

JUNEAU STATE OFFICE BUILDING HVAC FAN REPLACEMENT

STATE OF ALASKA
DEPARTMENT OF ADMINISTRATION
Division of General Services
Facilities Section

PO Box 11210
Juneau, AK 99811-0210
Stephen Johnson, Project Manager
(907) 465-6456

100%

August 18, 2014

ADDENDUM NUMBER

ATTACHMENT NUMBER

RECORD OF REVISIONS

No.	DATE	DESCRIPTION

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JUNEAU STATE OFFICE BUILDING
HVAC FAN REPLACEMENT

ARCHITECT

NorthWind Architects, LLC
126 Seward Street
Juneau, AK 99801
(907) 586-6150
Sean Boily, AIA, Principal Architect

MECHANICAL ENGINEER

AMC Engineers
701 East Tudor Road, Suite 250
Anchorage, AK 99503
(907) 257-9100
Randy Williams, P.E.

ELECTRICAL ENGINEER

AMC Engineers
701 East Tudor Road, Suite 250
Anchorage, AK 99503
(907) 257-9100
Ed Kamienski, P.E.

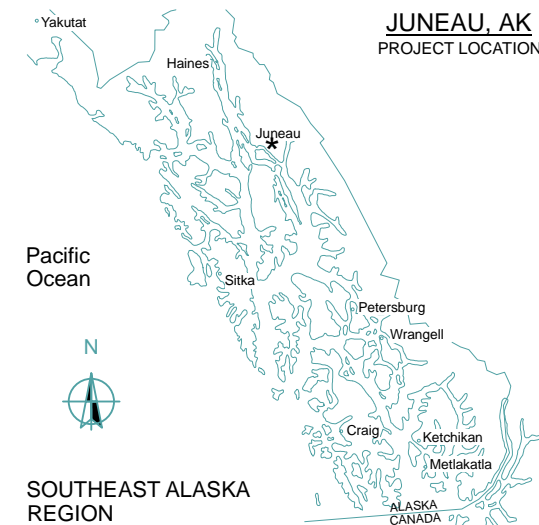
ENVIRONMENTAL ENGINEER

Carson Dorn, Inc.
712 W. 12th Street
Juneau, AK 99801
(907) 586-4447
Tom Carson

COST ESTIMATING

Estimations, Inc.
1225 International Airport Road,
Suite 205
Anchorage, AK 99518
(907) 561-0790

LOCATION MAP



SCOPE OF WORK SUMMARY

THE ALASKA STATE OFFICE BUILDING IS AN ELEVEN STORY OFFICE BUILDING OVER PARKING GARAGE BUILT ON A HILLSIDE IN DOWN TOWN JUNEAU. CONSTRUCTED IN 1974, THE BUILDING IS APPROXIMATELY 214,400 SF, SERVING APPROXIMATELY 680 OCCUPANTS, WITH MULTIPLE ELEVATORS AND GRADE-LEVEL ACCESS TO THREE FLOORS. THE BUILDING IS MECHANICALLY VENTILATED AND IS HEATED WITH AN OIL-FIRED BOILER SYSTEM.

THE MECHANICAL AND ELECTRICAL RENOVATION IS CAREFULLY DOCUMENTED IN THE M&E DRAWINGS AND SPECIFICATION, AND IN SUMMARY ADDRESS THE REPLACEMENT OF THE HVAC FANS IN FOUR FAN ROOM ON TWO LEVELS (FLOOR 6 AND FLOOR 7). THE WORK INCLUDES:

- REPLACEMENT OF FAN AND AIR FILTERING SYSTEM, STARTERS AND CONTROLS.
- DEMOLITION AND RECONSTRUCTION OF IDENTIFIED WALLS TO ACCOMMODATE FAN ROOM RECONFIGURATION..
- HAZARDOUS MATERIALS ABATEMENT ASSOCIATED WITH DEMOLITION OF WALLS, FLOORS AND MISCELLANEOUS ASSEMBLIES(ASBESTOS CONTAINING FIREPROOFING AND GYPSUM BOARD, TYPICAL)
- ELECTRICAL POWER AND LIGHTING REPLACEMENT
- FIRE TAPING AND PRIMING OF NEW AND EXISTING WALLS, AND PAINTING OF FLOORS FLOORS
- SEALING OF ALL FLOOR PENETRATIONS BY CONDUIT, DUCTS, AND PIPING, INCLUDING RESEALING OF IDENTIFIED EXISTING FLOOR FLOOR DRAINS (QUANTITY 2) AND CLEAN-OUT/VENTS (QUANTITY 2).
- COORDINATION WITH TRANSFORMER AND MAIN ELECTRICAL DISTRIBUTION PANEL REPLACEMENT COMPLETED UNDER A SEPARATE CONTRACT.
- TEMPORARY FLOOR PROTECTION.

THIS WORK SHALL BE BID AS A BASE BID WITH TWO BIDDING ALTERNATES:

- BASE BID SHALL INCLUDE ALL WORK ON THE 6TH FLOOR.
- ALTERNATE 1 SHALL INCLUDE ALL 7TH FLOOR WORK ON THE WEST SIDE OF THE HALLWAY.
- ALTERNATE 2 SHALL INCLUDE ALL 7TH FLOOR WORK ON THE EAST SIDE OF THE HALLWAY.

COORDINATE BASE BID AND ALTERNATE 1 AND 2 SCOPE WITH THE MECHANICAL AND ELECTRICAL DOCUMENTS. NOTE SPECIFICALLY THAT SOME BASE BID WORK DOES OCCURE ASSOCIATE WITH THE ELECTRICAL ROOMS ON THE 7TH FLOOR.

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APPLICABLE CODES

INTERNATIONAL BUILDING CODE 2009 EDITION (I.B.C.)
INTERNATIONAL EXISTING BUILDING CODE 2009 EDITION (I.B.C.)
ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF ALASKA AND THE CITY AND BOROUGH OF JUNEAU.

NWA-1148-38 JSOB HVAC Fan Replacement



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126 Seward Street
Juneau, AK, 99801

1" ACTUAL
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

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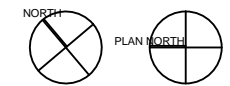
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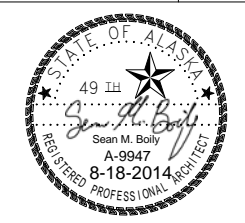
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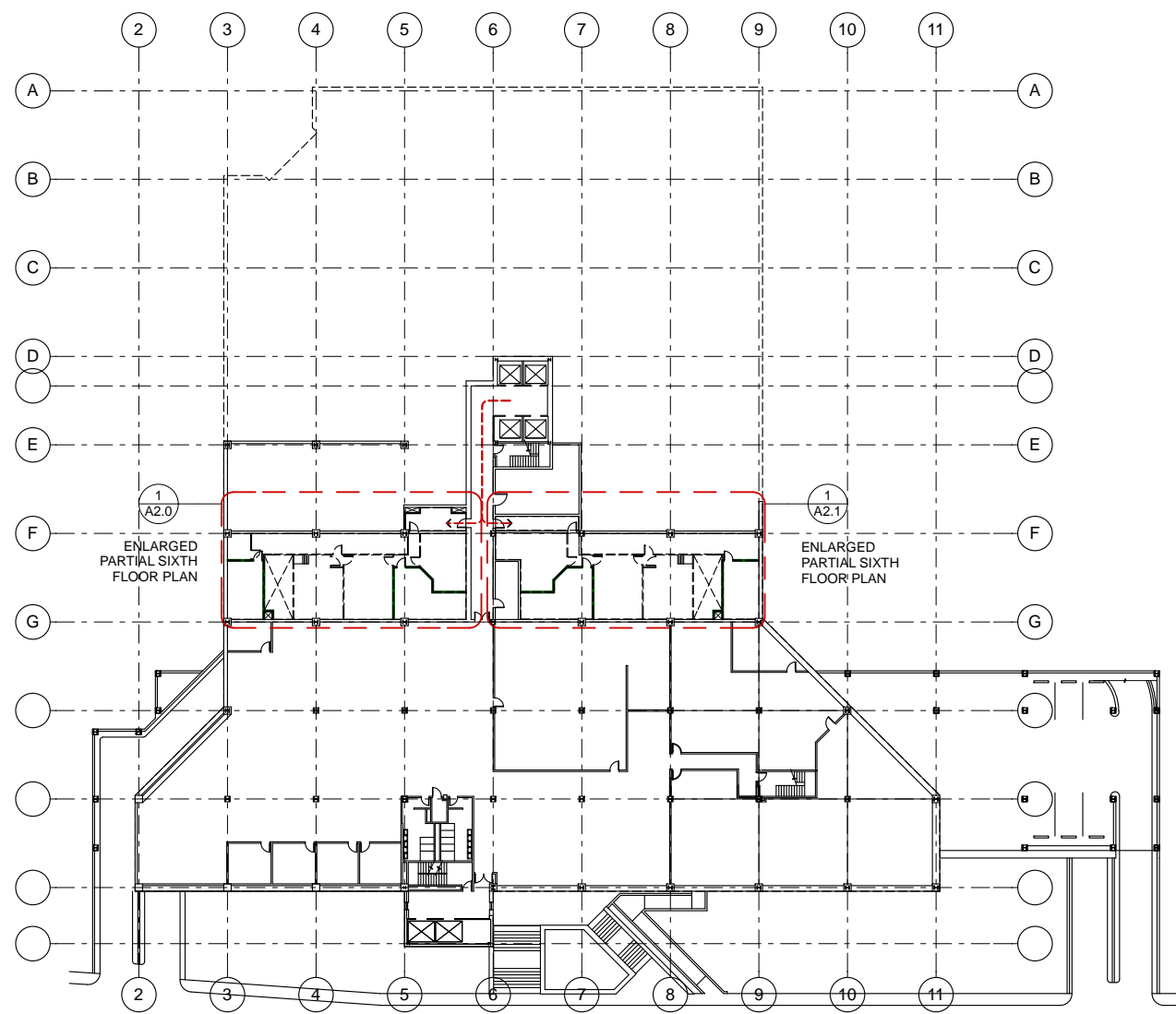
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A0.1
OVERALL FLOOR PLANS

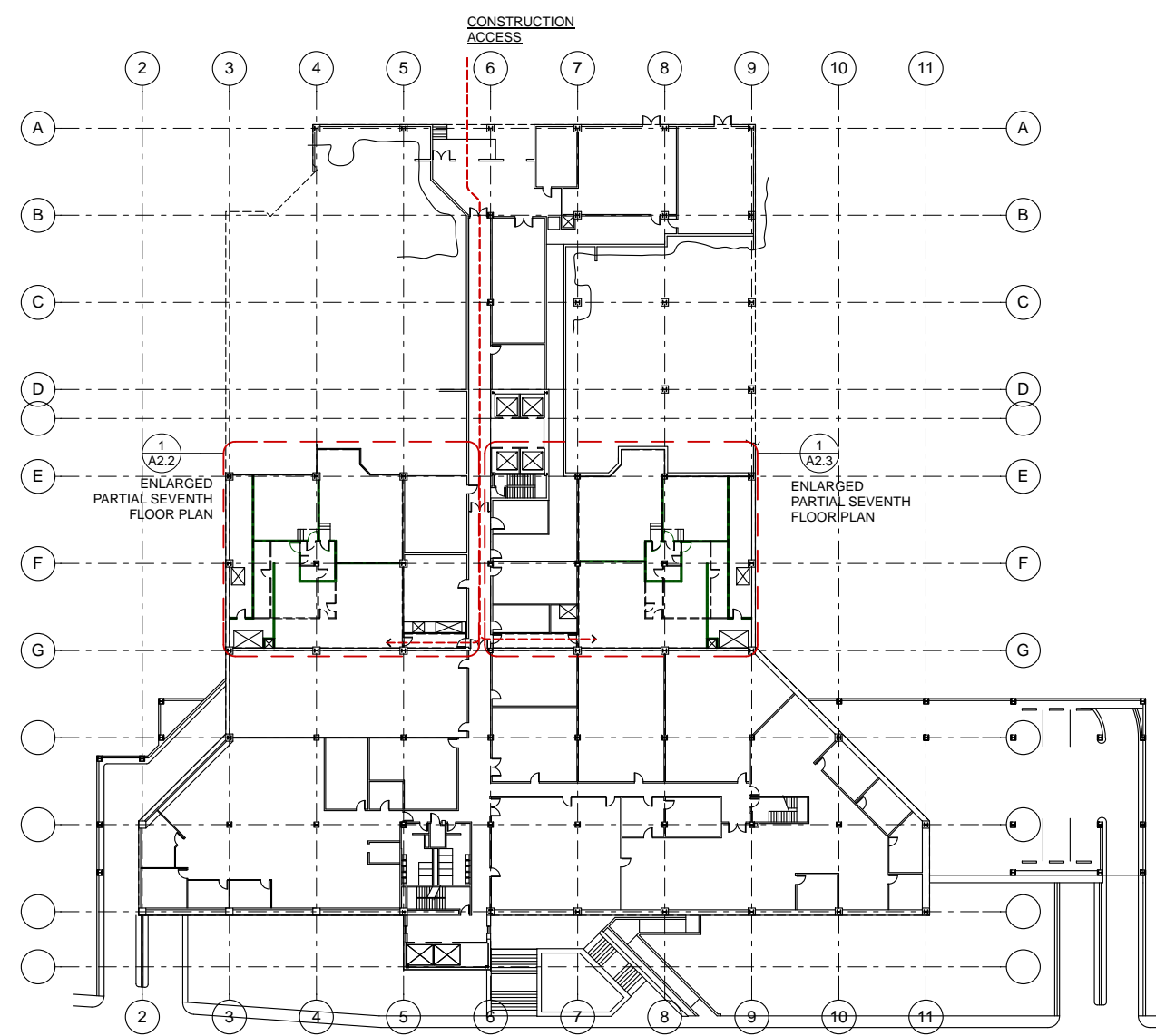
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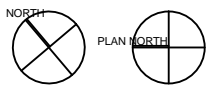
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1 SIXTH FLOOR PLAN
SCALE: 1" = 30'



2 SEVENTH FLOOR PLAN
SCALE: 1" = 30'



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FLOOR PLAN LEGEND

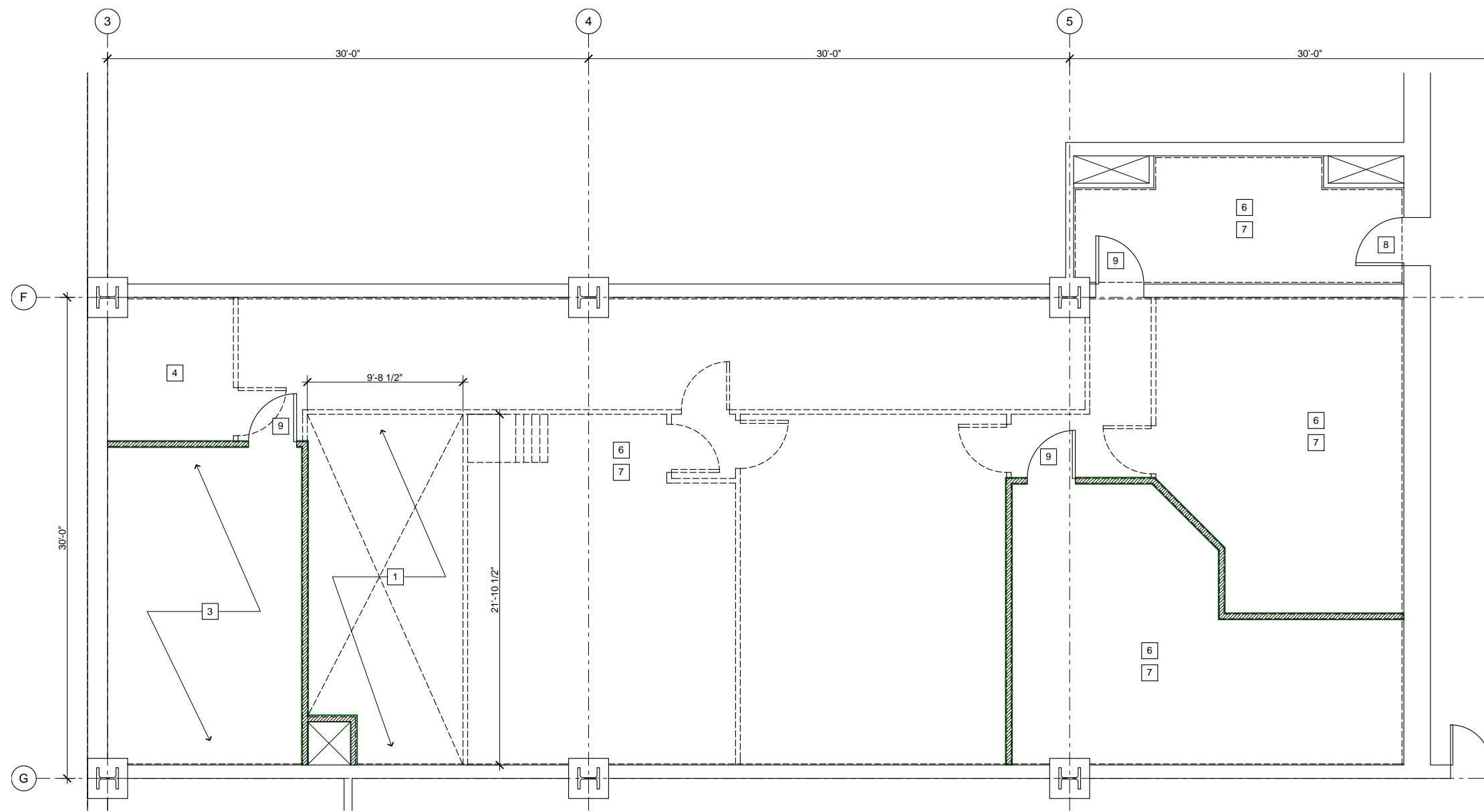
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- NEW METAL FRAMED GYPSUM WALLBOARD FACED WALL
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GENERAL NOTES

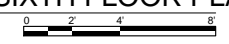
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2. ALL NEW WALLS TO BE CONSTRUCTED WITH 3-5/8" METAL STUDS AT 16" CENTERS WITH 5/8" TYPE X GYPSUM WALL BOARD EACH SIDE. FIBERGLASS INSULATION FILL FULL DEPTH. SEALED AND FIRE TAPED ON BOTH SIDES WITH TWO COATS OF PRIMER. PROVIDE DEFLECTION TRACKS AT TOPS OF WALL AS REQUIRED. CONSTRUCTED AS 1-HOUR FIRE AND SMOKE RATED ASSEMBLY. PAINT ALL NEW AND (E) WALL SURFACES WITH TWO COATS OF WHITE PRIMER.
3. WHERE WALLS ARE REMOVED, FILL AND PREPARE CONCRETE FLOOR SLAB FOR PAINTING, AND REMEDIATE FIREPROOFING CONCEALED BY WALL CONSTRUCTION. INSTALL NEW FIREPROOFING AS STRUCTURAL STEEL COMPATIBLE WITH EXISTING AS REQUIRED TO MATCH ADJACENT RATINGS. PAINT FLOOR WITH SPECIFIED COATING IN INDICATED AREA.
4. AT (E) WALL AND FLOOR PENETRATIONS TO BE ABANDONED, FILL AND FINISH TO MATCH SURROUNDING CONSTRUCTION.
5. COORDINATE, SIZE, QUANTITY AND LOCATION OF WALL AND FLOOR PENETRATIONS WITH MECHANICAL AND ELECTRICAL DOCUMENTS. SEAL ALL PENETRATIONS WITH ACOUSTICAL AND/OR FIRE RATED SEALANTS AS ASSEMBLY REQUIRES.

FLOOR PLAN KEY NOTES

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5. NEW 3' WIDE BY 7' TALL HOLLOW METAL DOOR AND FRAME WITH HARDWARE GROUP 1, INCLUDING PRESSURE/AIR SEALS. PAINTED.
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9. EXISTING HOLLOW METAL DOOR AND FRAME TO REMAIN. PAINT

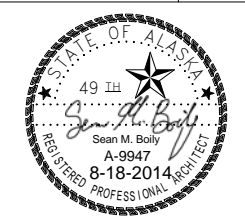


1 ENLARGED PARTIAL SIXTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



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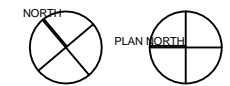
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A2.0
ENLARGED SIXTH FLOOR PLAN

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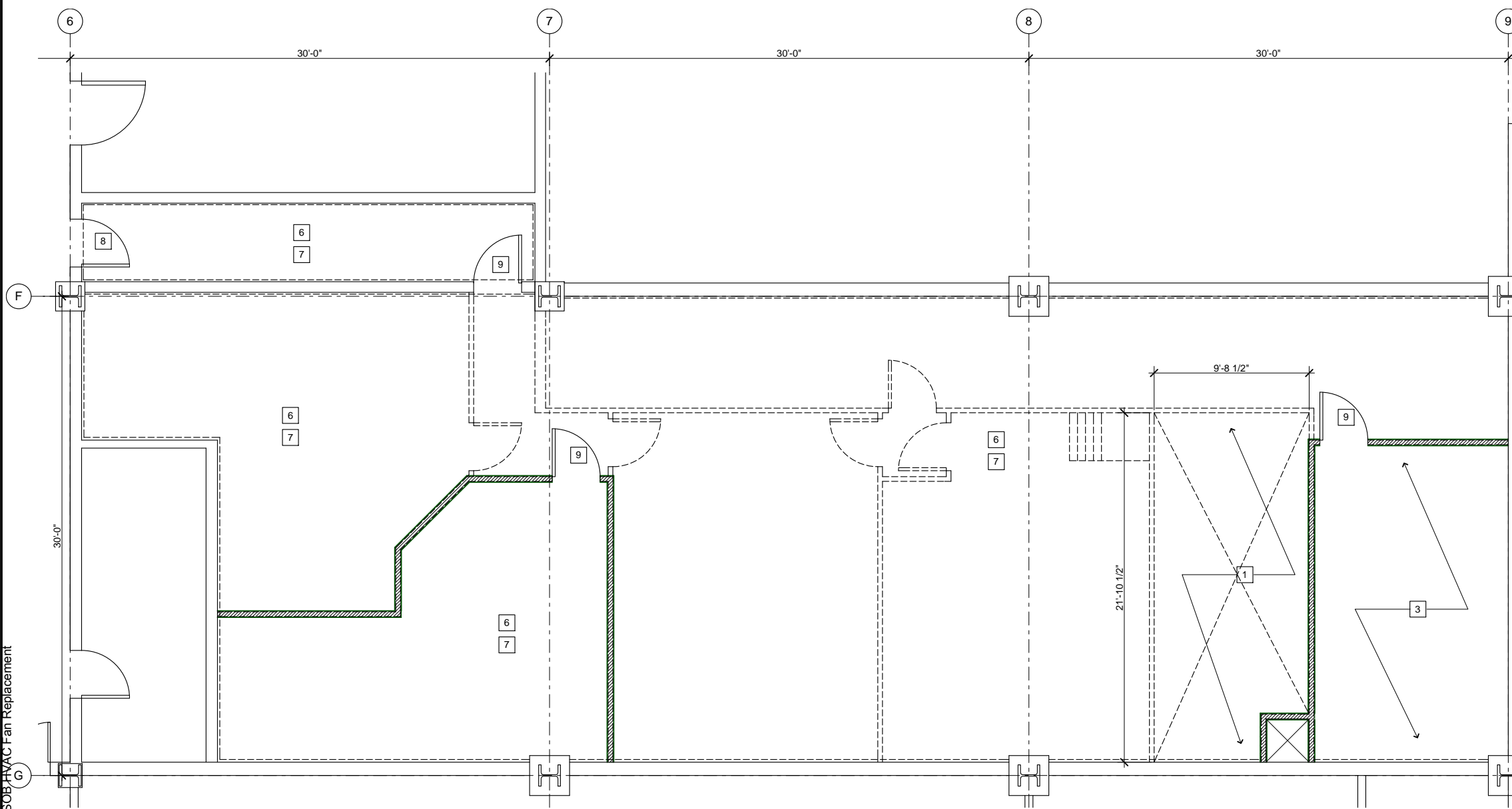
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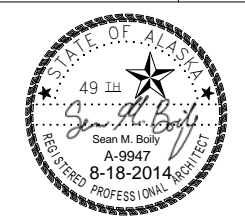
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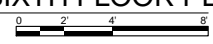
A2.1
ENLARGED SIXTH FLOOR PLAN

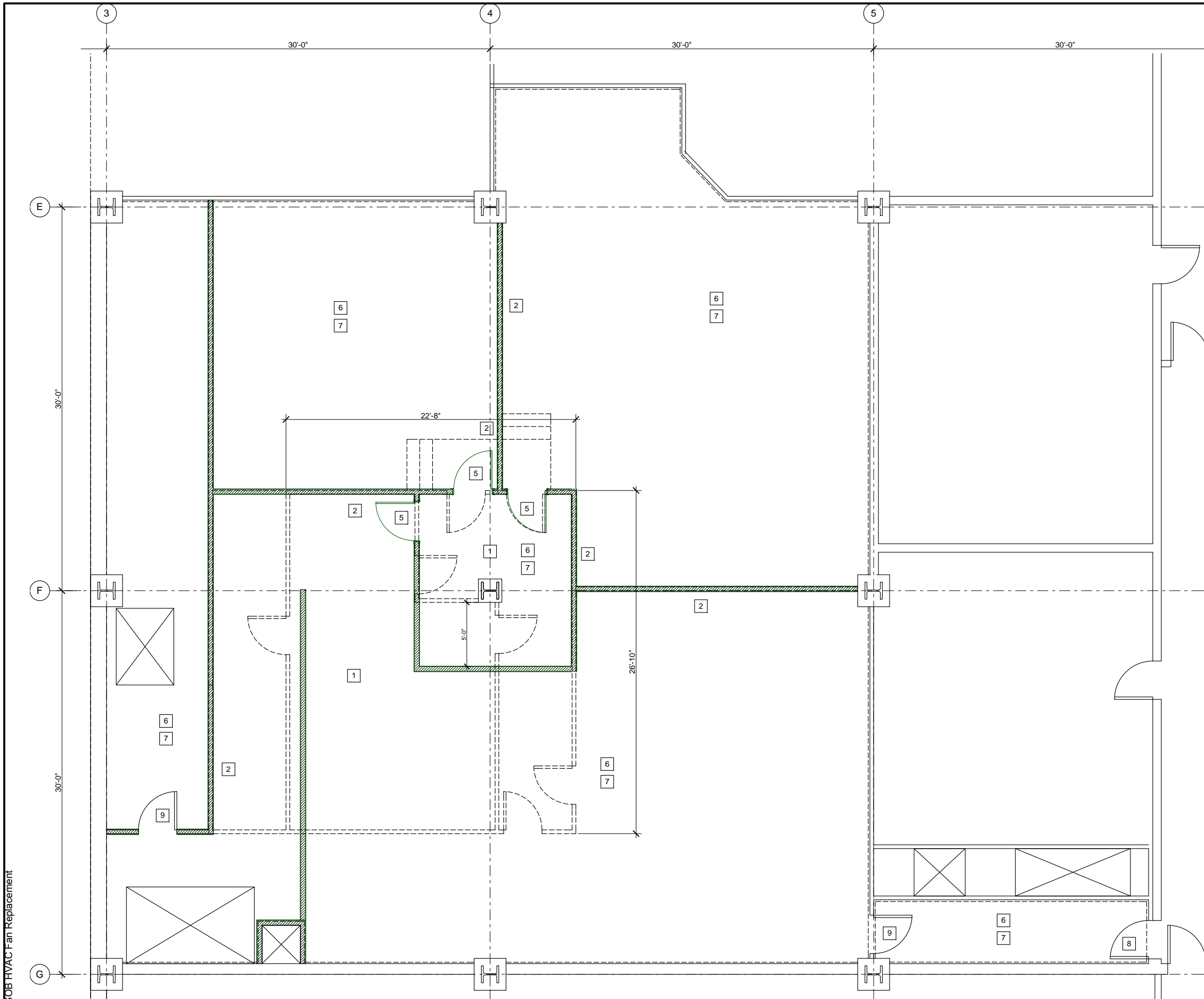
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NWA-1148-38 JSOB HVAC Fan Replacement

1 ENLARGED PARTIAL SIXTH FLOOR PLAN
SCALE: 1/4" = 1'-0"





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STATE OF ALASKA
DEPARTMENT OF ADMINISTRATION

Division of General Services
Facilities Section
PO Box 11210
Juneau, AK 99811-0210

JUNEAU STATE OFFICE BUILDING
HVAC FAN REPLACEMENT



NorthWind Architects, LLC
www.NorthWindArch.com
126 Seward Street
Juneau, AK, 99801

← 1" ACTUAL →

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

DRAWN BY: JF, SMB

A2.2

ENLARGED SEVENTH FLOOR PLAN

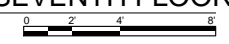
PROJECT DESIGNATION NUMBER

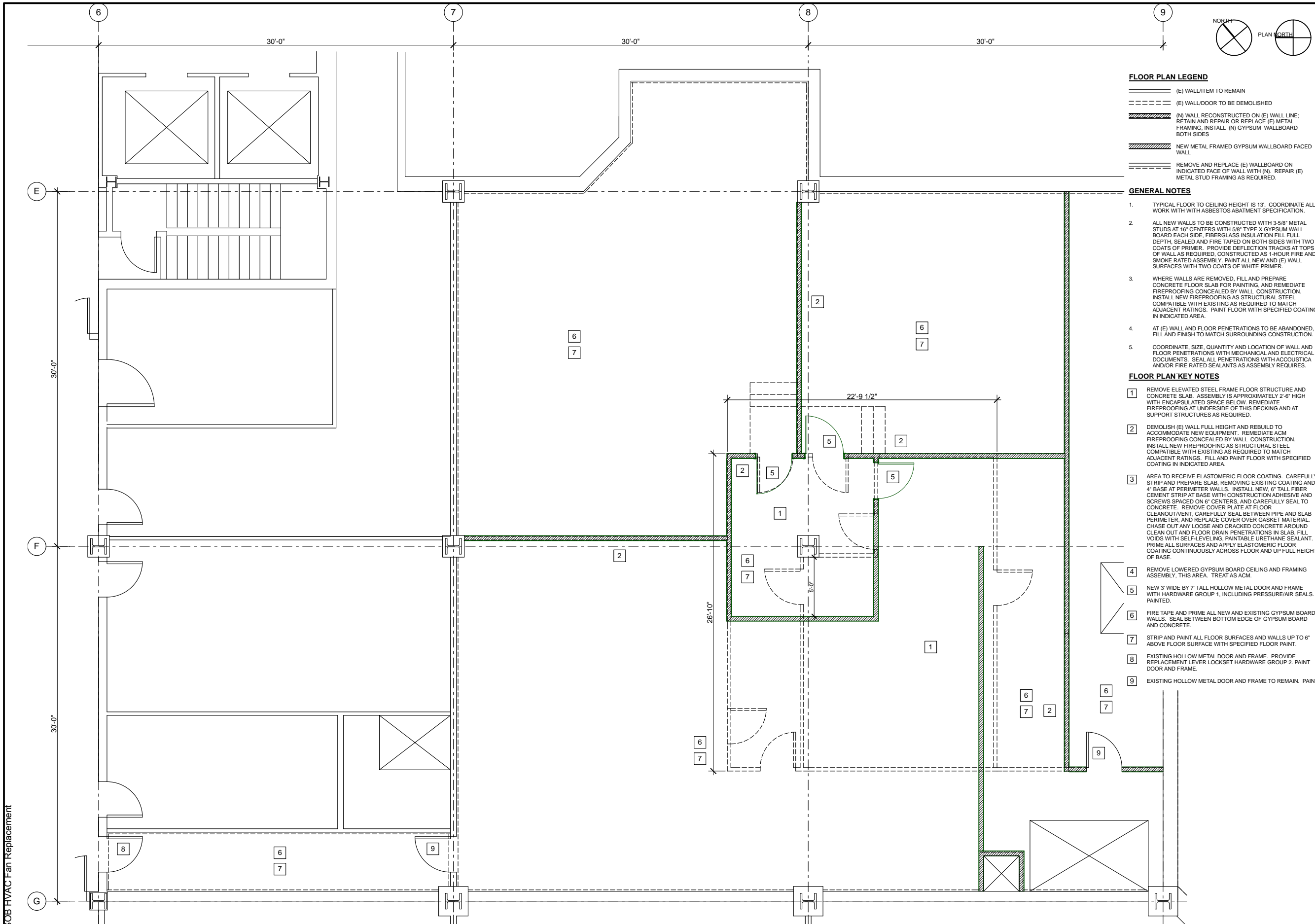
2014-0222-2576

STATE	YEAR
ALASKA	2014

NWA-1148-38 JSOB HVAC Fan Replacement

1 ENLARGED PARTIAL SEVENTH FLOOR PLAN
SCALE: 1/4" = 1'-0"





FLOOR PLAN LEGEND

- (E) WALL/ITEM TO REMAIN
- (-) WALL/DOOR TO BE DEMOLISHED
- (N) WALL RECONSTRUCTED ON (E) WALL LINE; RETAIN AND REPAIR OR REPLACE (E) METAL FRAMING, INSTALL (N) GYPSUM WALLBOARD BOTH SIDES
- NEW METAL FRAMED GYPSUM WALLBOARD FACED WALL
- REMOVE AND REPLACE (E) WALLBOARD ON INDICATED FACE OF WALL WITH (N). REPAIR (E) METAL STUD FRAMING AS REQUIRED.

GENERAL NOTES

1. TYPICAL FLOOR TO CEILING HEIGHT IS 13'. COORDINATE ALL WORK WITH WITH ASBESTOS ABATMENT SPECIFICATION.
2. ALL NEW WALLS TO BE CONSTRUCTED WITH 3-5/8" METAL STUDS AT 16" CENTERS WITH 5/8" TYPE X GYPSUM WALL BOARD EACH SIDE, FIBERGLASS INSULATION FILL FULL DEPTH, SEALED AND FIRE TAPED ON BOTH SIDES WITH TWO COATS OF PRIMER. PROVIDE DEFLECTION TRACKS AT TOPS OF WALLS AS REQUIRED, CONSTRUCTED AS 1-HOUR FIRE AND SMOKE RATED ASSEMBLY, PAINT ALL NEW AND (E) WALL SURFACES WITH TWO COATS OF WHITE PRIMER.
3. WHERE WALLS ARE REMOVED, FILL AND PREPARE CONCRETE FLOOR SLAB FOR PAINTING, AND REMEDIATE FIREPROOFING CONCEALED BY WALL CONSTRUCTION. INSTALL NEW FIREPROOFING AS STRUCTURAL STEEL COMPATIBLE WITH EXISTING AS REQUIRED TO MATCH ADJACENT RATINGS. PAINT FLOOR WITH SPECIFIED COATING IN INDICATED AREA.
4. AT (E) WALL AND FLOOR PENETRATIONS TO BE ABANDONED, FILL AND FINISH TO MATCH SURROUNDING CONSTRUCTION.
5. COORDINATE, SIZE, QUANTITY AND LOCATION OF WALL AND FLOOR PENETRATIONS WITH MECHANICAL AND ELECTRICAL DOCUMENTS. SEAL ALL PENETRATIONS WITH ACOUSTICAL AND/OR FIRE RATED SEALANTS AS ASSEMBLY REQUIRES.

FLOOR PLAN KEY NOTES

1. REMOVE ELEVATED STEEL FRAME FLOOR STRUCTURE AND CONCRETE SLAB. ASSEMBLY IS APPROXIMATELY 2'-6" HIGH WITH ENCAPSULATED SPACE BELOW. REMEDIATE FIREPROOFING AT UNDERSIDE OF THIS DECKING AND AT SUPPORT STRUCTURES AS REQUIRED.
2. DEMOLISH (E) WALL FULL HEIGHT AND REBUILD TO ACCOMMODATE NEW EQUIPMENT. REMEDIATE ACM FIREPROOFING CONCEALED BY WALL CONSTRUCTION. INSTALL NEW FIREPROOFING AS STRUCTURAL STEEL COMPATIBLE WITH EXISTING AS REQUIRED TO MATCH ADJACENT RATINGS. FILL AND PAINT FLOOR WITH SPECIFIED COATING IN INDICATED AREA.
3. AREA TO RECEIVE ELASTOMERIC FLOOR COATING. CAREFULLY STRIP AND PREPARE SLAB, REMOVING EXISTING COATING AND 4" BASE AT PERIMETER WALLS. INSTALL NEW, 6" TALL FIBER CEMENT STRIP AT BASE WITH CONSTRUCTION ADHESIVE AND SCREWS SPACED ON 6" CENTERS, AND CAREFULLY SEAL TO CONCRETE. REMOVE COVER PLATE AT FLOOR CLEANOUT/VENT, CAREFULLY SEAL BETWEEN PIPE AND SLAB PERIMETER, AND REPLACE COVER OVER GASKET MATERIAL CHASE OUT ANY LOOSE AND CRACKED CONCRETE AROUND CLEAN OUT AND FLOOR DRAIN PENETRATIONS IN SLAB. FILL VOIDS WITH SELF-LEVELING, PAINTABLE URETHANE SEALANT. PRIME ALL SURFACES AND APPLY ELASTOMERIC FLOOR COATING CONTINUOUSLY ACROSS FLOOR AND UP FULL HEIGHT OF BASE.
4. REMOVE LOWERED GYPSUM BOARD CEILING AND FRAMING ASSEMBLY, THIS AREA. TREAT AS ACM.
5. NEW 3' WIDE BY 7' TALL HOLLOW METAL DOOR AND FRAME WITH HARDWARE GROUP 1, INCLUDING PRESSURE/AIR SEALS. PAINTED.
6. FIRE TAPE AND PRIME ALL NEW AND EXISTING GYPSUM BOARD WALLS. SEAL BETWEEN BOTTOM EDGE OF GYPSUM BOARD AND CONCRETE.
7. STRIP AND PAINT ALL FLOOR SURFACES AND WALLS UP TO 6' ABOVE FLOOR SURFACE WITH SPECIFIED FLOOR PAINT.
8. EXISTING HOLLOW METAL DOOR AND FRAME. PROVIDE REPLACEMENT LEVER LOCKSET HARDWARE GROUP 2. PAINT DOOR AND FRAME.
9. EXISTING HOLLOW METAL DOOR AND FRAME TO REMAIN. PAINT

100%
August 18, 2014

ADDENDUM NUMBER

ATTACHMENT NUMBER

RECORD OF REVISIONS

No.	DATE	DESCRIPTION

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