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**RESTROOM RENOVATIONS AT CITY HALL  
ITB-24-02**

**ADDENDUM NO. 2**

**April 11, 2024**

**Invitation for Bid No.: ITB-24-02**  
**Opening Date and Time: 2:00 P.M., April 17, 2024**

**The following changes, clarifications, and or additions are hereby made to Restroom Renovations at City Hall ITB-24-02.**

1. See attached contractor questions (1 through 20) and City of Fairbanks Responses.
2. See attached A211 Mark-up for wall support conceptual design.

**The contractor selected will provide all services necessary to design and furnish specified work and materials specifications in accordance with the standards in this Invitation to Bid.**

**All other terms, conditions, and specifications of the original Invitation for Bid remain unchanged.**

**CITY OF FAIRBANKS**

**Robert H. Pristash, P.E.**  
**City Engineer**

	<u>Contractor Questions</u>	<u>Responses</u>
1	When partial demo of outer wall of Restroom 2 is completed how will the remaining portion of the wall be supported?	Demolish wall to a height necessary to meet the design specifications; finished wall should be designed to provide structural support and visual aesthetics. This could include a vertical post and new headers if necessary. See sheet A211 mark-up provided with Addendum 2 for a design conceptual sketch that would be acceptable in achieving the stated goals.
2	Is the Contractor to provide electrical load calculations for panel GD10 which will serve the new water heater?	Yes.
3	Please clarify the type and manufacture of light fixture called out on A211/Note 4 is acceptable to be installed in Hallway 100H1	Yes. Proceed as designed.
4	Please confirm stairway on A211/Note 4 is to have (2) each, 2ft long light fixtures installed at the top and bottom of stairwell.	No. Proceed as designed.
5	Where can we access the drain that will be needed for the shower in Restroom 2?	Access can be provided to the floor beneath the renovations area which is an occupied level. Lower level can be accessed nights and weekends when unoccupied or during the week with 2 days advanced notice.
6	Are welded steel frame doors or "knock down" doors to be ordered and installed by the contractor?	Either type of door frame is acceptable if they provide security, privacy and visual aesthetics. There are two door to be ordered and installed by contractor: Restroom 2 door, and Custodial Closet door.
7	Will a floor drain be installed in Restroom 1 as specified by the design.	No, the city will implement that design feature at a later date. Contractor will not install floor drain in Restroom 1.

8	Where can a hot water heater be placed to supply hot water to the restroom sinks, shower and custodial sink? What size will the water heater need to be.	Water heater to be installed in storage closet to the right of Restroom 1 entrance. For water heater size see Mechanical design specs (M001; Misc. Equipment Schedule).
9	Drawing A211: We recommend header above opening to carry weight above opening. (see attached markup) Would this be approved?	Yes. See also Question 1 response.
10	Drawing A020: For Door schedule B, we suggest a solid welded jam. Would this be approved?	Yes. See also Question 6 response.
11	Drawing A980: For detail 3, we suggest a KD jamb. We recommend this because it would not hold up the taping and painting schedule for that wall until it arrived. Would this be approved?	Yes, that would be acceptable. See also responses to Questions 6 & 10.
12	Drawing A121: For restroom 102, the painters can paint the floors as indicated, but they will not be able to warranty the work unless scuffed or existing paint is removed.	No removal of existing paint on restroom floors is allowed. No sanding, grinding or scuffing is allowed. All other non-abrasive surface preparation before painting is required (wet-mopping, drying, etc. ). Contractor to provide encapsulant paint that does not require scuffing as approved by the City Engineer.
13	Drawing A121: For restroom 101, do we know what is under the vinyl? Is it glued to the concrete, or over 9x9 asbestos tile? If it is over asbestos tile, it will need to be abated. Will that be put in a change order to cover the additional cost?	Existing flooring in Restroom 1 is loose lay vinyl (un-glued) over painted concrete. No asbestos tiles are present. See also response to Question 12.

14	A sheet metal cover for the steam piping will not be very aesthetic and could potentially leave an opening where the pipe passes near the window. Will the COF allow for insulation and metal jacketing around the exposed steam pipe in the bathrooms?	Yes. Final design to be approved by City Engineer. Steam pipe covering to satisfy safety and visual aesthetics requirements.
15	Regarding the water heater piping going from the storage room to the chase, it is unclear how it is to be routed or mounted. Will the COF allow for surface mounting the piping up high with insulation in the hallway, and penetrations as necessary to enter/exit each room on the way to the chase?	Yes, that approach is acceptable.
16	Are there any other specifications or requirements for the LED light fixtures?	No.
17	Are you wanting 1 4ft light fixture to match the ones in the main corridor or 2 individual sconces in the stairwell?	Proceed as designed.
18	Where should the switch be moved to for the bathroom?	Move to opposing (new) wall. Install double gang switch to control existing overhead light at ceiling AND new light at new accessible sink.
19	Are we upgrading the panel?	No.
20	Does the existing light stay where new sink will go?	Existing light to remain at ceiling and new light to be installed by new sink as per design specs. See also Question 18 response.



### ARCHITECTURAL PLAN NOTES

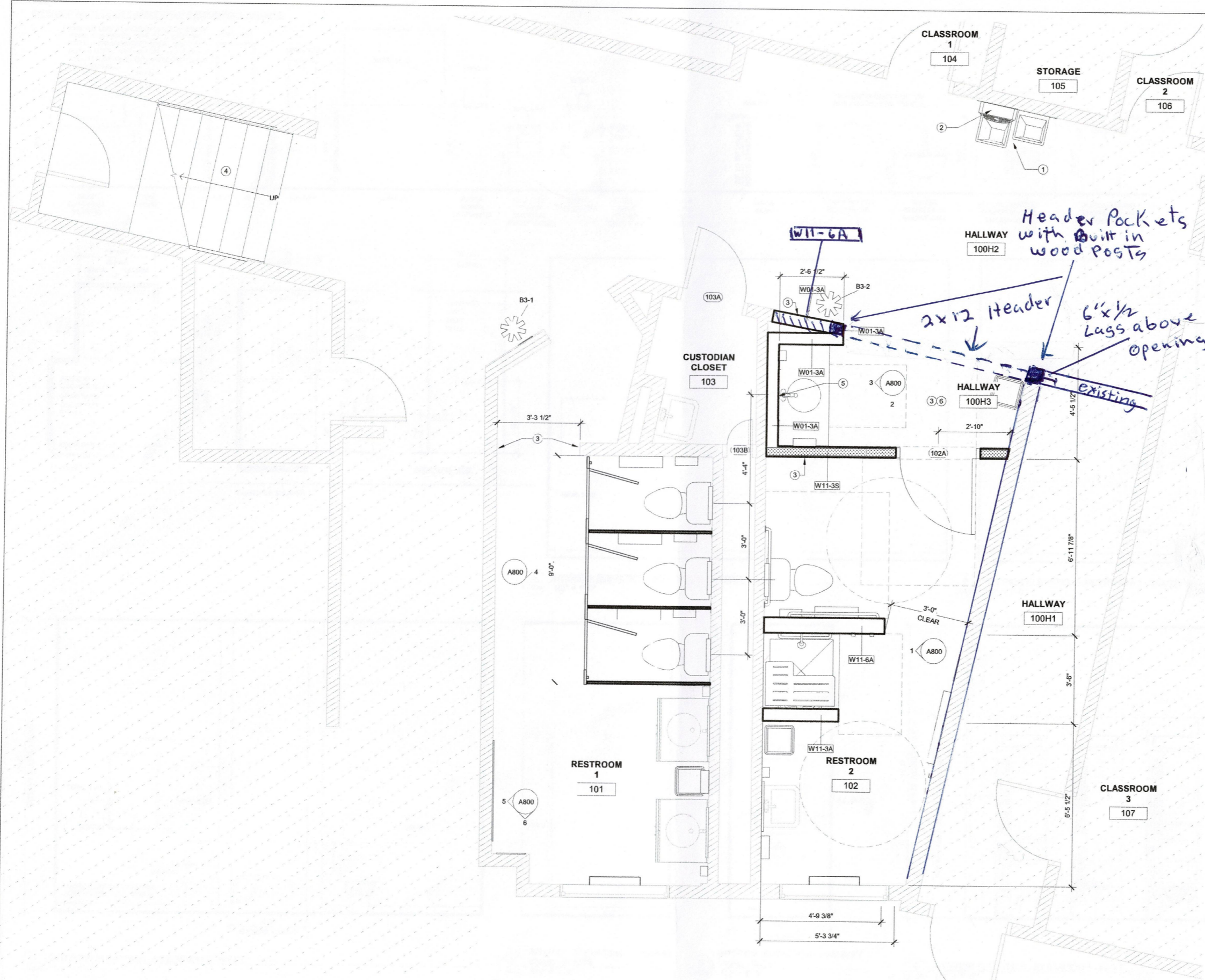
- A. SEE ARCHITECTURAL INFORMATION SHEETS FOR ABBREVIATIONS, LEGENDS, SHEET SEQUENCE, AND GENERAL NOTES FOR ARCHITECTURAL WORK.
- B. SEE ARCHITECTURAL INFORMATION SHEETS FOR ASSEMBLY TYPES.
- C. ARCHITECTURAL OVERALL PLANS SHOW SPATIAL RELATIONSHIPS FOR THE BUILDING AS A WHOLE. CONSTRUCTION COMPONENTS MAY BE SIMPLIFIED OR OMITTED FOR CLARITY.
- D. ARCHITECTURAL PARTIAL PLANS SHOW THE MAJORITY OF FRAMING AND LAYOUT INFORMATION.
- E. MAINTAIN 4" CLEAR BETWEEN DOOR FRAME AND WALL. FINISH PER DETAIL UNLESS NOTED OTHERWISE.
- F. SEE DOOR SCHEDULE FOR DOOR DETAIL CALLOUTS. PLUMBING FIXTURE DIMENSIONS ARE SHOWN TO CENTER OF FIXTURE. COORDINATE CENTER OF FIXTURE AND CENTER OF DRAIN WITH PRODUCT MANUFACTURER.
- H. SEE DETAIL FOR DIMENSION REFERENCE POINT CONVENTIONS.

### ARCHITECTURAL PLAN LEGEND

- NO ARCHITECTURAL WORK THIS AREA
- SIGNAGE SEE PER SIGNAGE SCHEDULE, A070

### KEYNOTES

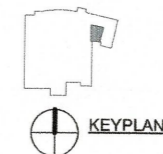
- 1) NEW HI / LOW DRINKING FOUNTAIN PER MECHANICAL.
- 2) NEW WATER BOTTLE FILLING STATION PER MECHANICAL.
- 3) PROVIDE PAINTED WOOD BASE WB-1 TO MATCH EXISTING BASE PROFILE.
- 4) REMOVE SINGLE, EXISTING LIGHTING ON CEILING ABOVE BOY AND GIRL CLUB STAIRWELL. REPLACE WITH LITHONIA CSS - L48 - 4000LM - MVOLT - 40K - 80CRI - 137WCP.
- 5) PROVIDE ALIGHT ACL2ST-3FT-DIS-40-U-HE-R-T-1-OF WALL MOUNTED FIXTURE WITH INTEGRATED SENSOR FOR OCCUPANCY DETECTION. CONNECT WITH ADJACENT CIRCUIT.
- 6) AREAS WHERE WALLS BRIDGE VAT TILE, CONTRACTOR SHALL FLOAT ADJACENT FLOOR TO PROVIDE SUITABLE LEVEL FLOOR SURFACE FOR WALL ASSEMBLY AND FLOOR FINISH AS SCHEDULED.



## RESTROOM DESIGN FOR CHILD CARE RENOVATIONS AT CITY HALL

ISSUE DATE 21 MAR 2024  
COMM. NUMBER 202301  
DESIGNED BY JB  
DRAWN BY KCV  
SCALE 0" = 1"

### RENOVATION PLAN



# A211