



**Business Services
Contracts Office**

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ADDENDUM NO. 4

Date: April 1, 2024

Issued by: Sacramento City Unified School District

Project: **Project #: 0525-470
John F. Kennedy HS Baseball/Softball/Tennis Court Improvements**

This addenda shall supersede the original Information, attachments, and specifications regarding Project No. 0525-470 where it adds to, deletes from, clarifies or otherwise modifies them. All other conditions and any previous addenda shall remain unchanged.

BIDDING REQUIREMENTS:

Optional Site Visit for those that attended the initial mandatory pre-bid will be on Wed., April 3rd, 11am-11:30am.

AD4.01 In accordance with General Conditions Section 00 72 13, Article 1 Definitions, item 1.1.18 Days, the Exhibit B Preliminary Construction Schedule is attached changing days from workdays to calendar days.

AD4.02 Form of Agreement, 4. Time for Completion: Time for Completion: It is hereby understood and agreed that the Work under this Contract shall be **completed by March 31, 2025** ("Contract Time). **This includes construction 9/24/2024, landscape maintenance 12/23/2024, punchlist 12/27/2024, punchlist and project acceptance 12/30/2024, and closeout 3/31/2025). All work should be in coordination with the schedule provided at bid time and established milestones.**

TECHNICAL REQUIREMENTS:

AD4.03 Specification section 13 34 23 Pre-Engineered Restroom Building shall be included in specification documents.

AD4.04 All previous specifications and DSA 103 shall be replaced with attached DSA approved specifications, and DSA 103. Changes include;

32 33 00 Site Furnishings:

3.06 A- different product & manufacturer

3.06 D- added product

3.06 DD thru MM- added

DRAWINGS:

AD4.05 All previous plans shall be replaced with attached DSA approved plans. Changes include, but not limited to:

L0.3- Fire dept. approved plan with gate added for fire access at west property fence line.

L3.1 thru 3.4- construction fencing added.

L3.3- Bid alternate items (XX) & ex post holes (ZZ) called out.

L4.1- bioswale size adjusted.

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- L4.1 thru 4.4- grading & limit of grading updates.**
- L5.1- drywell line location change, french drain at backstop added CO, bioswale drainage adjusted per size change, and SSCO information updated at building.**
- L5.2- gate valve at fire hydrant shown, bioswale drainage adjusted, SSCO & SSMH information updated, and FD with existing SD system connection at northeast infield updated.**
- L7.1- gate added for fire access at west property fence line, dbl gates updated, fence cap locations and coarse cinders at backstop drain.**
- L7.2- coarse cinders at backstop drain, dbl gates updated, edge band at planter added, and fence cap locations.**
- L7.3- existing fines at practice fields to be regraded, tennis walkway is larger, and alternate called out.**
- L8.1 thru 8.4- legend updates, mainline re-routed, quick coupler system at ballfields updated, valve locations modified, additional irrigation at baseball and adjacent landscape, maintance yard layout updated, practice field irrigation modified, and landscape at baseball field modified.**
- L9.1- plant counts adjusted and plant type changes.**
- L9.2- plant counts adjusted, plant type changes, bioswale planting added, and grass inlieu of bark at planter.**
- L9.3- baseball infield planting shown.**
- D2.1- 'H' callouts made readable, 'L' labels updated, and 'N' curb detail added.**
- D4.1- 'B' fence/gate schedule updated and 'K' backstop detail updated.**
- D4.2- 'B', 'C', 'F' and 'G' updated with no side perf. panels, 'C' and 'F' updated with top rail, 'H' removed, 'M', 'N' and 'O' updated and 'P' moved to D4.3.**
- D4.3- 'C' added from D4.2 and attachments updated.**
- D5.1- 'B' modified section, 'D' modified section, 'I' and 'K' callouts updated, 'M' section updated, and 'O' removed.**
- D5.2- 'B' home plate embedment change, 'E' and 'F' clarification of padding locations, and 'G' and 'I' callouts updated.**
- D5.3- 'B' home plate embedment change, 'D' and 'E' clarification of padding locations, and 'G' and 'I' callouts updated.**
- D5.4- 'B', 'C' and 'D' attachments updated.**
- D6.2- all detail re-arranged and updates specifically clouded.**
- S1.1, 2.1, 2.2, 8.1, 8.2- general note updates, calculations, rebar sizes & bends, scoreboard weight, batting cage sizes, and roof attachment.**
- E1.1 and 2.1- additional callouts and detail update.**
- E3.1 and 3.2- storage light added.**
- E5.1- revised for scoreboard and other items.**
- SB0.1- Table A updated.**
- G1- notes updated.**
- G2- calculations and notes updated.**
- G3- tables updated to 2022.**
- A5.2- rebar locations and hooks updated.**
- A6.1- updates to fastener size and embedment.**
- S7.2- note modifications.**
- S7.3- dowel and rebar updates.**
- S8.1 thru 8.4- CBC updates and reinforcement updates.**
- S9.1, 10.1 and 10.2- manufacturer, plates, brackets, and roof updates.**
- R2- decking and facia updates.**

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BIDDER QUESTIONS:

Q1: Specification Section 32 80 00 2.02(B-1 through 5) references mainline to be Schedule 40 with SW fittings 2" and small, Class 200 2.5" and larger, 4" and larger to be class 200 with ductile iron fittings. Plan page L8.1 irrigation legend references all mainline to be class 200. Which is accurate?

A1: Specifications take precedence. Also updated plans included within this Addendum.

Q2: It appears that on page L9.2 & L8.2 just East of the POC and controller location a tree is located here, but no tree bubbler. Is this accurate? If not, please provide lateral line and bubbler location.

A2: Item has been updated. Refer to updated plans included within this Addendum.

Q3: It appears on page L9.1 & L8.1 just North of the softball diamond a tree is located here, but no tree bubbler. Is this accurate? If not, please provide lateral line and bubbler location.

A3: Item has been updated. Refer to updated plans included within this Addendum.

Q4: Tree bubblers shown on irrigation layout does not match the irrigation legend symbol, are we still to assume RZWS or is there another bubbler that should be listed?

A4: Item has been updated. Refer to updated plans included within this Addendum.

Q5: Irrigation POC shown on page L8.1 is assumed to be existing and landscape contractor is to only tie into an existing line. Is there replacement of any booster pump, controller, master valve, flow sensor or backflow prevention devices? If so please indicate and provide model numbers, sizes, and manufacturer recommendation for all items.

A5: Item has been updated. Refer to updated plans included within this Addendum.

Q6: Does the redwood header board shown on page D6.2 detail R need to be installed where sod and mulch meet? As well as the locations of sod and mulch meet where fence is located?

A6: Refer to L7.2-7.3 for locations of header board. The symbol is noted in legend and located on plans.

Q7: Is there any synthetic turf on this project? It seems like it would be, but I don't see anything in the specs.

A7: Synthetic turf and pad is called out in specification 32 33 00 Site Furnishings (updated specification included within this Addendum).

Q8: Please provide length of root barrier.

A8: Root barrier length is to be 2' longer than the anticipated mature tree canopy diameter.

Q9: Refer to material plan, redwood header board is shown on legend but not shown on plan. Please clarify.

A9: Refer to L7.2-7.3 for locations of header board. The symbol is noted in legend and located on plans.

Q10: Please provide specifications for Synthetic turf.

A10: Synthetic turf and pad is called out in specification 32 33 00 Site Furnishings (updated specification included within this Addendum).

Q11: Please confirm that thrust block shall be installed for pipes using ductile iron fitting also. Please clarify.

A11: Refer to specification section 32 80 00 3.04 C.

Q12: Please confirm the water source shall be domestic.

A12: Confirmed.

Q13: Please confirm existing controller has enough capacity for new Remote control valves installation.

A13: Refer to updated plans included within this Addendum for controller information. Please coordinate with district for ideal locations.

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Q14: There are some parts of mainline that have no size callout. Please clarify.

A14: Item has been updated. Refer to updated plans included within this Addendum.

Q15: Refer to sheet L8.2, there is a part of mainline that does not connect to anything. Please clarify.

A15: Item has been updated. Refer to updated plans included within this Addendum.

Q16: Refer to L8.1, there are two valves that have no legend. Please provide.

A16: Item has been updated. Refer to updated plans included within this Addendum.

Q17: Refer to L8.1, L8.2 & L8.3, the bubblers for tree have no legend. Please provide.

A17: Item has been updated. Refer to updated plans included within this Addendum.

Q18: Refer to irrigation plan, root watering system is shown on legend but not shown on plan. Please confirm.

A18: Item has been updated. Refer to updated plans included within this Addendum.

Q19: Refer to irrigation legend, master valve and flow sensor shall be existing. However, the symbol used is for a new one. Please clarify.

A19: Master valve and flow sensor are new. Refer to updated plans included within this Addendum.

Q20: It seems like the detail used for shrub bubblers (model PROS-PRS30-06-CV-R-R-PCN) is wrong. Please clarify.

A20: Item has been updated. Refer to updated plans included within this Addendum.

Q21: Please confirm concrete valve box shall be used for valve at planting areas also.

A21: Item has been updated. Refer to updated plans included within this Addendum.

Q22: There is a conflict of swing joint material used for rotors between detail G/ D6.2 and sub-section 2.04 per 32 80 00. Please confirm which one will take precedence.

A22: Specifications take precedence.

Q23: Refer to irrigation legend, mainline material shall be Class 200 for all size. However, Class 200 is required for mainline 2.5" and larger. Please confirm.

A23: Item has been updated. Refer to updated plans included within this Addendum.

Q24: Please confirm if subcontractors holding C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, and/or C-46 licenses need to be prequalified with the District to bid this project.

A24: No, prequalification of those subcontractors is not required.

Q25: Can you please provide specifications for the synthetic turf in the softball and baseball batting cages in L7.2 and L7.2 number 12 on the material legend. There is a detail provided on D5.1 detail M, but no specifications listed in the specification book for the project.

A25: Synthetic turf and pad is called out in specification 32 33 00 Site Furnishings (updated specification included within this Addendum).

Q26: Section 32 80 00 – Irrigation: Section 2.02 B, Pipe: Please clarify if D.I. fittings or PVC gasketed fittings are required for 2-1/2"-3" class 200 Ring-tite PVC Pipe.

A26: Sch 40 pvc with sch 40 or 80 solvent weld fittings for 3" and smaller.

Q27: Section 31 01 90 – Landscape and Site Maintenance: Section 1.06 C states Landscape Maintenance Period shall not start until all elements of construction, planting and irrigation for the entire project are completed with a prime requirement that turf and landscape areas shall be planted, and turf shall have been mown twice. Addendum #2 shows the Landscape Maintenance starting on 9/24/24 which is before the 11/11/24

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Construction completion. Please confirm that only the sod needs to be in place and the second mowing is part of the landscape maintenance period. The remaining sitework including tree planting continues as part of the construction period.

A27: Please refer to Addendum item AD4.01 and AD4.02 for revised schedule and completion dates.

Q28: Sheet L2.1: Erosion and Sediment Control Plan: There is a symbol for construction fence on the legend but there is nothing drawn in on the plan. Please clarify where it is at or there at all.

A28: Construction fencing is located on L3.1-3.4 Demolition Plans (updated plans included within this Addendum).

Q29: Sheets L3.1-L3.3: Demolition Plans: Demolition Note #23 states existing irrigation valves, lateral lines, and rotors to be demolished and removed or abandoned, refer to Irrigation Plan L9.1 (assume this meant to be L8.1). Please provide an as-built plan to show which valves are to be removed and to quantify the number or rotors to be moved. In addition, please clarify if the existing mainline and lateral lines are to be abandoned in place or removed. If removed, show all lines on the plan that are to be removed.

A29: District does not have as built plans for irrigation. Assume all irrigation within new field is to be removed. Mainline can be abandoned in place if not in conflict with new work.

Q30: Sheet L3.3: Demolition Plan JV Fields and Tennis Courts: On the north field there is a symbol to remove existing vegetation on the infield. There are sprinklers going back in as shown on L8.3, which would suggest there is new turf going back in, but on planting sheet L9.3, it shows nothing going back in. Please clarify.

A30: Refer to updated plans included within this Addendum.

Q31: Sheet L3.3: Demolition Plan JV Fields and Tennis Courts: Demolition Legend for existing tennis courts state all cracks to be repaired with crack repair system, contractor shall verify on site extent of work. Since it is not possible to equally verify the extent of the cracks, please provide an allowance to cover this work until the full scope can be determined.

A31: Please refer to the noted bid form allowance.

Q32: Sheet L7.2: Material and Detail Plan Reference Plan-Varsity Field: Plan sheet L7.2 has a symbol #37 on the legend for a new fire hydrant installation. Sheet L5.2, the utility plan shows a connection to an existing domestic water line with a new line running to it. Please clarify what size the existing line is and what size the new line is.

A32: As built plans show the water line as 6" but shall be verified by contractor. New line shall be per D/D1.2.

Q33: Sheet D2.1: Construction Details- Hardscape: Detail B under Finishes it states wall and tall curbs to have Medium Sandblast, top and sides. Please confirm this is required or if smooth form finish and broom top surface is acceptable?

A33: Tall curbs shall have medium sandblast finish.

Q34: Sheet D2.1: Construction Details- Hardscape: Details E - I all show base rock under the curbs. Please confirm the base rock can be replaced with deeper concrete to the base rock depth.

A34: Acceptable.

Q35: Sheet D5.1: Construction Details Ball Fields: Detail K indicates synthetic turf surface for the batting cage and references Detail M which states to see specifications. The specifications do not provide any synthetic turf specifications. Please provide synthetic turf specifications for the batting cage.

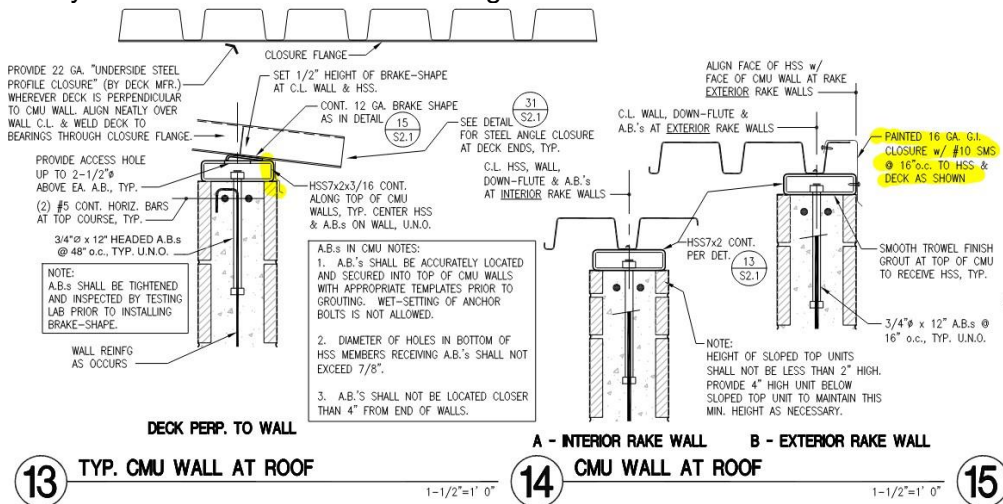
A35: Synthetic turf and pad is called out in specification 32 33 00 Site Furnishings (updated specification included within this Addendum).

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Q36: Sheet D5.1: Construction Details Ball Fields: Detail B in the expanded detail shows a layer for clay bricks per specifications. The specifications do not provide information for clay bricks. We do not recommend the clay bricks since they are easily exposed and become a tripping hazard. Please confirm only the 4" bagged clay section should be used.

A36: *No clay bricks to be used. Updated specifications and plans are included in this Addendum.*

Q37: Sheet S2.1 Athletics Dugout – Storage on Left, plans, Sections, Elevations and Details: Detail 13 shows some type of flashing at the continuous HSS on the top of the CMU but is not identified. Please clarify if this should be 16 GA galvanized with #10 SMS at 16" OC similar to detail 14.



A37: *This is a non-structural trim/flashing/closure. 16 ga G.I. and the noted fasteners are acceptable.*

Q38: Detail 31 dugout steel framing, states to galvanize deck end closures Sheet S1.1 Structural Steel notes #10 and #12 are conflicting, on what is galvanized and/or painted. Do any other steel items require galvanizing such as columns and beams? Please clarify where galvanized and painting are to occur.

A38: *Specific notes on plans and details take precedence over general notes. Angles shown on detail 31/S4.1 shall be galvanized as specified in detail. Note #11 refers to fasteners exposed to weather, which shall be galvanized. Note #12 refers to structural steel that is specified on drawings to be galvanized. These do not conflict. Beams and columns are not specified to be galvanized. See note #10 for structural steel in exterior spaces or exposed to view for prime-painting requirements; Refer to specification 09 91 15 for finish painting as well as D5.4.*

Q39: Sheet E3.1 & E3.2: Electrical Plan Dugouts: Neither the Softball or Baseball First Base Dugouts show any lighting for the player area or the storage room. At minimum it would seem necessary to have a light fixture in the storage room if not in the mostly enclosed dugout area. Please confirm if lighting is required and provide plans and specifications if needed.

A39: *Note light within storage room in updated plans that are included in this Addendum.*

Q40: Addendum #2 Scheduling of Work provides only six months for construction. This is not adequate time for construction considering the restroom building, large amounts of fencing, irrigation system, and site furnishing lead times, especially the two scoreboards. Please extend the construction period to 12/23/24 and the beginning of the Landscape Maintenance to 11/4/24 to allow the proper amount of time for construction and sod installation.

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A40: Please refer to Addendum item AD4.01 and AD4.02 for revised schedule and completion dates.

Q41: Section Addendum #2 Scheduling of Work at the top states missing established milestones subjects the Contractor to liquidated damages. Document 00 52 13 Agreement 6. Liquidated Damage is applied past the date herein prescribed in completion of the Work. No liquidated damages are indicated for milestones which if applicable and typically a much lesser amount. Please clarify if liquidated damages apply to milestones and if so, state the amount of liquidated damages for each milestone.

A41: Please refer to Addendum item AD4.01 and AD4.02 for revised schedule and completion dates.

END OF ADDENDUM NO. 4

Acknowledgement of this Addendum will be required at time of bid.

ADDENDUM NO. 4 3/28/2024
Preliminary Schedule for Bidding and Baseline master project schedule milestones.

ID	Task Name	Duration	Start	Finish	2024												2025											
					Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
1	John F Kennedy HS Baseball-Softball Fields/Tennis Court Improvements	578 days	Fri 9/1/23	Mon 3/31/25																								
2	Design	151 days	Fri 9/1/23	Mon 1/29/24																								
3	50% CDs	0 days	Fri 9/1/23	Fri 9/1/23																								
4	50% CDs Review with District	11 days	Fri 9/1/23	Mon 9/11/23																								
5	DSA Submittal, Review, Approval	18.6 wks	Wed 10/25/23	Mon 1/29/24																								
6	Bid/Award	76 days	Tue 3/5/24	Mon 5/20/24																								
7	Advertise	0 days	Tue 3/5/24	Tue 3/5/24																								
8	2nd Advertisement	0 days	Tue 3/12/24	Tue 3/12/24																								
9	Mandatory Pre-bid @ 10am	0 days	Wed 3/13/24	Wed 3/13/24																								
10	RFBIs Due by 2pm	0 days	Mon 3/18/24	Mon 3/18/24																								
11	Issue Addenda 3 by 10am	0 days	Tue 4/2/24	Tue 4/2/24																								
12	2nd RFBIs Due by 10am	0 days	Fri 4/5/24	Fri 4/5/24																								
13	Issue Addenda 4 by 2pm	0 days	Mon 4/8/24	Mon 4/8/24																								
14	Bid Opening @ 2pm	0 days	Thu 4/11/24	Thu 4/11/24																								
15	Issue Notice of Intent	0 days	Wed 4/17/24	Wed 4/17/24																								
16	Anticipated Board Action	0 days	Thu 5/16/24	Thu 5/16/24																								
17	Issue NTP	0 days	Mon 5/20/24	Mon 5/20/24																								
18	Construction	312 days	Fri 5/24/24	Mon 3/31/25																								
19	Mobilize	0 days	Fri 5/24/24	Fri 5/24/24																								
20	Construction	6 mons	Tue 5/28/24	Tue 9/24/24																								
21	Landscape Maintenance	90 days	Wed 9/25/24	Mon 12/23/24																								
22	Punchlist work	75 days	Mon 10/14/24	Fri 12/27/24																								
23	Punchlist complete & project acceptanc	0 days	Mon 12/30/24	Mon 12/30/24																								
24	Closeout complete	0 days	Mon 3/31/25	Mon 3/31/25																								

JFK HS BB-SB ICS Pre-lim/Bid Schedule	Task		Inactive Task		Manual Summary Rollup		External Milestone	
	Split		Inactive Milestone		Manual Summary		Deadline	
	Milestone		Inactive Summary		Start-only		Progress	
	Summary		Manual Task		Finish-only		Manual Progress	
	Project Summary		Duration-only		External Tasks			

SECTION 13 34 23

PRE-ENGINEERED RESTROOM BUILDING

SECTION 1: BUILDING SUPPLIER SCOPE

1.1 SUMMARY

- A. The work shall include furnishing the sealed architectural, structural, mechanical, and electrical plan sets and furnishing the structural, mechanical, and electrical building components as a complete, pre-designed restroom building package as shown on drawings and as specified herein.

1.2 GENERAL REQUIREMENTS

- A. Packaged building design and engineering and furnishing all specified building package components shall be supplied by Romtec, Inc. (or equal) hereafter designated as the **building supplier**.
- B. The building and its concrete footings, foundation, and slab are to be engineered by the **building supplier** to meet site-specific conditions, including wind and snow loading, local frost depth, and ground conditions.
- C. Fasteners that are normally included with individual components, as well as any atypical fasteners, shall be supplied by **building supplier**.
- D. Building is designed and constructed to meet local codes and approvals for permanent structures.
- E. No approval by any external entity will override the local building authority's codes and inspections. Seals meant for modular homes and production plant certifications will not be allowed in lieu of sealed plans from a licensed engineer and conventional inspection during construction.
- F. Building sidings, treatments, and roofing are to be as specified.
- G. The **building supplier** shall provide complete, code-compliant building plans including plans, elevations, sections, and details, under the seal of a certified technical designer.
- H. The **building supplier** shall provide complete structural calculations meeting code for design loads and seismic design under seal of a professional Engineer with current license in the state where the project is located.
- I. The reviewing authority reserves the right to review or reject all submittals at its sole discretion.
- J. All work and materials shall comply with current industry building codes and regulations for the state where the project is located.
- K. Americans with Disabilities Act Accessibility Guidelines (ADAAG) will be followed in design, manufacture, and construction.

1.3 DESIGN & SUBMITTAL DOCUMENTATION

- A. The **building supplier** work shall include the design of the architectural, mechanical, structural, and electrical components that will be required for this building.
- B. The building will be designed as a complete building package to be delivered to the job site for construction on-site by the installer.
- C. Within one (1) week of contract award, the **building supplier** shall submit the packaged building preliminary Scope of Supply and Design Submittal (SSDS), including the approved plan set drawings.
- D. The **building supplier** will provide complete submittal documentation in the **building supplier's** standard electronic submittal format for review.
- E. The preliminary SSDS will be reviewed by relevant parties and returned to the **building supplier** with any required revisions to the terms and/or product data sheets noted as comments.
- F. The **building supplier** shall make any required corrections or revisions and resubmit the preliminary SSDS until the preliminary SSDS is approved by the relevant parties.
- G. Once the preliminary SSDS has been approved, the **building supplier** will provide full sealed plan sets stamped by an engineer licensed in the state that the building is located for review by the permitting authority.
- H. Up to three (3) wet stamped sets of the plans and structural calculations shall be provided by **building supplier** before any additional fees apply. Standard plan set size is 11" x 17".
- I. The following sections shall be included in the **building supplier's** preliminary Scope of Supply and Design Submittal. Incomplete submittals will be rejected and returned to the bidder.
 - 1. INTRODUCTION
 - 2. BUILDING DESIGN,
 - (a) SUPPLIED ITEMS
 - (b) EXCLUDED ITEMS

- (c) APPROVED DRAWINGS
- 3. PRODUCT DATA
- 4. WARRANTY & LIMITATIONS

*Note: Overall site plan is not part of **building supplier's** scope.*

1.4 WARRANTY

- A. The building package and all associated components provided by **building supplier** shall be warranted against defects in materials and workmanship for a period of not less than one (1) year from the date of acceptance. Acceptance is the date of delivery of the building package, or, if delivery is delayed for any reason beyond **building supplier's** control, the date that the building and all its associated components were ready to deliver.
- B. **Building supplier** shall pass through to District all relevant manufacturers warranties for individual products and components of the building package.

SECTION 2: BUILDING PACKAGE PRODUCTS

2.1 APPROVED BUILDING SUPPLIER OR EQUAL

- A. Romtec, Inc.,
18240 North Bank Road, Roseburg, OR 97470
Tel: 541-496-3541; Fax: 541-496-0803; Email: Rlsales@romtec.com
Web: www.Romtec.com

2.2 BUILDING DESCRIPTION

- A. Refer to drawings for quantities, dimensions, locations, and installation methods for the materials and items described in this section.
- B. Building dimensions shall match what is indicated on drawings.

2.3 PLUMBING FIXTURES & ACCESSORIES

- A. The following plumbing fixtures and accessories shall be supplied by **building supplier**.
- B. Toilet shall be wall mount, top supply, stainless steel.
 - 1. Flush valve shall be a chrome, manual lever with ADA compliant metal oscillating non-hold-open handle.
- C. Lavatory shall be wall mounted, stainless steel rectangular basin with back splash.
 - 1. Faucets shall be deck mounted single hole single supply metering, sink faucet.
- D. Grab bars shall be stainless steel.
- E. Freestanding, stainless steel, 36-gallon trash receptacle with no lid.
- F. Mirror shall be 18" x 36", framed with one-piece, roll-formed stainless steel with 3/4" face and neatly mitered corners.
- G. Toilet paper dispenser shall be stainless steel, recessed, dual roll toilet tissue dispenser shall be heavy gauge satin finish stainless steel and hold two standard core toilet tissue rolls.
- H. Surface-mounted napkin disposal shall be fabricated of 22-gauge stainless steel with exposed surfaces in satin finish. Top attached by piano hinge.
- I. Surface-mounted towel dispenser shall be fabricated of type heavy duty, 22-gauge stainless steel with exposed surfaces in satin finish. Refill indicator on face of cabinet. Tumbler lock to secure hinged front panel. Towel dispenser capacity 525 multi-fold or 400 C-fold towels.
- J. Surface-mounted automatic liquid soap or gel sanitizer dispenser, with face formed contemporary contours, radii, and finish matching related accessories in manufacturer's designer series. Capacity 27 oz (800 ml). Equipped with hinged cover and completely concealed mounting plate. Vandal-resistant filler hole cover and sight gauge. Corrosion-resistant sanitizer valve.
- K. Mop Service Basin Model 63M with service sink faucet, hose and hose holder, mop hanger, bumper and wall guards in the mechanical room.

2.4 ELECTRICAL

- A. The following electrical fixtures shall be supplied by **building supplier**.
- B. Light fixtures shall be supplied by **building supplier**.
 - 1. Exterior lights to be LED downlights with cast-aluminum housing with corrosion-resistant paint in dark bronze. Polycarbonate lens.
 - 2. Exterior lights controlled by photocell.

3. Interior Restroom lights to be LED up and downlights with cast-aluminum housing with corrosion-resistant paint in dark bronze. Polycarbonate lens.
 4. Restroom lights controlled by motion sensor.
 5. Interior mechanical room lights to be surface mount, 48" LED light fixtures.
 6. Mech room lights controlled by switch (switches by installer).
- C. Electric, tankless, 4.8kw water heater supplied by **building supplier**.
- D. Wall mount, stainless steel, hand dryer with 14 second dry time supplied by **building supplier**.
- E. Wall mount, stainless steel, Murdock bi-level water cooler/bottle filler with stainless steel guard rails.
- F. Main breaker panel shall be supplied by **building supplier**.
1. Breaker Panel shall be 100 Amp, single-phase, indoor.
- Note: Breaker panel shall be sized to accept only the loads of the **building supplier** electrical fixture package. The **building supplier** should modify the main breaker panel as needed to be most efficient based on any design changes.

2.5 STRUCTURE

- A. Concrete Masonry Units (CMU) shall be supplied by **building supplier**.
1. Walls shall be constructed of 8"W x 16"L x 8"H split-face mortar joint concrete masonry units (concrete blocks).
 2. Blocks shall be manufactured to ASTM C90 designation for load bearing concrete masonry units.
 3. Block color to be **Gray** or as selected by District in submittal process.
- B. Sanitary tile cove base on interior restroom walls to be supplied by **building supplier**.
- C. Wire weave vents for natural ventilation shall be supplied by **building supplier**.
1. Pre-assembled steel frame with 10-gauge, 1" square lock joint wire weave mesh integral insect screen.
 2. Steel frame shall be primed and painted **black**.
- D. Door system components shall be supplied by **building supplier**. Color per District selection during submittal process.
1. Doors shall be Steelcraft® L14 standard laminated honeycomb core and 14-gauge galvanized steel.
 2. Door frame shall be pre-welded Steelcraft® 3-Sided flush frame, 14-gauge galvanized A-60 steel.
 3. Masonry door clips (3/16" dia.) for door frame shall be fitted between the doorframe and concrete blocks to bond frame to wall. Door clips shall allow full internal grouting of the frame during installation.
 4. Hinges shall meet ANSI A5112 with non-removable pin and two ball bearings.
 5. Restroom doors shall have Hager 3700 series interconnected locks with occupancy indicator and Schlage B500 series deadbolt locks.
 6. Mechanical room door lock shall be Grade 2, standard duty commercial cylindrical lever locks with no exposed mounting screws.
 - (i) Hager 341C latch protection plate with lock cut out.

2.6 ROOFING

- A. The following roof components shall be supplied by **building supplier**.
1. Glulam beam shall be 24F-V4 and architectural grade.
 2. Tongue & groove decking shall be 2x6 V-edge deck boards, select deck Douglas fir.
- B. Roofing shall be Custom Bilt metal roofing in the color **Storm Grey**.

2.7 DELIVERY, STORAGE, AND HANDLING

- A. The **building supplier** freight shall be based on delivering the product on a 48' to 53' flatbed or van truck and trailers, or as close to those dimensions as can legally access the site. Overall dimensions of the truck and trailers allowed to access the site are: 70' overall length, 102" wide and 168" high.
- B. **Building supplier** shall deliver organized building package components in stages as shrink-wrapped pallets that correspond to a typical sequence of construction. A bill of material stating the stages of palletized components shall be included with every delivery.
1. Stage 1 pallets shall include structural components such as block, frames, vents, beams, connectors, trusses, etc.
 2. Stage 2 pallets shall include second stage structural components such as filler wall material, windows, skylights, roofing, etc.
 3. Stage 3 pallets shall include structural finish components such as siding material, tile, doors etc.

4. Stage 4 pallets shall include plumbing and electrical fixtures and other finish materials such as toilets, sinks, drinking fountains, electrical fixtures, accessories, etc.

SECTION 3: BUILDING INSTALLER SCOPE

The installing contractor or subcontractor, hereafter designated as the **building installer**, is responsible for building package installation. **Building installer** work will generally include foundation/pad construction and building package assembly/construction.

Note: Building supplier's scope is separate from the building installer's scope. Romtec, Inc., is the approved building supplier, not a designated building installer.

3.1 CONSTRUCTION SUBMITTALS

- A. If required by **District** and/or reviewing authority, **building installer** shall submit product data sheets and relevant information about the specified **building installer** supplied products below for review and approval.

3.2 WARRANTY

- A. **Building installer's** work shall be warranted against defects in materials and workmanship for a period of not less than one (1) year from the date of acceptance. Acceptance is the date that installation work for the building package is completed, including any relevant final punch list. In the event that final acceptance of the completed building is delayed for reasons beyond **building installer's** control, the warranty shall be one (1) year from the completion of **building installer's** installation work and demobilization.
- B. **Building installer** shall pass through to **District** all relevant manufacturers warranties for individual products and components supplied by **building installer**.

3.3 STRUCTURE

- A. Masonry (concrete) grout shall be supplied and installed by **building installer**.
 1. Grout shall have a minimum compressive strength of 2,500 psi at 28 days, 9+/-1" slump, with max 1/2" aggregate.
 2. Fine or coarse grout may be used in accordance with 2009 UBC.
 3. All CMU block must be fully grouted and may not be wetted.

Note: If required for installation, building installer will be responsible for providing appropriate equipment and labor for notching CMU block for bond beams, cutting CMU block to make any required shapes, and/or grinding CMU block for fixture mounting.
- B. Rebar for walls shall be supplied and installed by **building installer**.
 1. All walls shall have # 4 and # 5 rebar. See final approved plans for spacing.
 2. All rebar used in the building must meet ASTM A615 manufacturing standards and is to be placed per the final approved plans.
- C. Interior block wall finish shall be latex epoxy paint supplied and installed by **building installer**.
- D. Interior floors to be sealed concrete finish supplied by **building installer**.
- E. Sealant for all exposed wood shall be supplied and installed by **building installer**.
- F. Sealant for all exterior CMU block is required, to be supplied and installed by **building installer**.
- G. Doors and frames are factory primed to be painted on-site by **building installer**.
- H. Rain gutters and downspouts are supplied and installed by **building installer**.

3.4 ELECTRICAL

- A. Electrical rough-in, installation and trim shall be provided by **building installer**.
 1. All underground and/or overhead service to building shall be as specified in the final site plan.
 2. **Building installer** is responsible for all necessary wire, connectors, grounding, conduit, and related items to install the building package electrical components and meet all relevant national, state, and local codes.
 3. **Building installer** shall supply and install all switches and outlets required to complete the building package installation.

3.5 CAST IN-PLACE CONCRETE FOR BUILDING PACKAGE

- A. All equipment, labor, trades, and materials for cast-in-place concrete shall be provided by **building installer**.
 1. Includes all materials and labor for building package foundations/footings and interior slabs.

- B. Footings for the building package are to be dug by the **building installer** and poured on-site to meet local code for permanent structures. A prefabricated, modular mat placed on compacted base is not an accepted equal to a site specific, site poured, engineered foundation.
- C. Engineered fill shall be ¾" minus crushed aggregate around footings, foundations, and slabs, or as required in the final approved plans.
- D. Slab vapor barrier shall be 6-mil continuous plastic under the concrete slab, or as required in the final approved plans.
- E. The foundation shall be installed as designed with all cast in-place concrete poured to dimensions specified, or as required in the final plans.
 - 1. Footings will be built to minimum 24" depth or greater if required by local frost depth or permitting authority.
 - 2. Minimum compressive strength of foundation concrete shall be 3,000 psi at 28 days, 4" +/-1" slump, with max ¾" aggregate, cured in accordance with ACI 308, or as required in approved final plans.
 - 3. Slabs shall have a fine broom finish with joints required in flat work as shown on plans.
 - 4. Steel rebar shall be installed as specified in final plans.
- F. **Building installer** shall supply and install concrete slab sealer.
 - 1. Concrete slab sealer shall be a water-based, transparent curing, sealing and dust proofing compound with two (2) coats to be applied per manufacturer's instructions.

3.6 PLUMBING

- A. Plumbing rough-in, installation and trim within 10' of the building footprint shall be provided by **building installer**.
 - 1. All underground water service and sewer drain(s) from building to be as specified in final approved site plan.
 - 2. Building water shutoff valve, drain, and all rough piping shall be as shown on final building plans. Final installation location to be determined onsite.
 - 3. Install the building package plumbing fixtures per the final approved plans.
 - 4. Piping shall be installed per the final approved plans with minimum pipe sizing per 2009 Uniform Plumbing Code Section 610.
- B. Floor drains in the building shall be supplied and installed by **building installer**.
 - 1. All floor drains shall be as shown on final approved plans.

3.7 OTHER MATERIALS & EQUIPMENT

- A. Unless otherwise specified, the following products and materials are supplied by **building installer** (if applicable).
 - 1. Building package installation
 - 2. Cast-in-place concrete foundations, footings, interior slabs
 - 3. Concrete slab & block sealer
 - 4. Mortar
 - 5. Concrete grout
 - 6. Rebar
 - 7. Latex epoxy paint
 - 8. Caulk for siding
 - 9. Plumbing rough in, installation and trim
 - 10. Electrical rough in, installation and trim
 - 11. Switches & outlets
 - 12. Typical fasteners; for example: roofing nails, staples, etc.
 - 13. Fasteners not included in product packaging
 - 14. Wood sealant for all decking, glulam beams, posts, and extensions
 - 15. All other items within the building footprint indicated on final plans or required by building codes to complete installation of the building package which are not specifically stated as supplied by **building supplier**.

3.8 DELIVERY, STORAGE, AND HANDLING

- A. The **building installer** will be responsible for all equipment and labor required for off-loading of the delivered building package onsite.

- B. The **building installer** will assume responsibility for adequate protection and maintenance of delivered building package materials from weather, damage, and pilferage during installation work. Any failure to adequately protect building package materials that affects the warranty of those materials will be at **building installer's** expense.
- C. **Building installer** shall collect and maintain for final delivery to District any operation & maintenance manuals included by individual product manufacturers with their respective product packaging. Any failure to collect, maintain, and/or deliver these O&M manuals to the **District** that results in fees from **building supplier** for additional copies shall be at **building installer's** expense.

SECTION 4: CONTRACTOR SCOPE ITEMS

The items in this section may be provided by the same **building installer** as defined in Section 3 above (typically when a single entity is acting as both the **building installer** and **contractor**), or the items in this section may be provided by a separate entity such as a general contractor or site contractor, hereafter designated as **contractor** (typically when the **building installer** is a separate subcontractor). **Contractor** work will generally include site preparation and grading, excavations for structures, backfill and/or structural backfill, and any site or utility work outside the building package footprint.

Items in this section are generally to be completed prior to **building installer** beginning its installation work described in Section 3 above.

4.1 CONSTRUCTION SUBMITTALS

- A. If required by **District** and/or reviewing authority, **contractor** shall submit product data sheets and relevant information about the specified **contractor** supplied products below for review and approval.

4.2 WARRANTY

- A. **Contractor's** work shall be warranted against defects in materials and workmanship for a period of not less than one (1) year from the date of acceptance. Acceptance is the date that installation work for the building package is completed, including any relevant final punch list. In the event that final acceptance of the completed building is delayed for reasons beyond **contractor's** control, the warranty shall be one (1) year from the completion of **contractor's** installation work and demobilization.
- B. **Contractor** shall pass through to District all relevant manufacturers warranties for individual products and components supplied by **contractor**.

4.3 ELECTRICAL

- A. Incoming electrical utility lines to within approximately 10' of the building shall be provided by **contractor**.
 - 1. All underground and/or overhead service to building shall be as specified in the final site plan.
 - 2. Electric meter base and all rough wiring, switches, plugs and circuit breakers shall be as shown on final plans.
- B. **Contractor** supplies and installs the meter base and meter.

4.4 CAST IN-PLACE CONCRETE FOR BUILDING EXTERIOR

- A. All equipment, labor, trades, and materials shall be supplied by **contractor**.
 - 1. Includes all materials and labor for exterior/entry slabs and sidewalks.
- B. Refer to drawings for sidewalks and entry slabs.
 - 1. Minimum concrete compressive strength of 2,500 psi at 28 days, or as required in final approved plans.
 - 2. Remesh or rebar reinforcement shall be used in sidewalks.
 - 3. All sidewalks shall be finished with a fine broom with control joints installed per the final approved site plan.

4.5 PLUMBING

- A. Incoming plumbing to within approximately 10' of the building shall be provided by **contractor**.
 - 1. All underground water service and sewer drain(s) from building to be as specified in final approved site plan.
 - 2. Building water shutoff valve is to be supplied and installed by **contractor**.
 - 3. **Contractor** is responsible to ensure that incoming water pressure is sufficient to meet building package fixture demands.
 - 4. Minimum water pressure at toilet and urinal flush valves shall be 40 psi with minimum pipe sizing as per 2009 Uniform Plumbing Code Section 610, or as required in final approved plans.

- B. Water line drain valve shall be supplied and installed by **contractor**.
- C. Sewer line backflow check valve shall be supplied and installed by **contractor**.

4.6 OTHER MATERIALS & EQUIPMENT

- A. Unless otherwise specified, the following products and materials are supplied by **contractor**.
 - 1. All items not specifically listed as supplied by **building supplier** or **building installer**.
 - 2. Any item listed as supplied by "contractor" or "others".
- B. Unless specified in the plans or submittals, **contractor** supplies the following items (if applicable):
 - 1. Incoming electrical, water, sewer, and gas utilities.
 - 2. Asphalt paving
 - 3. Masonry pavers
 - 4. Sidewalks
 - 5. Landscaping
 - 6. Site grading
 - 7. Exterior/entry slabs
 - 8. Drain valves and backflow check valves
 - 9. Branch circuit breakers
 - 10. Irrigation Equipment
 - 11. Fire alarm and fire suppression equipment
 - 12. Lighting equipment not attached to the building.
 - 13. All other items exterior of the building footprint indicated on final plans or required by building codes which are not specifically stated as supplied by **building supplier** or **building installer**.

4.7 DELIVERY, STORAGE, AND HANDLING

- A. The **contractor** will assume responsibility for adequate protection and maintenance of the installed building package materials after completion of installation work by **building installer**. Any failure to adequately protect building package materials that affects the warranty of those materials will be at **contractor's** expense.

SECTION 5: DISTRICT'S SCOPE

5.1 ONGOING MAINTENANCE

- A. **District** is responsible for ongoing maintenance of the completed building after completion of work by building installer and contractor.

5.2 SITE PLAN

- A. **District** (or District's site engineer) is responsible for providing the final approved site plan to **building supplier** and/or **building installer**.

5.3 SPECIAL INSPECTION

- A. If required, special inspection(s) services shall be provided by **District**.
- B. If special inspection(s) are required by the permitting authority or relevant agency(ies), then the **building supplier, building installer, and/or contractor** shall provide reasonable assistance to the **District** to accommodate the special inspection(s).

END OF SECTION