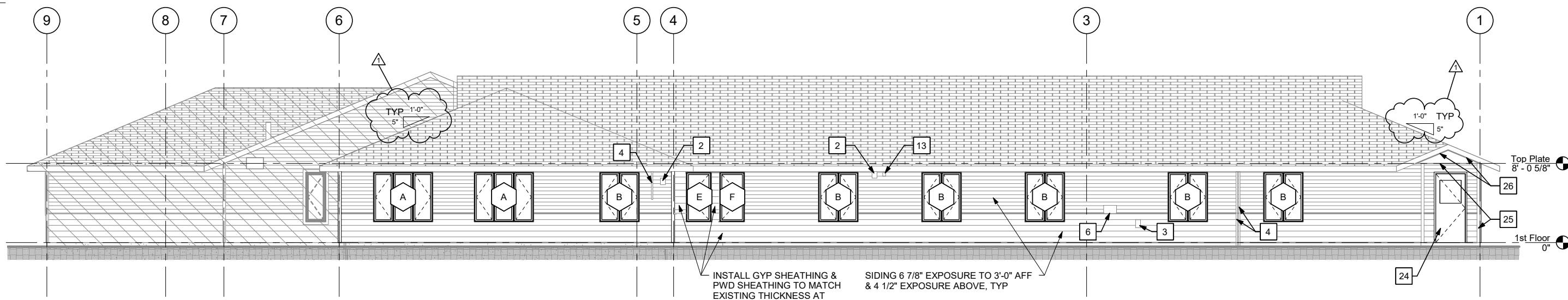
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1 ELEVATION NORTH



2 ELEVATION EAST



3 ELEVATION SOUTH

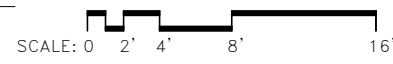
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EXTERIOR BLDG ELEVATIONS
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NOTE: SEE A301 FOR KEY NOTES



A302

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