



**ADDENDUM TO THE CONTRACT  
for the  
Auke Bay Elementary  
School Renovation Re-Bid  
Contract No. E12-216**

**ADDENDUM NO.: THREE**

**CURRENT DEADLINE FOR BIDS:  
March 8, 2012**

**PREVIOUS ADDENDA: TWO**

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

**DATE ADDENDUM ISSUED: March 2, 2012**

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 ftp/contracts/Contracts.php>

**INFORMATION ITEM:** All addenda previously issued with cancelled bid E12-042 are incorporated by reference and should **not** be acknowledged with the re-bidding of this project. Please only acknowledge addenda issued under Re-Bid No. E12-216 on the Bid form, Section 00300.

**PROJECT MANUAL RE-BID PACKET:**

1. Section 000310 Bid Schedule, **add** the following 00300 Bid Schedule, labeled Addendum No. 3.
2. Section 012300 Alternates : **Replace** the Alternate Schedule with the attached alternate schedule. A deductive alternate has been added.
3. Section 085313 Vinyl Windows 2.3 B. 2: **Add** the following : Custom frame color on exterior face only. Interior face color to be selected from manufacturers standard frame colors- white or tan.”
4. Section 088000 Glazing : 1.2 A.1: **Change** to read: Fiberglass windows.
5. Section 088000 Glazing : 1.3 B: **Delete** paragraph B in its entirety.
6. Section 088000 Glazing : 1.4: **Delete** paragraph D in its entirety.
7. Section 088000 Glazing : 2.1 C.: **Replace** C with the following:
  - C. Insulating-Glass Units-Triple pane: Factory-assembled units consisting of sealed lites of glass separated by a dehydrated interspace, qualified according to ASTM E 2190, and complying with other requirements specified.
    1. Overall Unit Thickness and Thickness of Each Lite: As required to meet structural and thermal requirements.
    2. Interspace Content: Argon.
    3. Indoor Lite:
      - a. Vision: Class 1 (clear) float glass except where safety glass is required by building code provide fully tempered.
      - b. Spandrel: Opaque ceramic frit spandrel glass.
    4. Center Lite: Class 1 (clear) float glass.

5. Outdoor Lite: Class I (clear) float glass except where safety glass is required by building code provide fully tempered.
  6. Low-Emissivity Coating or Film: MSVD soft coat high performance Low E (sputtered) coating on second and fifth surface. "Solarban 70 XL" by PPG Industries, Inc. or equal.
  7. Visible Light Transmittance: 64%.
  8. Sealing System: Dual seal, with manufacturer's standard primary and secondary.
  9. Spacer: Manufacturer's standard spacer material and construction.
  10. Desiccant: Molecular sieve or silica gel, or blend of both.
8. Section 088000 Glazing : 3.10.: **Replace** 3.10 with the following 3.10:
- 3.10 INSULATING-GLASS TYPES
- A. Glass Type GL3: Low-e-coated, clear insulating glass..
1. Overall unit thickness and glass lite thickness: As required to meet structural and thermal performance criteria.
  2. Outdoor Lite: Fully tempered float glass.
  3. Inner Lite: Float glass.
  4. Interspace Content: Argon.
  5. Indoor Lite: Fully tempered float glass.
  6. Low-E Coating: Pyrolytic or sputtered on second and fifth surface.
  7. Winter Nighttime U-Factor: .20 maximum.
  8. Provide safety glazing labeling.
- B. Glass Type GL4: Low-e-coated, clear insulating glass.
1. Overall unit thickness and glass lite thickness: As required to meet structural and thermal performance criteria.
  2. Outdoor Lite: Float glass except where safety glass is required by building code provide fully tempered.
  3. Inner Lite: Float glass.
  4. Interspace Content: Argon.
  5. Indoor Lite: Fully tempered float glass.
  6. Low-E Coating: Pyrolytic or sputtered on second and fifth surface.
  7. Winter Nighttime U-Factor: .20 maximum.
  8. Provide safety glazing labeling.
- C. Glass Type GL5: Ceramic-coated, low-e, insulating spandrel glass.
1. Overall unit thickness and glass lite thickness: As required to meet structural and thermal performance criteria.
  2. Outdoor Lite: Float glass. except where safety glass is required by building code provide fully tempered.
  3. Inner Lite: Float glass.
  4. Interspace Content: Argon.
  5. Indoor Lite: Float glass.
  6. Low-E Coating: Pyrolytic or sputtered on second and fifth surface.
  7. Winter Nighttime U-Factor: .20 maximum.
  8. Opaque Coating Location: Fourth surface.
9. Section 133423 – Fabricated Structures, **add** Section 133423 - Fabricated Structures, labeled Addendum No. 3.
10. Section 223000 PLUMBING EQUIPMENT, Part 2.1 Commercial Electric Water Heaters (DWH-1). **Remove** PVI from approved manufacturers. PVI will not be accepted as a manufacturer on this project. Remove "PVI" as the Design Manufacturer and replace with "AO Smith Custom Xi DSE-120".

11. Section 230510 GENERAL MECHANICAL HVAC, Part 1.1, Paragraph D. **Add** the following sub paragraphs;
  3. Phase 1 School Year Ventilation: Occupied portions of the building shall have operational ventilation systems. MD702 and MD703 drawings detail temporary ventilation systems required to provide Phase 2 and Phase 3 Occupied areas with ventilation during the Phase 1 school year. All temporary systems shall be removed prior to the end of Phase 1.
  4. Phase 1 School Year Heating: Occupied portions of the building shall have operational heating systems. During Phase 1, the existing heating plant shall provide heating to the Phase 2 and Phase 3 Occupied spaces. Provide temporary piping and connections as needed to maintain heating for the Occupied areas. Existing controls serving the Phase 2 and 3 areas shall be maintained or temporary systems installed as necessary for proper operation during the school year.
12. Section 230593 TESTING, ADJUSTING, AND BALANCING FOR HVAC, Part 1.4, Summary, Paragraph A.6. Add the following to the end of Paragraph A.6, "Multiple trips are required for temporary system adjustment between construction seasons due to temporary ventilation systems installation required prior to the Phase 1 school year and prior to the Phase 2 school year. See MD701, MD702, and MD703 for information regarding temporary ventilation systems adjustment."
13. Section 238216 AIR COILS, Part 1.7, Warranty, Paragraph B. Revise "five year warranty" to "one year warranty".
14. Section 312001 Excavation and Embankment 1.2: Add paragraph B. Excavation and shot rock quantities are provided for informational purposes only. Excavation 13,895 cubic yards, Shot Rock 8,970 cubic yards. These quantities are based on neat line calculation and have no swell or shrink factors applied. These quantities include changes made to the project by this and all prior addendum.

#### **DRAWINGS:**

15. Sheet A101: Replace Sheet A101 added in addendum 2 of project E12-216 with the attached Sheet A101 labeled addendum 3. This has been change to indicate 4 portables.
16. Sheet A015 Room 106A: Change ceiling to "ACP"
17. Sheet A015 Room 215: Change ceiling to "GWB"
18. Sheet A015 Finish Schedule Floor Finish: Change all SV to LIN 1.
19. Sheet A015 Finish Schedule Base: Change all SVC to RUB.
20. Sheet C200: **Change** storm drain structure S-4 to a SDMH Type-I. **Change** Snout model to 18R.
21. Sheet C400: **Add** the following note to the legend "16. 24-inch depth of 12-inch minus shot rock borrow".
22. Sheet C400: Typical section 1 titled Primary Access Road Typical Section, **Delete** label 12 under the 5' wide asphalt sidewalk. **Replace** with label 16. Label 12 still applies under roadway and curbs.
23. Sheet C400: Section 2: **Add** the following note: Where geothermal wells and piping occur, provide 12" minus shot rock between top of bore holes and associated loop field supply and return piping, to bottom of typical 36" deep shot rock indicated by note 12. See M704."
24. Sheet C400: Typical section 3 titled Visitor Parking Lot Typical Section, **Delete** label 12 under the 5' wide concrete sidewalk. **Replace** with label 16. Label 12 still applies under roadway and curbs.
25. Sheet C400: Typical section 4 titled Parent Drop-Off Typical Section, **Delete** label 12 under the concrete sidewalk. **Replace** with label 16. Label 12 still applies under roadway and curbs.

26. Sheet C400: Typical section 5 titled Staff Parking Lot Typical Section, **Delete** label 12 under the concrete sidewalk. **Replace** with label 16. Label 12 still applies under roadway and curbs.
27. Sheet C400: Section 5: **Add** the following note after “geothermal loop field” : Provide 12” minus shot rock between top of bore holes and associated loop field supply and return piping, to bottom of typical 36” deep shot rock indicated by note 12. See M704.”
28. Sheet C401: **Add** the following note to the legend “16. 24-inch depth of 12-inch minus shot rock borrow”.
29. Sheet C401: Typical section 4 titled Bus Drop-Off Typical Section, **Delete** label 12 under the concrete sidewalk. **Replace** with label 16. Label 12 still applies under roadway and curbs.
30. Sheet M002 DWH-1 Domestic Water Heater: Remove “PVI” as the design manufacturer and replace with “AO Smith Custom Xi DSE-120”. PVI will not be accepted as a manufacturer on this project.
31. Sheet MD401 and MD402 Sheet Note 2: Remove entire sheet Note 2 and replace with the following, “2. See MD701, MD702, and MD703 for temporary mechanical ventilation system requirements.”
32. Sheet MD702: Add Drawing MD702 labeled addendum 3 (attached). MD702 details the temporary mechanical ventilation system required to provide ventilation to the Occupied Phase 2 and Phase 3 portions of the building during the Phase 1 School Year Construction period. Provide necessary Mechanical, Controls, and Electrical Work as required.
33. Sheet MD703: Add Drawing MD703 labeled addendum 3 (attached). MD703 details the temporary mechanical ventilation system required to provide ventilation to the Occupied Phase 2 and Phase 3 portions of the building during the Phase 1 School Year Construction period. Provide necessary Mechanical, Controls, and Electrical Work as required.
34. Sheet M704, Detail 2. **Change** “6’-0” to top of borehole” **to read** “6’-0” minimum depth to top of borehole, deeper as needed to achieve sloped piping.” **Replace** “Minimum 5 feet” **to read** “Minimum 5 feet, deeper as needed to achieve sloped piping.”
35. Sheet M801 Detail 5. Eliminate Detail 5 (Electric Boiler Control Diagram). Refer to M804 and Sequence of Operations for the minimum inputs and outputs required for control of the electric boiler. Include points for KW monitoring, load limit, remote setpoint (through load limit), and remote enable.

#### **CONTRACT E12-042 ADDENDA: PROJECT MANUAL**

1. Contract E12-042 addendum 1 Item 23, Section 23 5213 ELECTRIC BOILERS, Part 3.2, START-UP AND COMMISSIONING, Paragraph A. **Remove** the following from the end of the first sentence, “and start of school”.
2. Contract E12-042 addendum 2 Item 16, Section 23 0510 GENERAL MECHANICAL HVAC, Part 1.1, Paragraph D. **Add** “Phase 2 School Year Ventilation:” to the beginning of sub-paragraph 1. **Add** “Phase 2 School Year Heating:” to the beginning of sub-paragraph 2.

#### **CONTRACT E12-042 ADDENDA: DRAWINGS**

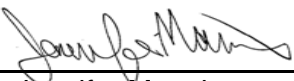
1. Contract E12-042 Addendum 1 Item 101, MD701: **Add** “Phase 2 School Year” to the Detail 1 and Detail 2 titles and to the MD701 Sheet Title.
2. Contract E 12-042 Addendum 1 Item 104, MD201 and MD202 : Sheet Note 3: **Replace** entire Sheet Note 3 with the following: “Phase 1 School Year Heating: Occupied portions of the building shall have operational heating systems. During Phase 1, the existing heating plant shall provide heating to the Phase 2 and Phase 3 Occupied spaces. Provide temporary piping and connections as needed to maintain heating for the Occupied areas. Existing controls serving the Phase 2 and 3 areas shall be maintained or temporary systems installed as necessary for proper operation during the school year.

Phase 2 School Year Heating: Phase 1 heating plant, including the Electric boiler, shall be complete prior to occupancy of Phase 1 area and start of the Phase 2 school year. The Electric boiler shall be utilized to provide the heating of the completed Phase 1 area and the temporary existing heating system for the Occupied Phase 3 area. Temporary piping connections between completed Phase 1 heating system and temporary existing Phase 3 area heating units and heating piping shall be complete prior to the start of the school year so that the Phase 3 area has an operational heating system during the School Year. Existing controls serving the Phase 3 area shall be maintained or temporary systems installed for temporary existing Phase 3 heating units as necessary for proper operation during the school year. All temporary systems shall be removed prior to the end of Phase 3.”

3. Contract E12-042 Addendum 1 Item 106, MD301 and MD302: Sheet Note 3: **Replace** entire Sheet Note 3 with the following: 3. Plumbing fixtures in Occupied areas shall be operational. Provide temporary connections as required. Maintain existing waste mains as needed. All temporary systems shall be removed prior to the end of Phase 3.
4. Contract E12-042 Addendum 1 Item 107, MD501 and MD502: Sheet Note 3: **Replace** entire Sheet Note 3 with the following: 3. Occupied areas of the building shall have operational sprinkler systems. Provide temporary systems as required.

Enc.:

1. Section 00300 – Bid Schedule
2. Section 012300 – Alternates
3. Section 133423 – Fabricated Structures
2. Drawings A101, MD702 & MD703

By:   
Jennifer Mannix,  
Contract Administrator

Date: March 2, 2012

Total number of pages contained within this Addendum: 18

**SECTION 00310 - BID SCHEDULE**

Bid Schedule for construction of E12-216, Auke Bay Elementary School Renovation Re-Bid, in accordance with the Contract Documents.

---

**BASE BID**

**Item 1** - Furnish all labor, equipment and materials for renovation of the existing Auke Bay Elementary School and perform all Base Bid Work as described in these Contract Documents.

**TOTAL Item 1** \$ \_\_\_\_\_  
(Price in Figures)

**Item 2 – Road Cleaning Guarantee (Contingent Sum)** See Section 00800- Supplementary General Conditions, SGC 14.

**TOTAL ROAD CLEANING AMOUNT** \$ 10,000.00  
(Contingent Sum)

**TOTAL BASE BID** \$ \_\_\_\_\_  
(Price in Figures)

---

**DEDUCTIVE ALTERNATE NO. 1 – Fiber Cement Siding & Soffit**

- \$ \_\_\_\_\_ (Price in Figures, in the negative)

---

**DEDUCTIVE ALTERNATE NO. 2 – Vinyl Windows**

- \$ \_\_\_\_\_ (Price in Figures, in the negative)

---

**DEDUCTIVE ALTERNATE NO. 3 – Extended Schedule**

- \$ \_\_\_\_\_ (Price in Figures, in the negative)

---

**ADDITIVE ALTERNATE NO. 4 – Landscaping/Civil Features and Accessories**

\$ \_\_\_\_\_ (Price in Figures)

---

**ADDITIVE ALTERNATE NO. 5 – Landscaping/Civil Paving Patterns**

\$ \_\_\_\_\_ (Price in Figures)

---

**Date:** \_\_\_\_\_ **Bidder:** \_\_\_\_\_  
(Company Name)

**SECTION 00310 - BID SCHEDULE**

**ADDITIVE ALTERNATE NO. 6 – Site Lighting & Main Entry Canopy**

\$ \_\_\_\_\_ (Price in Figures)

---

**ADDITIVE ALTERNATE NO. 7 – Wall Cabinets above 7' and Telescoping Stands**

\$ \_\_\_\_\_ (Price in Figures)

---

**Informational Cost Item - Cost of Infill at Existing Entry.**

The purpose of this Informational Cost Item is to establish the increased (or reduced) construction cost of infilling the existing first floor main entry at the south side of the school between grid lines F and H (an area of approximately 508 square feet) to allow the Alaska Department of Education and Early Development to separately track this cost for debt reimbursement accounting purposes.

This lump sum figure should include the cost impact of deleting construction and finishes required to enclose the exterior place as shown in the Base Bid and adding back the cost impacts of refinishing the exterior space. Finish schedule assumptions match the rest of the project. More specifically:

Costs to be deleted include:

- Interior finishes on approximately 25 LF of wall
- Exterior finishes on approximately 25 LF of wall
- Interior flooring and ceiling finishes on 508 sf of surfaces

Costs to be added include:

- Interior finishes on approximately 57 LF of wall
- Exterior finishes on approximately 57 LF of wall
- Exterior flooring and ceiling finishes on 508 sf of surfaces

*Note: This cost is for informational purposes and will have no bearing on determination of low bidder.*

\$ \_\_\_\_\_ (Price in Figures)

Date: \_\_\_\_\_

Bidder: \_\_\_\_\_  
(Company Name)

**END OF SECTION**

## SECTION 012300 - ALTERNATES

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for alternates.

#### 1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to deducted from the base bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
  - 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
  - 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

#### 1.4 PROCEDURES

- A. Alternates will be either Additive Alternates or Deductive Alternates as indicated.
- B. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
  - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- C. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated revisions to alternates.
- D. Execute accepted alternates under the same conditions as other work of the Contract.
- E. Schedule: A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.



## SECTION 012300 - ALTERNATES

### PART 2 - PRODUCTS (Not Used)

### PART 3 - EXECUTION

#### 3.1 SCHEDULE OF DEDUCTIVE ALTERNATES

- A. Deductive Alternate No. 1: Fiber Cement Siding & Soffit.
1. Base Bid: Siding -Plastic decking siding (section 066120) identified by note 826 on sheet A800 with rain screen furring channels and fasteners at 24” oc identified by note 807 on sheet A800. Soffit – Plywood identified by note 841 Sheet A800.
  2. Alternate: Siding - In lieu of plastic decking siding with channels spaced at 24” oc; Provide Fiber Cement Board siding (section 074660) with hat channels spaced at 16” oc. (note 807). Soffit - In lieu of plywood soffit provide Fiber Cement Board soffit (section 074660).
- B. Deductive Alternate No. 2: Vinyl Windows.
1. Base Bid: Fiberglass Windows (section 085413)
  2. Alternate: Vinyl Windows (section 085313) In lieu of fiberglass windows Provide Vinyl windows.
- C. Deductive Alternate No. 3: Extended Schedule. The intent of this alternate is to determine potential cost savings associated with extending the time allowed for each phase of construction. The requirements of Section 011000 – Summary still apply with the exception of the following revised dates:
- Phase 1: Start date remains the same; Substantial Completion March 15, 2013; Final Completion April 12, 2013.
  - Phase 2: Start date March 25, 2013; Substantial Completion December 1, 2013; Final Completion December 31, 2013.
  - Phase 3: Start date June 3, 2013; Substantial Completion September 1, 2013; Final Completion September 27, 2013.

#### 3.2 SCHEDULE OF ADDITIVE ALTERNATES

- A. Alternate No. 4 (formerly alternate 1&7 now combined): Landscaping/Civil features and accessories.
1. Base Bid: Provide excavation and 4” depth of planting soil and plant with Type A seed mix (turf), in all areas indicated on sheet L101 – L105 to receive soil, plants, shrubs or trees. Provide planting soil and type B and C seed mix where indicated on L104. Provide flag pole. Provide square edge of concrete slab 4/C306, 8” thick as shown without 6” curb and without 1’-6” wave wall shown in 3/C306,1/L502 and 2/L502. Omit

## SECTION 012300 - ALTERNATES

boulders shown on L102 and 7/L501. Omit sound tubes shown on L101, 3/L502, 4/L502, 5/L502 & 6/L502. Omit Utility Screens shown on L101 and 5/L503 Omit benches and trash cans.

2. Alternate: Provide Rock Mulch, Landscape edging, soils, plants, shrubs, trees, native grasses and native grass and wildflower mix as indicated on L101 - L105. : Provide curb shown on 4/C306 and wave wall shown in 3/C306,1/L502 and 2/L502. Provide boulders shown on L102 and 7/L501 Provide sound tubes shown on L101, 3/L502, 4/L502, 5/L502 and 6/L502. Provide Utility Screens shown on L101 and 5/L503. Provide benches and trash cans.

B. Alternate No. 5 (formerly alternate 2) : Landscape/Civil Paving patterns.

1. Base Bid: Sheets L101 Provide 7.5'x7.5' square grid of control joints and expansion joints, without wave lines and without board walk pattern shown from end of finger to entry on L101. All concrete in base bid will be non colored concrete.
2. Alternate: In lieu of base bid paving patterns and non colored concrete, provide paving patterns, concrete type and finishes indicated on L101

C. Alternate No. 6 (formerly alternate 3 and 4 now combined) : Site lighting & Main Entry Canopy.

1. Base Bid: Provide three exterior pole mounted AD lights along the bus drop off/ pick up as indicated on Sheet E101. Provide a portion of the main entry canopy including structure, roofing and lighting indicated on sheet A205 and S700 including 4 bays 5 columns and an overhang at the south end of 5'-0" from center line of column.
2. Alternate: Provide exterior pole mounted AB lights shown on E100. Provide remaining portion of canopy shown on A205 and S700 consisting of 3 column bays and 3 columns and overhang.

D. Alternate No. 7: (formerly alternate 5 and 6 now combined) Wall cabinets above 7' and Telescoping Stands.

1. Base Bid: Provide all base cabinets, counter tops and wall cabinets below 7'-0" measured from the finish floor. Omit Telescoping Stands.
2. Alternate: Provide all wall cabinets shown above 7'-0" measured from finish floor. Provide wall attached telescoping stands as indicated on A403 and specified in section 126600

**END OF SECTION**

## SECTION 133423 – FABRICATED STRUCTURES

### SECTION 133423 - FABRICATED STRUCTURES

#### PART 1 - GENERAL

##### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

##### 1.2 SUMMARY

- A. Section includes prefabricated portable classrooms.
- B. Related Sections:
  - 1. Section 033000 "Cast-in-Place Concrete"
- C. ADA-ABA Accessibility Guidelines: U.S. Architectural & Transportation Barriers Compliance Board's "Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities; Architectural Barriers Act (ABA) Accessibility Guidelines."

##### 1.3 PERFORMANCE REQUIREMENTS

- A. Structural Performance: Portable classrooms shall withstand the effects of gravity loads and the following loads and stresses within limits and under conditions indicated according to ASCE/SEI 7-05:
  - 1. Dead Loads: 10 lbs./ SF
  - 2. Live Loads: 40lbs./ SF
  - 3. Roof Loads: 10 lbs./ SF
  - 4. Snow Loads: 50lbs./ SF
  - 5. Seismic Loads: Seismic Zone 2B
  - 6. Wind Loads: 110 mph
  - 7. Deflection Limits: Design framing system to withstand design loads without deflections greater than the following:
    - a. L/240

##### 1.4 CODE REQUIREMENTS

- A. Building Design: Portable classrooms shall meet the minimum code requirements as amended by City and Borough of Juneau Title 19 ( <http://www.juneau.org/cddftp/ordinances.php> ).
  - 1. Building Code: 2006 IBC
  - 2. Electrical Code: 2008 NEC
  - 3. Fire Code: 2006 IFC

## SECTION 133423 – FABRICATED STRUCTURES

### 1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for portable classrooms.
- B. Shop Drawings: For portable classrooms. Include plans, elevations, sections, and details. Include site plan showing proposed configuration and placement on the site. Include drawings of ramps and elevated walkways accessing the portable classrooms. Provide site plan showing proposed route of utilities to portable classrooms.
- C. Delegated-Design Submittal: For portable classrooms indicated to comply with performance requirements and design criteria, include analysis data signed and sealed by the licensed State of Alaska professional engineer responsible for their preparation.
- D. Building Permit: The Contractor is responsible for procurement of separate building permit for installation of temporary portable classrooms. The Contractor shall provide a copy of building permit to Owner prior to installation of portable classrooms.

### 1.6 QUALITY ASSURANCE

- A. Regulatory Requirements: Comply with applicable provisions in the U.S. Architectural & Transportation Barriers Compliance Board's ADA-ABA Accessibility Guidelines and ICC/ANSI A117.1.
- B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
- C. Safety Glazing Products: Category II materials complying with testing requirements in 16 CFR 1201.
- D. Preinstallation Conference: Conduct conference at Project site.

### 1.7 COORDINATION

- A. Coordinate installation of ramps, elevated walks and foundations for portable classrooms. Furnish drawings of ramps, elevated walks and foundations for portable classrooms.

## PART 2 - PRODUCTS

### 2.1 PREFABRICATED PORTABLE CLASSROOMS, GENERAL

- A. General: Provide a complete, integrated set of mutually dependent components that form a completely assembled, prefabricated portable classroom, ready for installation on Project site.
  - 1. Building Size: Minimum 750 square feet interior space with a minimum interior width of 22'.

## SECTION 133423 – FABRICATED STRUCTURES

- B. Manufacturers: Subject to compliance with requirements, provide products by one of the following available manufacturers or other approved manufacturer:
1. Pacific Mobile, Mobile and Modular Buildings, (360) 658-6364
  2. William Scotsman, (800) 782-1500
- C. Floor Assembly: Weather tight floor assembly with perimeter skirting and venting.
- D. Exterior Walls: Weather tight exterior wall assembly with minimum 40 SF of operable double insulated window units.
- E. Exterior Roof: Weather tight roofing assembly with 5” gutters at roof eaves. Gutters to drain into downspouts with concrete splash blocks on grade to divert water from base of structure.
- F. Swinging Door: 1-3/4 inches (44 mm) thick with hollow metal door frame. Equip door with lockset, three butt hinges, closer, and full weather stripping.
1. Lockset: Mortised, with lever handle and removable cylinder capable of being master keyed to Juneau School District Best lock standard, classroom locking function, deadlocking bolt.
- G. Electrical Power Panel: Provide wall mounted electrical panel for connection to electrical service wiring. Electrical panel shall be sized to power all power receptacles, lighting, heating and ventilating equipment.
1. Provide temporary electrical service to portable classrooms for duration of their use.
- H. Lighting Fixtures: Ceiling-mounted fluorescent lighting fixtures providing a minimum illumination of 40 foot candles at desk height consistent throughout the portable classroom. Provide single-pole switch mounted adjacent to door to control lighting fixtures.
- I. Heating and Ventilating Unit: Wall-mounted, thermostatically controlled, sufficiently sized to meet heating and ventilation requirements of the portable classroom.
- J. Water and Sewer: Water and sewer connections are not required for portable classrooms.
- K. Communications: Provide service connection to each portable to school’s phone, data, and public address systems. Provide a minimum of six data outlets per portable distributed equally on exterior walls.
- L. Fire Alarm: Provide fire alarm connection between portables and school’s fire alarm system.
- M. Fire Sprinklers: Alaska Fire and Life Safety Regulations require automatic fire sprinkler systems in all educational facilities with an occupant load greater than 49 persons. The maximum allowable area of a portable classroom building without fire sprinklers is 980 square feet.

## SECTION 133423 – FABRICATED STRUCTURES

### 2.2 FABRICATION

- A. Fabricate portable classrooms completely in factory. Join prefabricated halves on site. Provide weathertight seal at entire length of joint.
- B. Preglaze windows and doors at factory.
- C. Prewire Portable classrooms at factory, ready for connection to service at Project site. Complete connections of internal wiring for fully functional electrical and communication systems.
- D. Fabricate portable classrooms foundations and elevated access decks, ramps, and stairs on site as required by local building codes and accessible standards.
- E. Accessible portable classrooms: All portable classrooms are to be accessible. Fabricate portable classrooms as follows:
  - 1. Provide elevated access deck that meets access standards.
  - 2. Provide door opening with minimum 32-inch (813-mm) clear width with transition between portable classroom finish floor and elevated access deck that meets access standards.
  - 3. Provide minimum 60-inch (1525-mm) clear turning spacing outside accessible entry to portable classroom.
  - 4. Locate controls and operable parts no lower than 15 inches (381 mm) and no higher than 48 inches (1219 mm) above the floor where reach is unobstructed. Where side reach is obstructed, locate controls and operable parts no lower than 15 inches (381 mm) and no higher than 46 inches (1219 mm) above the floor.

### 2.3 GENERAL FINISH REQUIREMENTS

- A. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine site and soil conditions for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 INSTALLATION

- A. Install portable classrooms according to manufacturer's written instructions and local building codes.

## SECTION 133423 – FABRICATED STRUCTURES

- B. Accessible portable classrooms: Install with interior floor surface at same elevation as adjacent elevated surfaces. All portable classrooms shall be accessible.
- C. Set portable classrooms plumb and aligned. Level base plates true to plane with full bearing on foundations.
- D. Fasten portable classrooms securely to foundations to meet wind and seismic lateral force requirements.
- E. Connect electrical power service to power distribution system at each portable classroom.
- F. Connect communication service to communication distribution system at each portable classroom.

### 3.3 ADJUSTING & TESTING

- A. Adjust doors, operable windows, and hardware to operate smoothly, easily, properly, and without binding. Confirm that locks engage accurately and securely without forcing or binding.
- B. Lubricate hardware and other moving parts.
- C. After completing installation, inspect exposed finishes and repair damaged finishes.
- D. Operate and test portable classrooms heating, ventilation, electrical, and special electrical systems to ensure they are functional and comply with local building codes.

### 3.4 REMOVAL

- A. At the completion of 2012-2013 school year, remove portable classrooms and related structures, components, and utility services from the project site and return playground surfaces to original condition. Note: If Deductive Alternate 3 – Extended Schedule is awarded, portable classrooms are to remain in place until Final Completion of Phases 2 and 3.

END OF SECTION 133423

**SHEET NOTES SITE PHASING**

**① PHASE 1** - OWNER WILL OCCUPY AREAS OUTSIDE CONTRACTOR STAGING DURING 2012-2013 SCHOOL YEAR

AREA OF WORK

- 1a WEST PARKING LOT:  
EXCAVATE & FILL FOR WEST PARKING LOT  
INSTALL GROUND SOURCE HEAT WELLS & PIPING  
INSTALL SUBSURFACE DRAINAGE PIPING  
INSTALL UTILITIES  
PREPARE GRAVEL SURFACE WITH 95% COMPACTION FOR PARKING DURING 2012-2013 SCHOOL YEAR
- 1b TRENCHING DEMOLITION & INSTALLATION OF UTILITIES AS REQ.  
PATCH SURFACE WITH COMPACTED GRAVEL FLUSH WITH PAVING FOR OWNER USE DURING PHASE 2. TYP WHERE SHOWN
- 1c EXCAVATION, GRADING, FILLING SUB BASE PREP FOR PHASE 3 SITE WORK
- 1d CONSTRUCTION OF RETAINING WALL
- 1e CONSTRUCTION OF ROAD (EXCEPT PAVING)
- 1f SUBSURFACE DRAINAGE
- 1g INSTALL PORTABLES (4)

**② PHASE 2**

GENERAL NOTE: NO SITE WORK UNTIL END OF 2012-2013 SCHOOL YEAR  
ALL WORK INSIDE THE BUILDING.  
AREAS OUTSIDE CONTRACTOR STAGING FULLY OCCUPIED BY OWNER UNTIL END OF 2012-2013 SCHOOL YEAR

- 2a EXISTING ENTRY DRIVE & PAVED PARKING TO REMAIN UNTIL START OF PHASE 3  
OWNER TO OCCUPY EXISTING PARKING LOT & BUS DROP OFF DURING 2012-2013 SCHOOL YEAR
- 2b BUS DROP OFF DURING 2012-2013 SCHOOL YEAR
- 2c ENTRY TO SCHOOL DURING 2012-2013 SCHOOL YEAR
- 2d LOCATION OF BUILDING DUMPSTER DURING 2012-2013 SCHOOL YEAR
- 2e PROVIDE OWNER ACCESS TO ROAD & PLAYGROUND DURING 2012-2013 SCHOOL YEAR

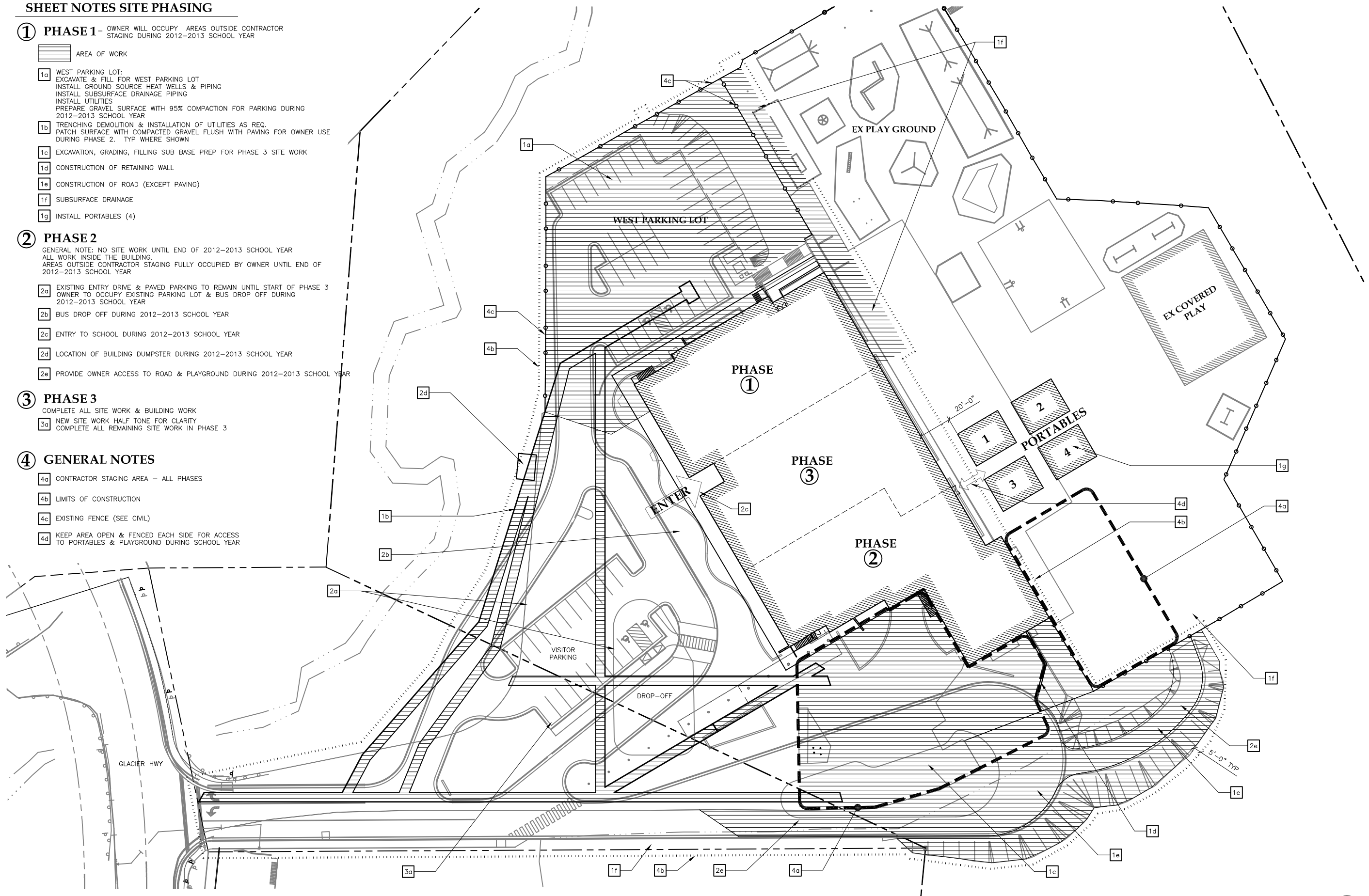
**③ PHASE 3**

COMPLETE ALL SITE WORK & BUILDING WORK

- 3a NEW SITE WORK HALF TONE FOR CLARITY  
COMPLETE ALL REMAINING SITE WORK IN PHASE 3

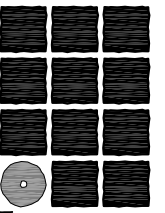
**④ GENERAL NOTES**

- 4a CONTRACTOR STAGING AREA - ALL PHASES
- 4b LIMITS OF CONSTRUCTION
- 4c EXISTING FENCE (SEE CIVIL)
- 4d KEEP AREA OPEN & FENCED EACH SIDE FOR ACCESS TO PORTABLES & PLAYGROUND DURING SCHOOL YEAR



**1 PHASING PLAN**

SCALE: 0" 15" 30" 60"



**Jensen  
Yorba  
Lott  
Inc.**

522 West 10th Street  
Juneau, Alaska 99801  
phone 907-586-1070  
fax 907-586-3959  
jensenyorbалott.com



City and Borough of Juneau - Juneau School District  
**Auke Bay Elementary  
School Renovation**  
CBJ Project No. E12-216  
Juneau, Alaska

**ADDENDUM 3**

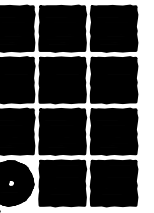
- REVISIONS
- ▲ FEB 27, 2012
  - ▲
  - ▲

SHEET TITLE  
**SITE PHASING  
& CONSTRUCTION  
STAGING**

DATE: DECEMBER 21, 2011  
FILE: 10036

**A101**





**Jensen  
Yorba  
Lott  
Inc.**

522 West 10th Street  
Juneau, Alaska 99801  
phone 907-586-1070  
fax 907-586-3959  
jensenyorbaltott.com

MURRAY &  
ASSOCIATES, P.C.  
CONSULTING ENGINEERS

P.O. BOX 21081  
JUNEAU, ALASKA 99802  
TEL: 907-780-6151  
FAX: 907-780-6182



City and Borough of Juneau - Juneau School District  
**Auke Bay Elementary  
School Renovation**  
CBJ Project No. E12-216  
Juneau, Alaska

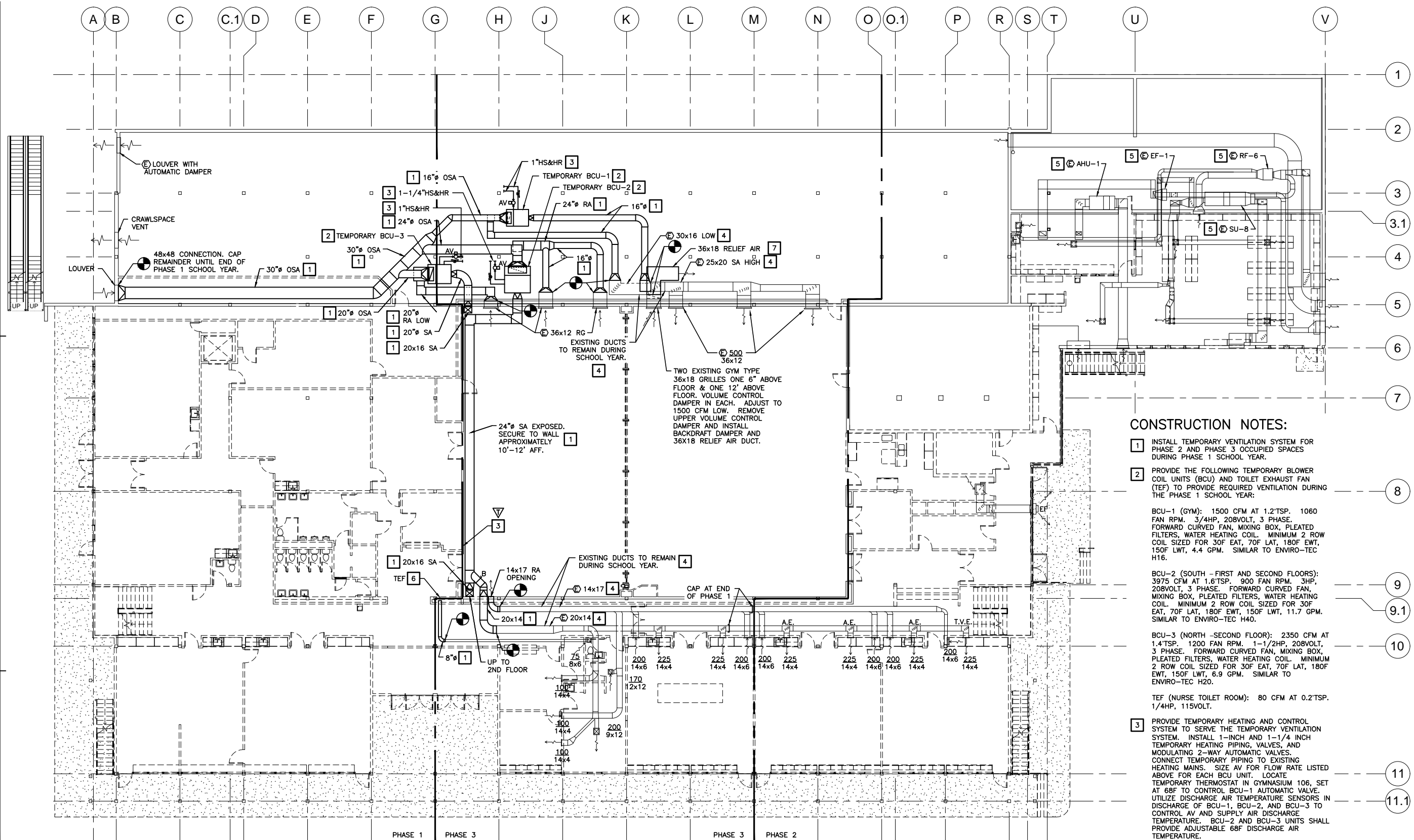
ADDENDUM NO. 3

REVISIONS  
▲ FEBRUARY 29, 2012

SHEET TITLE  
▲ 1ST FLOOR PLAN -  
TEMPORARY  
VENTILATION  
SYSTEM - PHASE 1

DATE: December 21, 2011  
FILE: 10036

▲ MD702



**CONSTRUCTION NOTES:**

- 1. INSTALL TEMPORARY VENTILATION SYSTEM FOR PHASE 2 AND PHASE 3 OCCUPIED SPACES DURING PHASE 1 SCHOOL YEAR.
- 2. PROVIDE THE FOLLOWING TEMPORARY BLOWER COIL UNITS (BCU) AND TOILET EXHAUST FAN (TEF) TO PROVIDE REQUIRED VENTILATION DURING THE PHASE 1 SCHOOL YEAR:  
  
 BCU-1 (GYM): 1500 CFM AT 1.2 TSP. 1060 FAN RPM. 3/4HP, 208VOLT, 3 PHASE. FORWARD CURVED FAN, MIXING BOX, PLEATED FILTERS, WATER HEATING COIL. MINIMUM 2 ROW COIL SIZED FOR 30F EAT, 70F LAT, 180F EWT, 150F LWT, 4.4 GPM. SIMILAR TO ENVIRO-TEC H16.  
  
 BCU-2 (SOUTH - FIRST AND SECOND FLOORS): 3975 CFM AT 1.6 TSP. 900 FAN RPM. 3HP, 208VOLT, 3 PHASE. FORWARD CURVED FAN, MIXING BOX, PLEATED FILTERS, WATER HEATING COIL. MINIMUM 2 ROW COIL SIZED FOR 30F EAT, 70F LAT, 180F EWT, 150F LWT, 11.7 GPM. SIMILAR TO ENVIRO-TEC H40.  
  
 BCU-3 (NORTH - SECOND FLOOR): 2350 CFM AT 1.4 TSP. 1200 FAN RPM. 1-1/2HP, 208VOLT, 3 PHASE. FORWARD CURVED FAN, MIXING BOX, PLEATED FILTERS, WATER HEATING COIL. MINIMUM 2 ROW COIL SIZED FOR 30F EAT, 70F LAT, 180F EWT, 150F LWT, 6.9 GPM. SIMILAR TO ENVIRO-TEC H20.  
  
 TEF (NURSE TOILET ROOM): 80 CFM AT 0.2 TSP. 1/4HP, 115VOLT.
- 3. PROVIDE TEMPORARY HEATING AND CONTROL SYSTEM TO SERVE THE TEMPORARY VENTILATION SYSTEM. INSTALL 1-INCH AND 1-1/4 INCH TEMPORARY HEATING PIPING, VALVES, AND MODULATING 2-WAY AUTOMATIC VALVES. CONNECT TEMPORARY PIPING TO EXISTING HEATING MAINS. SIZE AV FOR FLOW RATE LISTED ABOVE FOR EACH BCU UNIT. LOCATE TEMPORARY THERMOSTAT IN GYMNASIUM 106, SET AT 68F TO CONTROL BCU-1 AUTOMATIC VALVE. UTILIZE DISCHARGE AIR TEMPERATURE SENSORS IN DISCHARGE OF BCU-1, BCU-2, AND BCU-3 TO CONTROL AV AND SUPPLY AIR DISCHARGE TEMPERATURE. BCU-2 AND BCU-3 UNITS SHALL PROVIDE ADJUSTABLE 68F DISCHARGE AIR TEMPERATURE.
- 4. EXISTING DUCT SYSTEM TO BE USED TEMPORARILY DURING SCHOOL YEAR TO PROVIDE VENTILATION AIR TO PHASE 2 AND 3 OCCUPIED SPACES DURING PHASE 1 SCHOOL YEAR. ADJUST EXISTING DIFFUSERS/GRILLES TO AIR VOLUMES SHOWN PRIOR TO SCHOOL YEAR.
- 5. EXISTING FAN UNITS AND DUCTWORK TO REMAIN DURING PHASE 1 SCHOOL YEAR.
- 6. PROVIDE TEMPORARY EXHAUST FOR EXISTING NURSE TOILET ROOM.
- 7. PROVIDE 36X18 RELIEF AIR DUCT AND BACKDRAFT DAMPER TO RELIEVE AIR FROM GYMNASIUM. CONNECT TO EXISTING UPPER 36X18 GYM RETURN GRILLE.

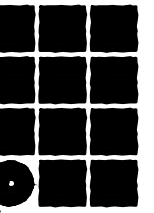
**SHEET NOTES:**

- 1. INSTALL TEMPORARY VENTILATION SYSTEM TO SERVE PHASE 2 AND PHASE 3 AREAS OF THE BUILDING DURING PHASE 1 SCHOOL YEAR. REMOVE TEMPORARY SYSTEM INCLUDING ALL APPURTENANCES PRIOR TO COMPLETION OF PHASE 1.
- 2. TEMPORARY VENTILATION SYSTEM SHALL INCLUDE NECESSARY HEATING, ELECTRICAL, AND CONTROLS WORK AS REQUIRED. COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE POWER FOR BCU-1 THROUGH BCU-3 AND FOR DUCT SMOKE SENSOR REQUIRED FOR BCU-2.
- 3. BCU-1 SHALL MAINTAIN GYM TEMPERATURE SETPOINT. BCU-2 AND BCU-3 UNITS SHALL MAINTAIN AN ADJUSTABLE 68F DISCHARGE AIR TEMPERATURE. BCU UNITS SHALL OPERATE DURING OCCUPIED PERIODS ONLY. COORDINATE WITH SCHOOL DISTRICT FOR SCHEDULE.
- 4. ADJUST AND BALANCE TEMPORARY VENTILATION SYSTEM TO PROVIDE SUPPLY AIR VOLUMES SHOWN ON MD702 AND MD703 PRIOR TO THE START OF THE PHASE 1 SCHOOL YEAR. ADJUST MIXING DAMPERS AT BCU UNITS AS NECESSARY TO PROVIDE THE FOLLOWING OUTDOOR AIR VOLUMES DURING OCCUPIED PERIODS: BCU-1: 750 CFM, BCU-2: 2000 CFM, BCU-3: 1250 CFM.
- 5. ALTERNATE TEMPORARY MECHANICAL VENTILATION SYSTEMS ARE ACCEPTABLE PROVIDED THEY PROVIDE EQUAL OR BETTER VENTILATION FOR THE OCCUPIED PORTIONS OF THE BUILDING. ANY ALTERNATE PROPOSALS MUST BE APPROVED BY THE ENGINEER. ALTERNATE DUCT FITTINGS AND EQUIVALENT DUCT SIZES ARE ACCEPTABLE.

**1 FIRST FLOOR PLAN -  
TEMPORARY VENTILATION SYSTEM  
PHASE 1 SCHOOL YEAR**

SCALE: 0 5' 10' 20'





**Jensen  
Yorba  
Lott  
Inc.**

522 West 10th Street  
Juneau, Alaska 99801  
phone 907-586-1070  
fax 907-586-3959  
jensenyorbaltott.com

MURRAY &  
ASSOCIATES, P.C.  
CONSULTING ENGINEERS

P.O. BOX 21081  
JUNEAU, ALASKA 99802  
TEL: 907-780-6151  
FAX: 907-780-6182



City and Borough of Juneau - Juneau School District  
**Auke Bay Elementary  
School Renovation**  
CBJ Project No. E12-216  
Juneau, Alaska

ADDENDUM NO. 3

REVISIONS

▲ FEBRUARY 29, 2012

▲

▲

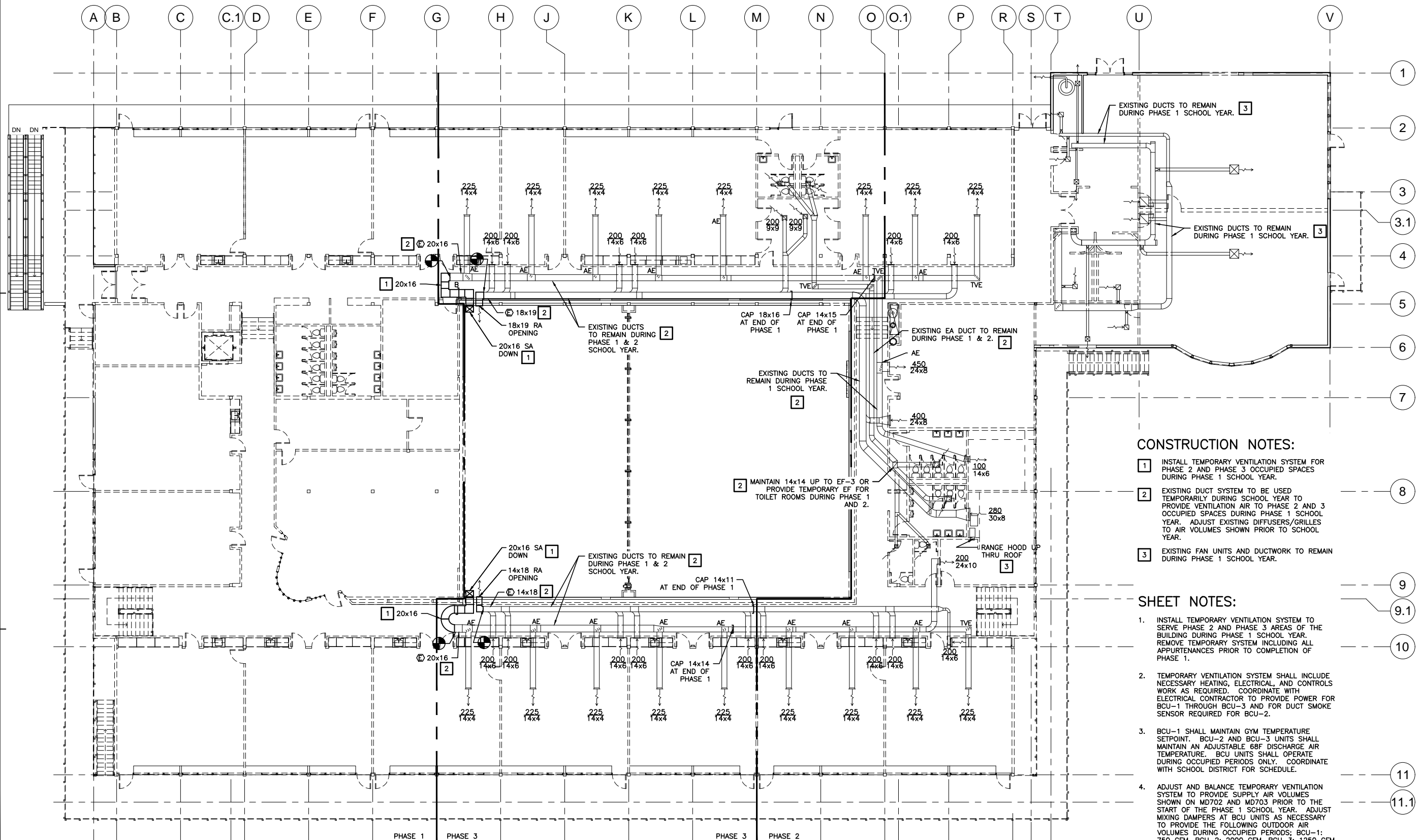
SHEET TITLE

2ND FLOOR PLAN -  
TEMPORARY  
VENTILATION  
SYSTEM - PHASE 1

DATE: December 21, 2011

FILE: 10036

▲ MD703



**CONSTRUCTION NOTES:**

- 1. INSTALL TEMPORARY VENTILATION SYSTEM FOR PHASE 2 AND PHASE 3 OCCUPIED SPACES DURING PHASE 1 SCHOOL YEAR.
- 2. EXISTING DUCT SYSTEM TO BE USED TEMPORARILY DURING SCHOOL YEAR TO PROVIDE VENTILATION AIR TO PHASE 2 AND 3 OCCUPIED SPACES DURING PHASE 1 SCHOOL YEAR. ADJUST EXISTING DIFFUSERS/GRILLES TO AIR VOLUMES SHOWN PRIOR TO SCHOOL YEAR.
- 3. EXISTING FAN UNITS AND DUCTWORK TO REMAIN DURING PHASE 1 SCHOOL YEAR.

**SHEET NOTES:**

- 1. INSTALL TEMPORARY VENTILATION SYSTEM TO SERVE PHASE 2 AND PHASE 3 AREAS OF THE BUILDING DURING PHASE 1 SCHOOL YEAR. REMOVE TEMPORARY SYSTEM INCLUDING ALL APPURTENANCES PRIOR TO COMPLETION OF PHASE 1.
- 2. TEMPORARY VENTILATION SYSTEM SHALL INCLUDE NECESSARY HEATING, ELECTRICAL, AND CONTROLS WORK AS REQUIRED. COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE POWER FOR BCU-1 THROUGH BCU-3 AND FOR DUCT SMOKE SENSOR REQUIRED FOR BCU-2.
- 3. BCU-1 SHALL MAINTAIN GYM TEMPERATURE SETPOINT. BCU-2 AND BCU-3 UNITS SHALL MAINTAIN AN ADJUSTABLE 68F DISCHARGE AIR TEMPERATURE. BCU UNITS SHALL OPERATE DURING OCCUPIED PERIODS ONLY. COORDINATE WITH SCHOOL DISTRICT FOR SCHEDULE.
- 4. ADJUST AND BALANCE TEMPORARY VENTILATION SYSTEM TO PROVIDE SUPPLY AIR VOLUMES SHOWN ON MD702 AND MD703 PRIOR TO THE START OF THE PHASE 1 SCHOOL YEAR. ADJUST MIXING DAMPERS AT BCU UNITS AS NECESSARY TO PROVIDE THE FOLLOWING OUTDOOR AIR VOLUMES DURING OCCUPIED PERIODS: BCU-1: 750 CFM, BCU-2: 2000 CFM, BCU-3: 1250 CFM.
- 5. ALTERNATE TEMPORARY MECHANICAL VENTILATION SYSTEMS ARE ACCEPTABLE PROVIDED THEY PROVIDE EQUAL OR BETTER VENTILATION FOR THE OCCUPIED PORTIONS OF THE BUILDING. ANY ALTERNATE PROPOSALS MUST BE APPROVED BY THE ENGINEER. ALTERNATE DUCT FITTINGS AND EQUIVALENT DUCT SIZES ARE ACCEPTABLE.

1 SECOND FLOOR PLAN -  
TEMPORARY VENTILATION SYSTEM  
PHASE 1 SCHOOL YEAR

SCALE: 0 5' 10' 20'

