



**ADDENDUM TO THE CONTRACT**

for the

**BRH ADMIN BUILDING EXTERIOR EVELOPE REHAB  
Contract No. BE23-199**

**ADDENDUM NO.: ONE**

**CURRENT DEADLINE FOR BIDS:  
February 28, 2023**

**PREVIOUS ADDENDA: NONE**

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

**DATE ADDENDUM ISSUED: February 24, 2023**

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 Public Purchase webpage at: <https://www.publicpurchase.com/gems/juneau,ak/buyer/public/home>

**INFORMATION:**

Siding and Window Investigation – Jensen Yorba Wall, Inc 8/2022 labeled Attachment 1

**CLARIFICATIONS:**

Question: Existing Furnishings

- *Is the contractor to move existing furniture, personal belongings and electronics out of the construction zone?*
- *Is the contractor to replace all items moved? Or will these items be cleared out before the contractor arrives to perform work?*
- *How much space is intended to be given to the contractor if furnishings are moved by others?*

Response: See Item No. 14 below

Question: Window Blinds

- *Are we to adjust the window blinds or are they to remain in the same location?*
- *Some blinds appear to be in rugged condition, I am assuming we are to report any blinds that are unsuitable to reinstall and provide a cost to replace existing blinds?*

Response: See Item No. 14 below

Question: Bid Submission

- *Page 00030-1 States "Registered bidders may submit a bid schedule to public purchase". Page 00100-5 Section 11.0 Submission of Bids, states, "Hand-delivered, mailed, courier-delivered, oral, telegraphic, emailed or faxed bids will not be considered". Submissions received through the public purchase will be the only acceptable form of bid submissions?*

Response: Bid submission through Public Purchase is the only acceptable method.

### **PROJECT MANUAL:**

- Item No. 1 SECTION 011000-SUMMARY, PART 1- GENERAL, Article 1.5, PHASED CONSTRUCTION, paragraph A, subparagraph 1.b. **delete** the second sentence and **replace** with "If it is determined that all work on that elevation is complete, authorization (in the form of an e-mail) shall be given to begin another elevation."
- Item No. 2 SECTION 011000-SUMMARY, PART 1- GENERAL, Article 1.6, ACCESS TO SITE, **add** the following paragraph E
- E. Parking of all personnel vehicles belonging to Contractor's workforce, shall be confined to the Contractor's staging area as shown on sheet A100. No additional parking is available for this purpose on the BRH campus, and violators can be ticketed.
- Item No. 3 SECTION 011000-SUMMARY, PART 1- GENERAL, Article 1.8 WORK RESTRICTION, paragraph B, **delete** the second sentence and **replace** with "Limit work adjacent to the existing facility to normal business working hours of 7:00 a.m. to 7:00 p.m., unless otherwise approved in writing."
- Item No. 4 SECTION 015000- TEMPORARY FACILITIES AND CONTROLS, PART 3- EXECUTION, Article 3.2 TEMPORARY UTILITY INSTALLATION, paragraph C, **delete** in its entirety and **replace** with "Contractor shall be permitted use of the Client Agency's on-site water services. Take care to utilize such services in a prudent and economic manner."
- Item No. 5 SECTION 015000- TEMPORARY FACILITIES AND CONTROLS, PART 3- EXECUTION, Article 3.2 TEMPORARY UTILITY INSTALLATION, paragraph G, **delete** in its entirety and **replace** with "Contractor shall be permitted use of the Client Agency's on-site electrical services. Take care to utilize such services in a prudent and economic manner."
- Item No. 6 SECTION 015000- TEMPORARY FACILITIES AND CONTROLS, PART 3- EXECUTION, Article 3.5, MOISTURE AND MOLD CONTROL, **add** new paragraph A, and renumber the remaining text.

- A. Prior to commencing work on any exterior elevation, Contractor shall submit a plan describing the means and methods to the Project Manager's representative for review and approval

- Item No. 7 SECTION 015520-SECURITY, PART 1 GENERAL, Article 1.2 PERSONNEL IDENTIFICATION, paragraph A, subparagraph 1, **delete** in its entirety and **replace** with "Require each person authorized to access the project work site – including suppliers – to possess and visibly display an identification card."
- Item No. 8 SECTION 015520-SECURITY, PART 1 GENERAL, PART 1 GENERAL, Article 1.2 PERSONNEL IDENTIFICATION, paragraph B, **add** the following "A requirement for obtaining an identification Card - each individual must first obtain clearance that they have met the require immunization requirements. Individuals working on the exterior of the facility may utilize face coverings, if working the interior, full coverage is required."
- Item No. 9 SECTION 015221A- SPECIAL SAFETY REQUIREMENTS, PART 1 GENERAL, Article 1.6, INFECTION CONTROL MEASURES  
As a point of clarification, note the following applicable requirements:  
"Subparagraph 1.6.A. ICRA - - Applies"  
"Subparagraph 1.6.B. Personnel Immunization requirements - - Applies"  
"Subparagraph 1.6.C. Current Covid-19 Health Mandates - - Applies"
- Item No. 10 SECTION 015221B- ICRA INFECTION CONTROL FOR CONSTRUCTION AND RENOVATION, under POLICY, paragraph A **add** the following: "As a point of clarification ICRA compliance is mandatory. However, given the nature of the project an ICRA permit will most likely be unnecessary. BRH staff will be available to assist Contractor through this phase of the project."
- Item No. 11 SECTION 015221C- PERSONNEL IMMUNIZATION REQUIREMENTS, PART 1 GENERAL, Article 1.2 RESTRICTION WITHIN ACTIVE CONSTRUCTION AREA, **add** the following:  
  
"B. Contractor employees working the interior of the building shall be fully vaccinated."
- Item No. 12 SECTION 015221C- PERSONNEL IMMUNIZATION REQUIREMENTS, PART 1 GENERAL, Article 1.3, INFECTION CONTROL MEASURES, paragraph B **add** the following sentence: "Should the above references website not function, contact BRH staff personnel for assistance."
- Item No. 13 SECTION 024119, SELECTIVE DEMOLITION, PART 3- EXECUTION, Article 3.2 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYTEMS, **delete** Article title and **replace** with UTILITY SERVICES, MECHANICAL/ELECTRICAL SERVICES AND OTHER EXISTING FEATURES.

Item No. 14 SECTION 024119, SELECTIVE DEMOLITION, PART 3- EXECUTION, Article 3.2  
UTILITY SERVICES, MECHANICAL/ELECTRICAL SERVICES AND OTHER EXISTING  
FEATURES

**Add** the following:

- B. Existing Windows and Blinds. Inspect and maintain the systems and protect against them against damage.
  - 1. Window blinds exist at nearly every window. All appear to be serviceable, but some could require additional "work". If in the process of prepping the windows for - relocation (North, West and East elevations) or replacement (South elevation) - Contractor encounters conditions (in their opinion) that would require modification to or replacement of the existing window blinds, bring this condition to the attention of the Project Manager prior to disturbing the window blinds. The Project Manager shall consult with the Architect, and provide the Contractor with direction as to how to proceed
  - 2. Access to windows may be limited by the presence of existing furnishings. Client Agency will take appropriate action to alleviate obstructions in advance of the Contractor's presence, Contractor shall provide a 72 hour advance notice to the Client Agency of the pending need. Contractor shall proceed with the ensuing work ensuring that no damage occurs to the existing furnishings.

By: Paula Osborn for Greg Smith  
Greg Smith,  
Contract Administrator

Total number of pages contained within this Addendum: 9

# Siding & Window Investigation

Siding & Window Investigation

8/30/2022  
Jensen Yorba Wall, Inc.  
Dan Fabrello

ATTACHMENT 1

### BRH Valliant East Siding:



Water damaged plywood substrate with elevated moisture readings.



Plywood substrate behind weather barrier with decay and fungus present.



Weather barrier with saturated, plywood substrate beyond.



Water stains on the weather barrier surface.

## Purpose

The purpose of the roofing and window investigation is to verify existing conditions of siding and window installation on the northeast side of the building and observe if similar water infiltration problems previously detected on the south side of the Valliant building are common to the east side of the building. Findings from the investigation will be used to identify solutions to curb water infiltration into the building's envelope. Those solutions would be incorporated into design documents not part of this report. Additionally, over the south side main entrance the composite metal panel siding was removed above the southwest corner of the entry storefront to identify potential areas of water infiltration into the storefront window system.

This report is intended to provide a description of the existing building exterior envelope when opened up for observation.

## BRH Valliant Building

### Description

Jensen Yorba Wall Construction Administrator visited the site Thursday, August 18, 2022, 1:00pm; and Monday, August 22, 2022, 1:00pm and met with CBJ project manager Rod Wilson and Carver Construction project manager Thomas LeBlanc.

Carver had a crew on site both days led by Superintendent Russel Shilts. The crew had placed pump jack scaffolding and a protective visqueen enclosure on the northeast corner of the Valliant Admin building.

On 8/18/2022 Carver Construction removed metal siding, metal siding trim and joint caulking between grid lines C.6 & E and from base of siding up to the bottom of the 2<sup>nd</sup> floor windows on the northeast side of the building. The existing welded and painted aluminum trim around the windows and the vinyl windows themselves were not disturbed during the metal siding removal and investigation work. Additionally, the crew had a manlift on site and had removed the southwest corner of the composite metal siding panels above the south entry storefront for observation.



Moisture reading above the exterior light is elevated.



Tears and perforations in weather barrier. Water and fungus visible through weather barrier.



Fungus growth typical all levels of the wall.



Backside of removed plywood substrate sheet from base of wall.



View of polyiso insulation behind plywood substrate at base of wall.

On 8/22/2022 Carver Construction had removed the metal siding above the 2<sup>nd</sup> floor windows on the northeast side of the Valliant building as directed by CBJ. As part of the work, they had removed the parapet cap to facilitate the siding removal and to review the condition of the membrane roof lapped over the parapet edge. During the site observation, CBJ directed Carver to remove a sheet of 1/2" plywood and 1.5" rigid polyiso insulation along the base of the building to review the conditions of the wall behind the deteriorated plywood substrate. The 1/2" plywood was a CDX type plywood. The polyiso insulation contained foil faces on both sides. The polyiso insulation face had contaminants from the deteriorated plywood. The base of the polyiso insulation that was against the base metal wall panel trim had absorbed some water. The fiberglass batt insulation and metal studs behind the polyiso insulation appeared to be in good shape with no sign of mold or contamination.

### Condition

Upon arrival to the site, the existing weather barrier was largely intact except for a few tears and slits which appeared to be from the metal panel siding removal activities. The existing weather barrier is a sheet plastic type product with micro perforations through the material. The existing installation appeared to be lapped appropriately and all the seams taped. Steel staples had been used to fasten the weather barrier to the plywood substrate. The staples showed signs of damage and decay from moisture. The existing metal panel siding system is an exposed fastener system with neoprene washers. The exposed fasteners secure the siding to the building envelope at 16" oc through the lows of the horizontal flutes and at the perimeter trim joint details into the exterior envelope steel studs.

Visual observation of the plywood, and observation through the weather barrier itself, it was evident that there was water trapped between the plywood substrate and the weather barrier which has caused significant deterioration of the plywood substrate and has allowed fungus growth. The trapped water was present in the field of the metal panel areas, at metal panel seams, below windows, and at the base of the wall panels. At the wall





Metal studs and batt insulation beyond polyiso. Batt insulation and studs appeared in good shape.



Typical siding panel. Siding panels were ganged together and installed in large sections with exposed fasteners through face and perimeter trim.



Fasteners for siding and trim.



Southwest corner of composite metal panel siding above entry storefront. Weather barrier was discontinuous.

panel base, it appeared that the plywood substrate and the metal wall base trim had been in contact which allowed moisture to wick into the plywood substrate. The superintendent indicated that approx. 5% of the 200+ siding fasteners removed were not tight and spun. There was evidence on the weather barrier that water had been sitting on the horizontal flutes of the metal wall panels where the flutes are pressed against the weather barrier and plywood substrate. The metal siding and parapet cap removal above the 2<sup>nd</sup> floor windows showed that there was water infiltration in a similar pattern as seen at the 1<sup>st</sup> and 2<sup>nd</sup> floor levels. Visual observation through the weather barrier as well as moisture meter probe above the 2<sup>nd</sup> floor windows showed some elevated moisture readings but overall, the plywood appeared to be more sound than the lower areas of the wall. Although the moisture readings above the 2<sup>nd</sup> floor windows was not above 20% at the time of observation, there was clearly areas of moisture damage and fungus growing on the plywood substrate and was visible through the weather barrier. Noted during the site observation above the 2<sup>nd</sup> floor windows the EPDM membrane turned over the parapet in some areas had less than 2" of coverage. Typical installation requires 2"+ of membrane turned over the parapet. It wasn't evident that the short length of membrane was a source of water infiltration but should be addressed during a comprehensive window and siding project.

Moisture meter probe of various areas of the plywood substrate during initial site observations ranged between 20% to 49% with decaying areas of plywood moisture reading above detectible range of 50%. Subsequent site observation above the 2<sup>nd</sup> floor windows, moisture readings ranged between 13% to 15%, with observed past water damage and fungus growth visible. As a note, water and vapor that has migrated into the plywood substrate has no ability to dry to the outside or inside. The micro perforated plastic weather barrier over the plywood substrate, although designed to shed water and allow vapor diffusion, appears to have limited ability for vapor to diffuse once the substrate has become saturated. It's possible that the weather barrier performance has degraded through time. The weather barrier material performance coupled with a metal panel siding skin, installed tight to the weather barrier, also acts as a vapor barrier. There are horizontal voids in the metal panel siding but there is not a direct pathway for vapor to diffused and vent out of the siding assembly. Further,





Large hole in the framing, weather barrier and composite metal siding flashing above the storefront corner. Possible cause of water infiltration.



EPDM membrane corner above the southwest corner of storefront and composite metal panel siding. The EPDM is missing seam tape and the membrane lap is open which could allow water to infiltrate into the wall under the metal parapet cap flashings.

there is foil faced polyiso insulation behind the plywood and is a vapor barrier. The foil is designed to stop or limit moisture and vapor from penetrating into the building envelope but the foil compressed against the plywood substrate seals the interior side of the plywood substrate with no ability for the plywood to dry to the inside.

It appears that there are a few paths for water intrusion into the building envelope. The primary cause appears to be the exposed fasteners and the caulked joints in the siding panel joints. These penetrations and joints could allow water to deposit behind the metal wall panels and travel horizontally into fenestrations along the face of the weather barrier. Another is the water that has deposited at the base of the wall panels and wicked up into the plywood substrate. Water intrusion through the weather barrier into the plywood substrate through siding fastener perforations, deteriorated staples perforations, and the manufactured micro perforations in the weather barrier. The welded aluminum window trim and exposed fasteners at the trim could be a possible path for water intrusion. The window trim design should be part of a comprehensive window and siding project.

