



KENAI

City of Kenai | 210 Fidalgo Ave, Kenai, AK 99611-7794 | 907.283.7535 | www.kenai.city

ADDENDUM NO. 1

This addenda consists of 2 page + Attachments

TO: All Bid Packet Holders
FROM: City of Kenai Public Works Department
DATE: March 17, 2022
SUBJECT: Invitation to Bid – 2023 Kenai Rec Center Upgrades
DUE DATE: ***March 23, 2023, by no later than 2:00 PM***

Bidders must acknowledge receipt of this Addendum in the appropriate place on the Bid Form. Failure to do so may result in the disqualification or rejection of the bid.

Note: Information in this addendum takes precedence over original information. All other provisions of the document remain unchanged.

A. Plan Holder Questions

01-01 Plan Holder Question

On Mechanical page M0.2 – The controls specifications reference an existing control system and sequence of operations for the new HVAC equipment. Please provide detail for the existing controls system in the building? Please provide clarification regarding the sequence of operation for the new equipment.

Response: Disregard line item mentioning sequence and DDC system. All equipment shall be controlled by factory controls, wall mounted timer switch, or a time clock.

01-02 Plan Holder Question

On Mechanical page M0.1 is the equipment schedule there is the basis of design and I have attached substitutions that are equivalent substitutes. Please verify that these common HVAC manufactures as options that can be used (attached – York RTUs, Rupp Air RTUS, Rupp Air Fans, Nailor GRDs, and Nailor Louvers)?

Response: Substitutions from the manufacturers listed above shall be allowed as long as the intent for design is met, and the contractor verifies duct connections, electric parameters, etc. Additional costs created as a result of a substitution shall be included in contractors bid and will not be eligible for change orders. See also the attached formal Engineer's response.

01-03 Plan Holder Question

There is a section number discrepancy for Division 2. I assume this section number should be 020500, but the Demolition section is titled Section 002050.

Section 077200 is also missing.

Response: The Table of Contents indicates Division 2 – Existing Conditions 02 05 00 Demolition. On page 78 of the project manual the section is incorrectly titled 00 20 50, the correct numbering is 02 05 00.

Section 07 72 00 Please see the attached missing specification section. Also please note the Roof Hatch will be a Bilco Company product. Hatch is indicated on plan sheet A1.2 on Roof H. See Roof Plan Equipment Legend for symbol.

End of Addendum 1

March 16,2023

K+A designstudios
35723 Kenai Spur Highway
Soldotna, Ak., 99669

Attention: **Chris Parker**

Reference: **Kenai Rec Center**

Subject: **Mechanical Submittal Review**

Dear Chris:

Please find the following comments on the Mechanical equipment submittal. This review is for general conformance with the contract documents only. No review of physical dimensions or coordination of components was performed or implied. This review does not relieve the contractor of his responsibility for compliance with applicable drawings and specifications, or of the contractor's responsibility to confirm physical dimensions, layout, and coordinate installation and connections.

1. RTU-1: Contractor shall coordinate with electrical as the submitted equipment loads exceed the basis of design loads. The contractor shall field verify duct transitions through the roof to meet up with the existing ductwork.
2. RTU-2: Contractor shall coordinate with electrical as the submitted equipment loads exceed the basis of design loads. The contractor shall field verify duct transitions through the roof to meet up with the existing ductwork.
3. RTU-3: Contractor shall coordinate with electrical as the submitted equipment loads exceed the basis of design loads. The contractor shall field verify duct transitions through the roof to meet up with the existing ductwork.
4. RTU-4: Contractor shall coordinate with electrical as the submitted equipment loads exceed the basis of design loads. The contractor shall field verify duct transitions through the roof to meet up with the existing ductwork.
5. RTU-5: Contractor shall coordinate with electrical as the submitted equipment loads exceed the basis of design loads. The contractor shall field verify duct transitions through the roof to meet up with the existing ductwork. The contractor shall provide and install field fabricated roof curb to meet the intent indicated on the construction documents.
6. RTU-5: Contractor shall coordinate with electrical as the submitted equipment loads exceed the basis of design loads. The contractor shall field verify duct transitions through the roof to meet up with the existing ductwork. The contractor shall provide and install field fabricated roof curb to meet the intent indicated on the construction documents.
7. Jernstrom Engineering takes no exception to the submitted equipment other than the above mentioned comments.

Please call if you have any questions or comments. 1(907) 854-2188

Sincerely,
Jim Bennetts

Senior Mechanical Project Manager/ Wasilla Office Manager

SECTION 07 72 00

ROOF HATCHES

PART 1 - GENERAL

1.1 SUMMARY

- A. Work Included: Provide factory-fabricated roof hatches for ladder access.

1.2 SUBMITTALS

- A. Product Data: Submit manufacturer's product data.
- B. Shop Drawings: Submit shop drawings including profiles, accessories, location, adjacent construction interface, and dimensions.
- C. Warranty: Submit executed copy of manufacturer's standard warranty.

1.3 QUALITY ASSURANCE

- A. Manufacturer: A minimum of 5 years experience manufacturing similar products.
- B. Installer: A minimum of 2 years experience installing similar products.
- C. Manufacturer's Quality System: Registered to ISO 9001:2008 Quality Standards including in-house engineering for product design activities.

1.4 DELIVERY, STORAGE AND HANDLING

- A. Deliver products in manufacturer's original packaging. Store materials in a dry, protected, well-vented area. Inspect product upon receipt and report damaged material immediately to delivering carrier and note such damage on the carrier's freight bill of lading.

1.5 WARRANTY

- A. Manufacturer's Warranty: Provide manufacturer's standard warranty. Materials shall be free of defects in material and workmanship for a period of five years from the date of purchase. Should a part fail to function in normal use within this period, manufacturer shall furnish a new part at no charge.

PART 2 - PRODUCTS

2.1 MANUFACTURER

- A. Manufacturer: Type NB-50TB Roof Hatch by The BILCO Company, P.O. Box 1203, New Haven, CT 06505, 1-800-366-6530, Fax: 1-203-933-8478, Web: www.bilco.com.

2.2 ROOF HATCH

- A. Furnish and install where indicated on plans metal roof hatch Type NB-50TB, size width: 30" (762mm) x length: 54" (1372mm). Length denotes hinge side. The roof hatch shall be single leaf. The roof hatch shall be pre-assembled from the manufacturer.

- B. Performance characteristics:
1. Cover and curb shall be thermally broken to prevent heat transfer between interior and exterior surfaces.
 2. Cover shall be reinforced to support a minimum live load of 40 psf (195kg/m²) with a maximum deflection of 1/150th of the span or 20 psf (97kg/m²) wind uplift.
 3. Operation of the cover shall be smooth and easy with controlled operation throughout the entire arc of opening and closing.
 4. Operation of the cover shall not be affected by temperature.
 5. Entire hatch shall be weather tight with fully welded corner joints on cover and curb.
- C. Cover: Shall be 11 gauge (2.3mm) aluminum with a 5" (127mm) beaded flange with formed reinforcing members. Interior and exterior surfaces shall be thermally broken to minimize heat transfer and to resist condensation. Cover shall have a heavy extruded EPDM rubber gasket bonded to the cover interior to assure a continuous seal when compressed to the top surface of the curb.
- D. Cover insulation: Shall be 3" (75mm) thick polyisocyanurate with an R-value = 18 (U=0.315 W/m²K), fully covered and protected by an 18 gauge (1mm) aluminum liner.
- E. Curb: Shall be 12" (305mm) in height and of 11 gauge (2.3mm) aluminum. Interior and exterior surfaces shall be thermally broken to minimize heat transfer and to resist condensation. The curb shall be formed with a 5-1/2" (140mm) flange with 7/16" (11mm) holes provided for securing to the roof deck. The curb shall be equipped with an integral metal capflashing of the same gauge and material as the curb, fully welded at the corners, that features the Bil-Clip[®] flashing system, including stamped tabs, 6" (153mm) on center, to be bent inward to hold single ply roofing membrane securely in place.
- F. Curb insulation: Shall be 3" (75mm) thick polyisocyanurate with an R-value = 18 (U=0.315 W/m²K).
- G. Lifting mechanisms: Manufacturer shall provide compression spring operators enclosed in telescopic tubes to provide, smooth, easy, and controlled cover operation throughout the entire arc of opening and closing. The upper tube shall be the outer tube to prevent accumulation of moisture, grit, and debris inside the lower tube assembly. The lower tube shall interlock with a flanged support shoe welded to the curb assembly.
- H. Hardware
1. Heavy stainless steel pintle hinges shall be provided
 2. Cover shall be equipped with a spring latch with interior and exterior turn handles
 3. Roof hatch shall be equipped with interior and exterior padlock hasps.
 4. The latch strike shall be a stamped component bolted to the curb assembly.
 5. Cover shall automatically lock in the open position with a rigid hold open arm equipped with a 1" (25mm) diameter red vinyl grip handle to permit easy release for closing.
 6. Compression spring tubes shall be an anti-corrosive composite material and all other hardware shall be zinc plated and chromate sealed. [For installation in highly corrosive environments or when prolonged exposure to hot water or steam is anticipated, specify Type 316 stainless steel hardware].
 7. Cover hardware shall be bolted into heavy gauge channel reinforcing welded to the underside of the cover and concealed within the insulation space.
- I. Finishes: Factory finish shall be mill finish aluminum.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates and openings for compliance with requirements for installation tolerances and other conditions affecting performance. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Install products in strict accordance with manufacturer's instructions and approved submittals. Locate units level, plumb, and in proper alignment with adjacent work.
 - 1. Test units for proper function and adjust until proper operation is achieved.
 - 2. Repair finishes damaged during installation.
 - 3. Restore finishes so no evidence remains of corrective work.

3.3 ADJUSTING AND CLEANING

- A. Clean exposed surfaces using methods acceptable to the manufacturer which will not damage finish.

END OF SECTION