



INFORMATION TO BIDDERS

for the

DOWNTOWN LIBRARY SELECTIVE CLADDING REPLACEMENT Contract No. BE20-235

ISSUED BY:

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

Date Issued: May 19, 2020

The following information is posted online. Please refer to the CBJ Engineering Contracts Division webpage at: http://www.juneau.org/engineering_ftp/contracts/Contracts.php. This is *not* an addendum.

CLARIFICATION:

Question: *"The drawings specs do not spell out the defend air 200 application details, please provide."*

Response: Detail application of the specified product is to be per manufacturer's standard details, which are to be prepared by the manufacturer's technical representative and submitted per the technical specification section on SHEET G0.1 titled "FLUID-APPLIED MEMBRANE WEATHER BARRIER," Article 1.3 Action Submittals, Paragraph B.

INFORMATION ITEM:

Item No. 1 Field observation notes dated August 21, 2019, are attached.



August 21, 2019

CBJ JPL Window Replacement Project

Field Observation Notes – Summary

Investigation of Failed Siding Panels

Site Investigation

NWA investigated the exterior siding panels to document extent of water infiltration on the South & East elevations and find probable cause. These two facades have significant rot in the interior casement window frames and most of the exterior panels are cracked.

Carver assisted in demoing one full height panel & one soffit panel on the South elevation. See **Figure 1** for full extent. The exterior panels are set in panel clips w/ sealant and glued to ½” gypsum sheathing without a weather barrier. See **ATTACHED** for As-Built Wall Section.

Figure 1:



The gypsum sheathing showed evidence of water infiltration the full extent, with pockets of significant degradation around the window, see **Figures 2-8**.

Water is infiltrating the entire wall system at the panel clips due to sealant degradation over time. Without a water repellent material behind the exterior panels to create a drainage plane – the water is collecting and saturating the gypsum sheathing. Through freeze/thaw the collected water is cracking the exterior panels. While the windows are probably (?) sealed to the gypsum, the lack of a barrier lap is allowing water into the interior cavity.

Sean M Boily AIA
Principal Architect

James Bibb AIA
Principal Architect

David Hurley AIA
Principal Architect

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

Figure 2: Rot at Sill



Figure 3: Rot at Bottom of Panel

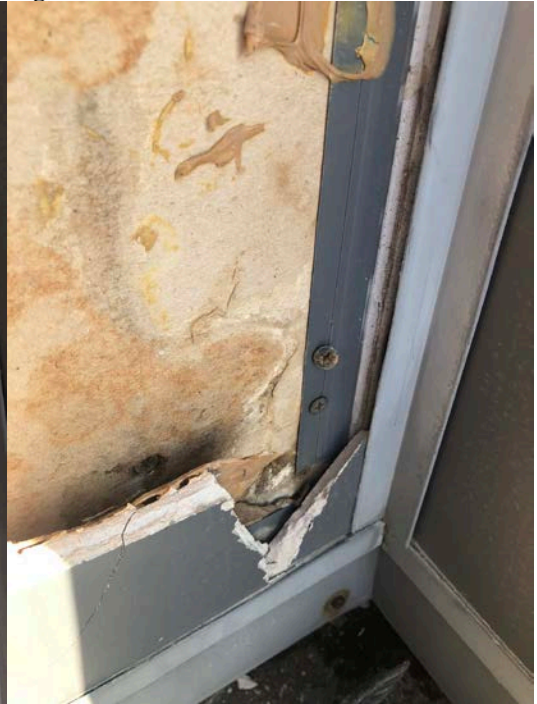


Figure 4: Saturated Gypsum



Figure 5: Rot at Window Jamb

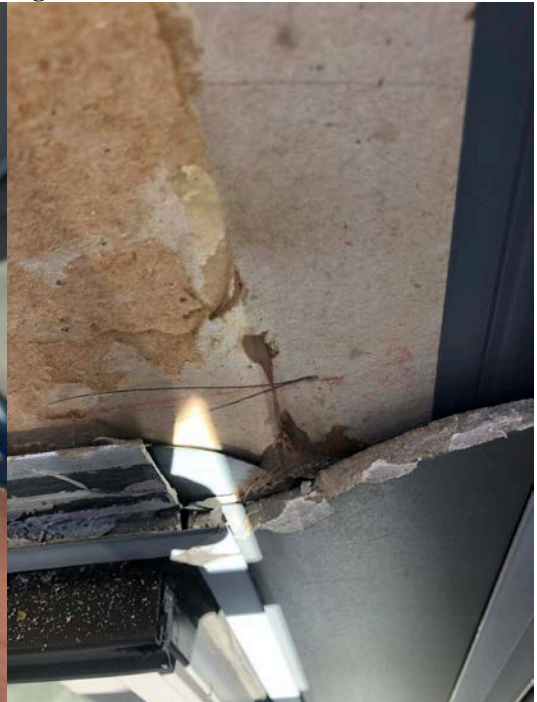


Figure 6: Water Infiltration and damage at Soffit Panel



Figure 7: Sealant failure at window



Figure 8: Sealant at Soffit

