



ADDENDUM TO THE CONTRACT

for the

Gastineau Elementary School Renovation

Contract No. E11-137

ADDENDUM NO.: FIVE

CURRENT DEADLINE FOR BIDS:
December 21, 2010

PREVIOUS ADDENDA: FOUR

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

DATE ADDENDUM ISSUED: December 13, 2010

The following items of the contract are modified as herein indicated. All other items remain the same. This is a faxed addendum. A confirming copy will not be mailed to you. If this fax is incomplete, please call (907) 586-0490, and we will re-send it. This addendum has been issued and is posted online. Please refer to the CBJ Engineering Contracts Division webpage at:

<http://www.juneau.org/engineering ftp/contracts/Contracts.php>

PROJECT MANUAL – VOLUME I:

Item No. 1: Section 02080 – Asbestos Abatement, Part 1, Article 3.8, Paragraph D, ***delete*** subparagraph 3 ***and replace*** with the following:

3. After the area has passed the visual inspection and has received spray application of lockdown sealant (where applicable) but prior to the removal of the enclosure, clearance monitoring of the WORK area, conducted under aggressive conditions, shall be accomplished to confirm the effectiveness of the clean-up operations. Such sampling shall not be performed until all areas and materials within the WORK area are fully dry.

DRAWINGS – VOLUME III

Item No. 2 Sheet L102 - Layout and Soils Plan Bid Alternate: ***Add*** the following to the Notes: "3) Limb up existing spruce trees to remain in protection area to 15 feet from the ground. Limbing to be performed by Arborist."

Item No. 3 Sheets L102 – Layout and Soils Plan Bid Alternate, L103 – Layout and Soils Plan Bid Alternate, and L104 – Landscape Layout Alternate Bid: ***Add*** to the notes: "Landscape edging, typ", the following: "See 3/L502"

Item No. 4 Sheets L105 - Planting Plan Bid Alternate, and L106 - Planting Plan Bid Alternate: ***Delete*** notes: "Landscape edging installed per sheets LXXX, typ."

- Item No. 5 Sheet L106 – Planting Plan Bid Alternate, **add** the following:
- “Plant one stockpiled maple tree to the west of the driveway entrance approximately 10 feet from the new sidewalk in alignment with existing street trees. Provide 8 cubic yards of planting soil prior to planting at a depth of 18”.
- Item No. 6 Sheet L107 – **Add** (1) stockpiled and transplanted AR street tree along 3rd Street 15’ east of new concrete sidewalk.
- Item No. 7 Sheet L503 –Landscape Details. **Delete** and **replace** with the attached Sheet L503.
- Item No. 8 Sheet HAZ0.0 – Hazardous materials. **Delete** General Notes *in their entirety and replace them with the following notes:*
1. Gastineau School was constructed in three general phases: Areas A and C in 1956; Area D in 1965; and AREA B in 1989. No hazardous materials have been identified in Area B. See Base Map for Area locations.
 2. This project will take place over two seasons, separated by the 2011-2012 school year. All work on Sheets HAZ1.2 and HAZ1.3 shall take place during Season 1; all work on Sheet HAZ1.0 shall take place during Season 2.
 3. Original vinyl asbestos floor tile (VAT) and associated black mastic are asbestos-containing materials (ACM). Original VAT and mastic remain under various finishes throughout the building. VAT has been abated in some areas, with new floorings installed over ACM black mastic residue. All areas requiring abatement of floor finishes shall be abated to a clean concrete final surface suitable for grinding by non-certified workers.
 4. Original pipe fitting thermal system insulation (TSI) throughout the building is ACM, with cold domestic water piping generally routed through the floor slab and hot water domestic piping generally routed through the ceilings. An abatement project in 1989 removed all fitting TSI in the boiler room, Fan Room 9, and Fan Room 30. Original fitting TSI is not visible in the above-ceiling space but may exist in locations that are obscured from view. Original fitting TSI remains to an unknown extent inside walls serving heaters and plumbing fixtures. All piping is to be removed as part of this project. Pipes may be wrapped and cut to remove insulation within each season boundary. Coordinate all piping removal with General Contractor and Mechanical Subcontractor to ensure that piping is not removed beyond the season boundaries.
 5. ACM cement asbestos board (CAB) was used as a final finish on exterior soffits and above windows and doors. CAB is coated with lead-based paint and should be handled in accordance with regulations for both materials.
 6. Ceramic tile found in toilet rooms and showers contains lead. TCLP analysis has been performed and shows that the tile meets the regulatory requirements for disposal in a municipal landfill. All tile removal work shall be performed by workers certified for lead removal and by a crew holding EPA Lead RRP certification. Ceramic tile may be disposed of along with general construction debris.
 7. Some sinks and toilets in the building contain lead glazes. These fixtures shall be removed by certified lead workers and shall be stockpiled until TCLP analysis verifies that disposal in a municipal landfill is appropriate. Contractor is responsible for TCLP sampling and analysis. It is expected that the composite of these fixtures and other demolition debris will meet the regulatory requirements for disposal at a municipal landfill.

8. Most roofing materials on the building have been abated as part of a past project, but ACM roofing still remains on the entrance canopy.
9. Ballasts and bulbs from all fluorescent fixtures shall be removed and disposed of as part of this project.
10. Some whiteboards and bulletin boards contain lead and shall be removed by certified lead workers. These materials may be disposed of along with general construction debris.
11. I-beams in the 1956 and 1965 wings (Areas A, C, and D) are coated with lead-based primer. Some areas of the beams require cutting or welding for structural upgrades. General contractor may require abatement for cutting in more areas than shown on the drawings for ease of demolition. Abatement subcontractor shall coordinate with general contractor regarding the number of locations to be abated. Owner shall not pay any extra costs for additional areas abated for ease of demolition.

Item No. 9 Sheet HAZ1.0 – Hazardous Materials. **Delete** Note 7 and **replace** with the following Note:

7. Remove and dispose of ACM CAB exterior siding and soffit along west wall of Commons from Gridline 2 to Gridline 5 as shown.

Add the following Notes:


10. Remove and dispose of ACM CAB exterior siding and soffit along south wall of Music/Art 21 between Gridlines E and F. See Architectural Sheet A5 and Structural Sheet S3.2, Detail F for extent of demolition
11. Toilet Room ADA 21 does not contain ceramic tile.
12. Flooring in both Nurse 19 and Stor 20 are original ACM VAT/ACM mastic. There is no overlying layer of non-ACM VAT/mastic in these rooms. Flooring in Work Room 17 is correctly identified as having non-ACM VAT/ACM mastic over ACM VAT/ACM mastic.

Item No. 10 Sheet HAZ1.2 – Hazardous Materials. **Add** the following Notes:

8. Remove and dispose of exterior ACM CAB soffit with LBP coating outside north doors to Vestibule 106 and outside south doors to Foyer 104.
9. Remove and dispose of exterior ACM CAB siding above on south doors to Foyer 104.

Item No. 11 Sheet HAZ1.3 d- Hazardous Materials. **Delete** the following Note 8 and **replace** with the following:

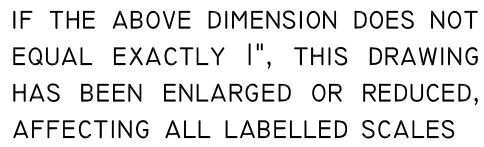
8. Remove and dispose of exterior ACM CAB with LBP coating on soffit and above doors at west entrance to Corridor 105.

By: 

Jennifer Mannix,
Contract Administrator

Date: December 13, 2010

Total number of pages contained within this Addendum: 4 plus 1 Drawing



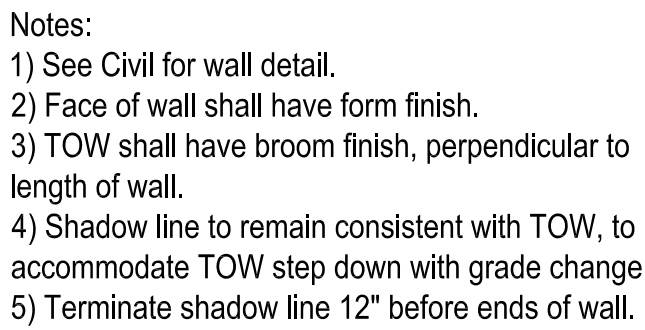
RENOVATION

CBJ Contract No. E11-137
JUNEAU, ALASKA

Landscape Details

SHEET #

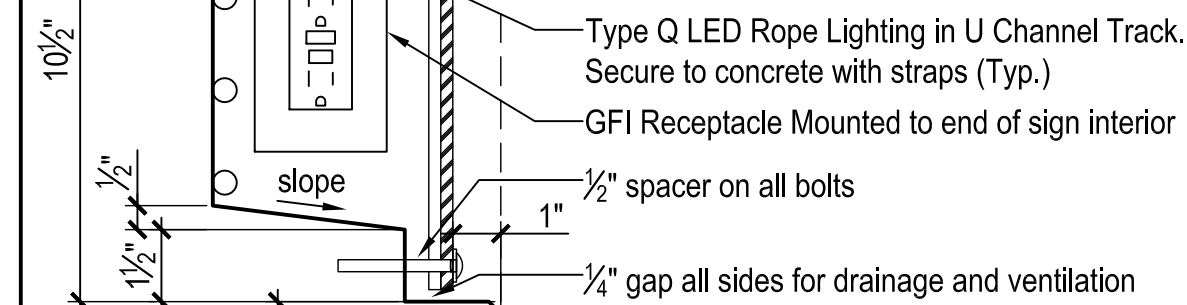
L503



L503

SCALE: NTS

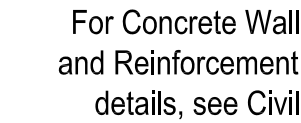
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L503

SCALE: 3"=1'-0"

dt-sign-sect.dwg



1

SCALE: 1"=1'-0"

dt-file.dwg