



ADDENDUM NO. 1

January 12, 2024

Animal Shelter Building

Response to Questions

1. The bid documents do not clarify if the building is to be constructed new. Based on the short timeframe, can a pre-existing remodeled unit with minor deviations from the specifications be acceptable.

Response: Building needs to be new materials and new construction.

2. Is the supply and installation of the foundation a part of this contract? If foundation is part of this contract, then what is the foundation type: Concrete stem wall at-grade or Pier/Pad with tie downs?

Response: Yes, the foundation is part of the contract. Contractor shall provide concrete stem wall foundation design based on building manufacturer requirements to install the building at grade. The finish floor of the new building is 123.50' per the plans.

3. If foundation required is at-grade concrete stem wall then: In section 015000 PART 1 GENERAL, it calls for an outrigger frame, however a **perimeter frame** is more conducive to a concrete foundation. The outrigger frame is typical for a pier and pad foundation system. Please confirm a perimeter frame is required if going on concrete stem wall foundation.

Response: Foundation shall be concrete stem wall with perimeter frame to be installed at-grade.

4. Is any low voltage equipment or wiring other than back boxes and conduit part of this scope?

Response: No.

5. Is water available on site for use by the contractor? If so, will it be made available free of charge and where would the point of connection be?

Response: Yes, water may be obtained by nearby City fire hydrants. The contractor will need to request a meter to be installed by the City on the hydrant of choice. The water will be provided free of charge.

6. Is a temporary jobsite office required for the contractor or any other personnel affiliated with the project?

Response: No.

7. Are there temporary power connections available for use by the contractor? If so, will this be made available to the contractor free of charge, and where would the point of connection be?

Response: This would need to be verified by the contractor. Power would be provided free-of-charge if available.

8. Is there a site-specific geotechnical report available for the project? If so, will this be provided via addendum?

Response: No. Contractor shall obtain geotechnical report as part of the foundation design.

9. Does this project require any fire alarm or fire suppression systems?

Response: Yes, typical fire suppression system for this type of building is required. System shall meet local and State fire codes.

10. Where is the point of connection to data/comms on site?

Response: The data/comms main connection is located in the indoor kennels. The cable to the modular building will be disconnected prior to the demolition.

11. Is there an existing concrete or other solid foundation below the existing building that is scheduled to be removed?

Response: No.

12. Please provide the proposed point of connection and estimated depths to existing sewer and water lines.

Response: Proposed point of connection would be near the proposed restroom in the proposed building layout. The existing sewer depth is unknown. For bidding, please assume depth is 2'-5' deep.

13. Will any type of concrete foundation be required below the new building, or will pads and piers placed on native soil be acceptable?

Response: Foundation shall be concrete stem wall with perimeter frame to be installed at-grade. Pads/Piers is not acceptable.

14. Are any concrete flatwork/sidewalks/landings or asphalt paving required as a part of this contract? If so, please provide locations and sections/details.

Response: No. A future site improvement project will include these items.

15. Are any concrete retaining walls/mow strips/curbs required for this contract? If so, please provide locations and sections/details.

Response: No. A future site improvement project will include these items.

16. Sheet 5 of 5 shows a glass wall surrounding the adoption area. Please specify what is required for this glass wall.

Response: See attached technical data sheets. Contractor shall provide Modernfold Pureview Plus Series tempered glass partitions, or approved equal.

17. Have any hazardous material investigations or reporting been conducted? If so, please provide reports. If not, please provide information pertaining to the age of the existing building.

Response: The City is currently having a lead paint/asbestos inspection performed on the existing building to be removed. For bidding, please assume the report comes back negative for lead/asbestos.

18. Who is responsible for providing and installing the commercial washer and dryer shown in the storage room? If by contractor, please provide equipment information.

Response: City will provide and install washer and dryer. Contractor shall exclude this from their bid.

19. Please advise if 6' tall, industry standard temporary fence panels, set on t-stands will be adequate for the owner's use until permanent fencing is established by others in the future? Also, should the contractor include costs for the temporary fencing to remain on site and become the property of the City upon completion of the contracted work? This will save on unknown rental charges and make it easier to close out the contract without regard to the timeline of permanent fencing to be done by others.

Response: 6' tall, industry standard temporary fence panels, set on t-stands is adequate for the owner's use until permanent fencing is installed by others in the future. Please include costs for the temporary fencing to remain on site and become the property of the City upon completion of the contracted work. The City or future contractor will remove fencing when the site improvements project goes to construction.

20. Please confirm that selection from the manufacture's standard finish materials and colors will be acceptable for bidding purposes, or if there is any more specific information bidders should use.

Response: Please assume the City will select from the manufacturer's standard materials and colors.

21. Will the new building need gutters and downspouts?

Response: No.

22. The specifications for the building mention 6" self-cove base at the cat holding and medical areas. Is this to be standard 6" resilient base or, is the intent to have vinyl sheet flooring in these rooms instead of the specified 20 MIL LVP?

Response: Please assume 20 mil minimum LVP with 6" resilient self-cove base throughout the entire building.

23. Can excess soil material be stockpiled on site at the neighboring lot, or will it need to be completely removed from the site?

Response: Please stockpile excess dirt on-site at a location directed by City.

24. What type of material should be used for final grading around the building, and at what thickness?

Response: Native material or import fill sand may be used for final grading around the building. Future site improvement project will install concrete walks and landscaping around the building.

This Addendum forms a part of the Proposal Documents and will be incorporated into the Contract Documents, as applicable. All other conditions of the Contract Documents remain unchanged. The following changes, additions, or deletions as set forth herein shall apply to the Contract Documents and shall be made a part thereof and shall be subject to all the requirements thereof as through originally shown and/or specified.

Proposals shall be submitted in accordance with this Addendum. All consultants MUST acknowledge receipt of this Addendum by signing and returning this Addendum with your Proposal.

City of Los Banos

Firm Name: _____

 - on behalf of -

By: _____

By: Jose Lemus, PE
Interim PW Director/City Engineer

Title: _____

Date: _____

SPECIFICATION – SECTION 10 22 26 (10650) OPERABLE PARTITIONS

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Manually operated, individual glass panel partitions.
- B. Related Sections include the following:
 - 1. Division 03 Sections for concrete tolerances required.
 - 2. Division 05 Sections for primary structural support, including pre-punching of support members by structural steel supplier per operable partition supplier's template.
 - 3. Division 06 Sections for wood framing and supports, and all blocking at head and jambs as required.
 - 4. Division 08 Sections for lock cylinders and keying requirements.
 - 5. Division 09 Sections for wall and ceiling framing at head and jambs.

1.3 QUALITY ASSURANCE

- A. Installer Qualifications: An experienced installer who is certified in writing by the operable partition manufacturer, as qualified to install the manufacturer's partition systems for work similar in material design, and extent to that indicated for this Project.
- B. Preparation of the opening shall conform to the criteria set forth per ASTM E557 Standard Practice for Architectural Application and Installation of Operable Partitions.
- C. The operable wall must be manufactured by a certified ISO-90001-2015 company or an equivalent quality control system.

1.4 REFERENCE STANDARDS

- A. ASTM International
 - 1. ASTM E557 Standard Practice for Architectural Application and Installation of Operable Partitions.
 - 2. ASTM C1036 – Standard Specification for Flat Glass.

- 3. ASTM C1048 – Heat Treated Flat Glass – Kind HS, Kind FT Coated and Uncoated Glass.
- 4. ASTM E84 – Surface Burning Characteristics of Building Materials

B. Health Product Declaration Collaborative

- 1. Health Product Declaration Open Standard v2.1

C. International Standards Organization

- 1. ISO 14021 – Environmental Labels and Declarations – Self-Declared Environmental Claims (Type II Environmental Labeling).
- 2. ISO 14025:2011-10, Environmental Labels and Declarations – Type III Environmental Declarations – Principles and Procedures
- 3. ISO 14040 :2009-11 Environmental Management – Life Cycle Assessment – Principles and Framework.
- 4. ISO 14044 :2006-10, Environmental Management – Life Cycle Assessment – Requirements and Guidelines.
- 5. ISO 21930 – Sustainability in Buildings and Civil Engineering Works – Core Rules for Environmental Product Declarations of Construction Projects and Services.

D. Other Standards

- 1. ADA – American Disabilities Act.
- 2. ANSI Z97.1 – Safety Glazing Materials Used in Buildings.
- 3. CPSC 16 CFR 1201 – Safety Standard for Architectural Glazing Materials.

1.5 SUBMITTALS

- A. Product Data: Material descriptions, construction details, finishes, installation details, and operating instructions for each type of glass panel partition, component, and accessory specified.
- B. Shop Drawings: Show location and extent of operable glass panel partitions. Include plans, elevations, sections, details, attachments to other construction, and accessories. Indicate dimensions, weights, conditions at openings, and at storage areas, and required installation, storage, and operating clearings. Indicate location and installation requirements for hardware and track, including floor tolerances required and direction of travel. Indicate blocking to be provided by others.
- C. Setting Drawings: Show imbedded items and cutouts required in other work, including support beam punching template.

- D. Samples: Color samples demonstrating full range of finishes available by architect. Verification samples will be available in same thickness and material indicated for the work.
- E. Reports: Provide a complete and unedited written sound test report indicating thickness and spacing in test specimen matches product as submitted.
- F. Create spaces that are healthy for occupants.
 - 1. Furnish products and materials with Health Product Declaration (HPD), Manufacturer Inventory, or other material health disclosure documentation. Products without an HPD or other disclosure documentation are not acceptable.
- G. Furnish materials that generate the least amount of pollution.
 - 1. Furnish products and materials that have third party verified Environmental Product Declarations (EPDs). Consider products and materials that have optimized environmental performance (reduced life cycle impacts). Products without an EPD or other disclosure documentation are not acceptable.
- H. Buy American: Glass wall products are to be manufactured in the United States in compliance with applicable U.S. Federal Trade Commission and U.S. Customs Service and Border Protections regulations and be labeled "Made in America".

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Clearly mark packages and panels with numbering systems used on Shop Drawings. Do not use permanent markings on panels.
- B. Protect panel and glazing materials during delivery, storage, and handling to comply with manufacturer's direction and as required to prevent damage.

1.7 WARRANTY

- A. Manufacturer's Special Project Warranty on Glass Panels: Provide written warranty signed by the manufacturer of glass operable partitions agreeing to replace those panels with manufacturing defects.
 - 1. Manufacturing defects are defined as any defect materially obstructing vision through the glass, and mechanical failure of hardware which prevents the proper operation of the panels after appropriate installation.
 - 2. Warranty period: One (1) year from date of installation.

PART 2 – PRODUCTS

2.1 MANUFACTURERS, PRODUCTS, AND OPERATION

- A. Manufacturers: Subject to compliance with requirements, provide products by the following:

1. Modernfold, Inc.

- B. Panels to be manufactured in the U.S.A.

- C. Products: Subject to compliance with requirements, provide the following product:

1. Modernfold Glass Wall Model PureView – Paired Panel with 4-1/8-inch (105mm) square top and bottom rails.

2.2 OPERATION

- A. Modernfold Glass Wall Model PureView Paired Panel: Series of paired glass panels hinged together in pairs, manually operated and top-supported. Panels use two-piece, clamp-on top and bottom rail that fastens together from alternating sides:

1. Final Closure (*Select One*):

- a. Pivot panel
- b. Standard intermediate panel ending within storage pocket, or at face of storage pocket.

2.3 PANEL CONSTRUCTION

- A. Provide top reinforcement as required to support panel from suspension components and provide reinforcement for hardware attachment. Fabricate panels with concealed fasteners. Finished in-place partition shall be rigid, level, plumb, aligned with uniform joints and appearance, free of bow, warp, twist, deformation, and surface and finish irregularities.
- B. Dimensions: Fabricate operable glass panel partitions with manufacturer's standard panel sizes to form an assembled system of dimensions indicated on Drawings and verified by field measurements.
 1. Maximum panel width: 48-inches (1219 mm)
 2. Standard rail thickness: 1-9/16 inches (40 mm)
- C. Top and Bottom Rails: Continuous two-piece assemblies with removable end caps. Rails fasten together from alternate sides of partition allowing for field adjustment to job site conditions. Snap-on covers are furnished to facilitate installation.
- D. Horizontal Top and Bottom Seals: Continuous contact vinyl seals without the need for mechanically operated parts.
- E. Bottom Rail Locking System: Engage adjacent panels by use of interlocking floor bolts to stabilize panels from movement in all directions.
 1. Equip a minimum of one end panel with a brass, mortised lock allowing for cylinder and/or thumb turn operation. Round bolts engage eccentric bushing floor strikes for security.
 2. Pivot panels to have mortised cylinder with key and thumb turn.
 3. Intermediate panels to have interconnecting floor bolts.
 4. Lead panels to have mortised cylinder with thumb turn.

F. Hinges for panels shall be:

1. Butt hinges attached to top and bottom rails.

G. Acoustical ratings of panels with this construction achieve Sound Transmission Class of (see below) minimum STC when tested in accordance with ASTM E90 and classified in accordance with ASTM E413.

1. 15 STC

2.4 MATERIALS

- A. Aluminum: Alloy and temper recommended by aluminum producer and finisher for type of use, corrosion resistance, and finish indicated; ASTM B221 (ASTM B221M) for extrusions; manufacturer's standard strengths and thicknesses for type of use.
- B. Glass Type: Tempered, ½-inch (13 mm) complying with safety standards specified in ANSI Z97.1 CPSC16, CFR1201, ASTM C1036 and ASTM C1048.
- C. Glass Finish *(Select One)*:
1. Clear tempered
 2. Frosted tempered
 3. Low iron tempered
 4. Low iron frosted tempered
 5. Laminated clear tempered
 6. Laminated "Markerboard" low iron tempered "Polar White"
- D. Panel Weight: 7.5 lbs./square foot

2.5 PANEL FINISHES

- A. Provide top and bottom rails with one of the following finishes *(Select One)*:
1. Clear anodized aluminum
 2. Dark Bronze anodized aluminum
 3. Black anodized aluminum
 4. Satin stainless anodized aluminum
 5. White Powder Coat (RAL9016)
 6. Black Powder Coat (RAL 9004)
 7. RAL "Classic" (Solids collection Powder Coat available provided in one of the following *(Select One)*):
 - a. Glass finish (80-85° gloss)
 - b. Satin finish (30° gloss)

2.6 SUSPENSION SYSTEM *(Select One)*:

- A. G-330 Suspension System Smart Track
1. Suspension Tracks: Extruded aluminum with a minimum wall thickness of 0.235 inches (6 mm). Incorporate cast aluminum or mitered intersections, switches, and curves in stacking area. Provide alignment pins for track, intersections, switches, and curves insuring both fit and roller surface integrity.
 - a. Exposed track soffit: Factory-finished aluminum with white powder coat.
 2. Carriers: Two stainless steel trolleys with vinyl roller surfaces. Trolley design incorporates eight (8) wheels of varying dimensions. Automatic indexing of panels into stack area is provided by

- pre-programmed switches and trolleys without electrical, pneumatic, or mechanical activation.
3. Warranty period: Two (2) years.

2.7 OPTIONS

A. Pass Doors

1. Sliding Swing Door: Top hung operating swing door, rail heights to match partition rails providing uniform appearance.
2. Hardware – Pass Door
 - a. Automatic door closer
 - b. Door pulls back-to-back
 - i. 12-inch (305 mm) tubular pull
 - a. Clear anodized
 - b. Black anodized
 - c. Dark bronze anodized
 - d. Satin stainless steel
 - ii. Manet 1204mm "Ladder Pull" - stainless steel
 - iii. TG-138 49-inch (1245 mm) locking "Ladder Pull" – satin stainless steel
 - c. Mortise Cylinder Floor Locks

B. Automatic door closer – Pivot Panel

1. BTS80 floor closer
2. RTS88 ceiling closer

C. Door pull back-to-back – Pivot Panel

1. 12-inch (305 mm) tubular pull
 - a. Clear anodized
 - b. Black anodized
 - c. Dark bronze anodized
 - d. Satin stainless steel
2. Manet 1204mm "Ladder Pull" - stainless steel
3. TG-138 49-inch (1245 mm) locking "Ladder Pull" – satin stainless steel

D. Bottom rail cover

1. 4-1/8-inch (105 mm) cover (matches top rail)
2. 10-inch (254 mm) cover

PART 3 – EXECUTION

3.1 INSTALLATION

- A. General: Comply with ASTM E557, operable partition manufacturer's written installation instructions, drawings, and approved Shop Drawings.
- B. Install operable glass partitions and accessories after other finish operations, including painting.
- C. Match operable glass partitions by installing panels from marked packages in numbered sequence indicated on Shop Drawings.
- D. Broken, cracked, shipped, deformed, or unmatched panels are not acceptable.

3.2 CLEANING AND PROTECTION

- A. Clean metal and glass surfaces upon completing installation of operable glass partitions to remove dust, dirt, adhesives, and other foreign materials according to manufacturer's written instructions.
- B. Provide final protection and maintain conditions in a manner acceptable to the manufacturer and installer that ensure operable glass partitions are without damage or deterioration at time of Substantial Completion.

3.3 ADJUSTING

- A. Adjust operable glass partitions to operate smoothly, easily, and quietly, free from binding, warp, excessive deflection, distortion, nonalignment, misplacement, disruptions, or malfunction, throughout the entire operation range. Lubricate hardware and other moving parts.

3.4 EXAMINATION

- A. Examine flooring, structural support, and opening, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of operable glass partitions. Proceed with installation only after unsatisfactory conditions have been corrected.
 - 1. Ensure finished floor under operable glass partition is level ± 0.13 -inch (3 mm) in ten (10) feet (3048 mm) non-cumulative.

3.5 DEMONSTRATION

- A. Demonstrate proper operation and maintenance procedures to Owner's representative.
- B. Provide Operation and Maintenance Manual to Owner's representative.

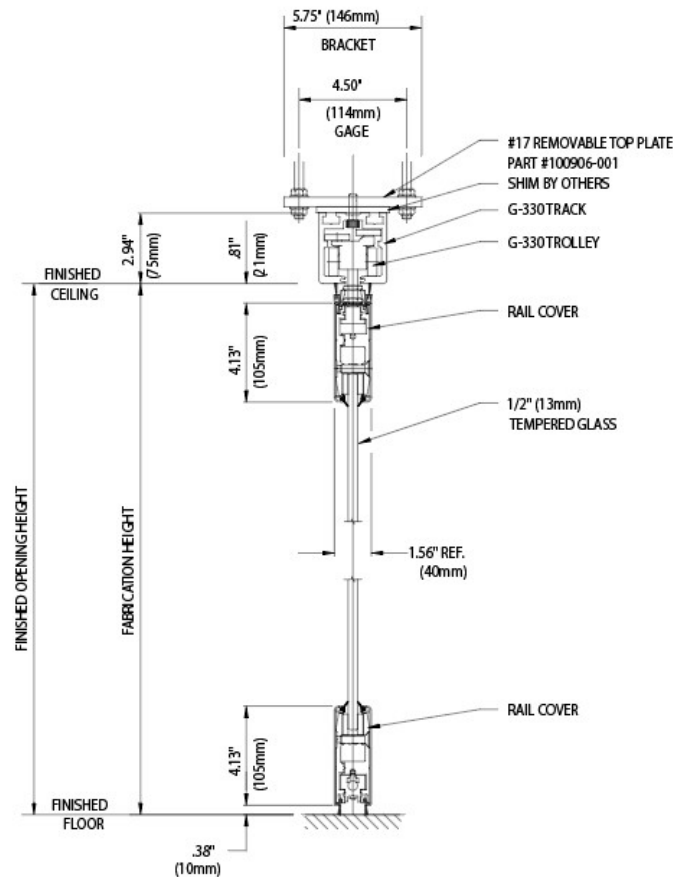
PANEL SECTION

	Max. System Height	Min. Panel Width	Max. Panel Width	Max. Panel Weight
Pivot Panel	* 10'-0"	2'-0"	4'-0"	330 lbs.
Intermediate Panel	* 10'-0"	2'-0"	4'-0"	330 lbs.
Pass Door (Convertible Panel)	* 10'-0"	3'-2"	3'-2"	265 lbs.

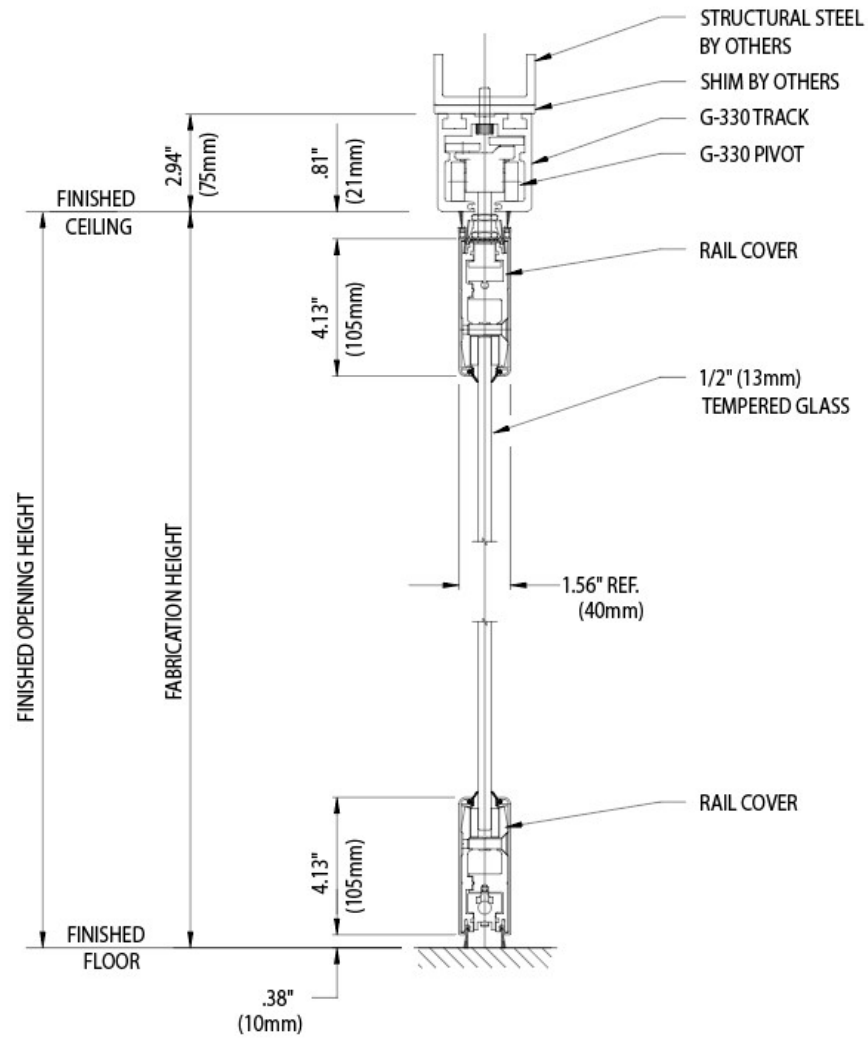
*For panels above 10'-0" up to 12'-0", consult with the factory.

Example: Maximum height is 11'-0" with 4'-0" wide panel and maximum width is 3'-7" with 12'-0" tall panel.

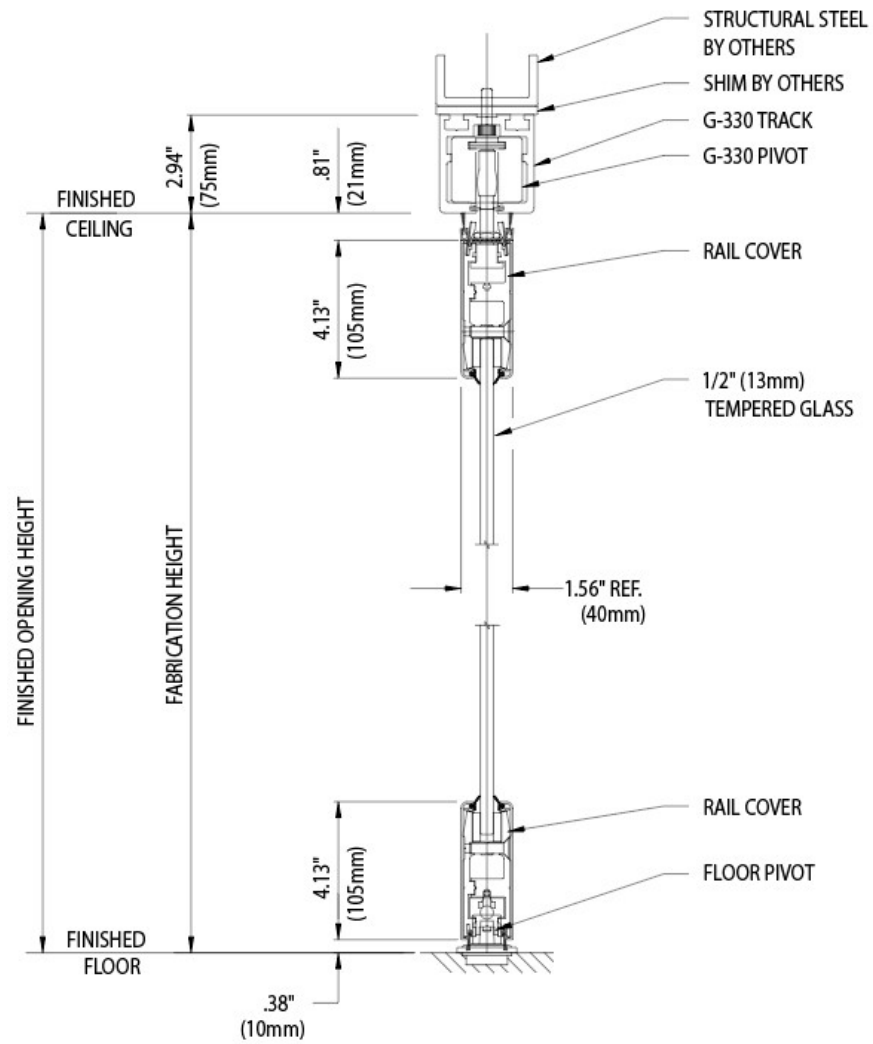
G-330 Track System Bracket Mount



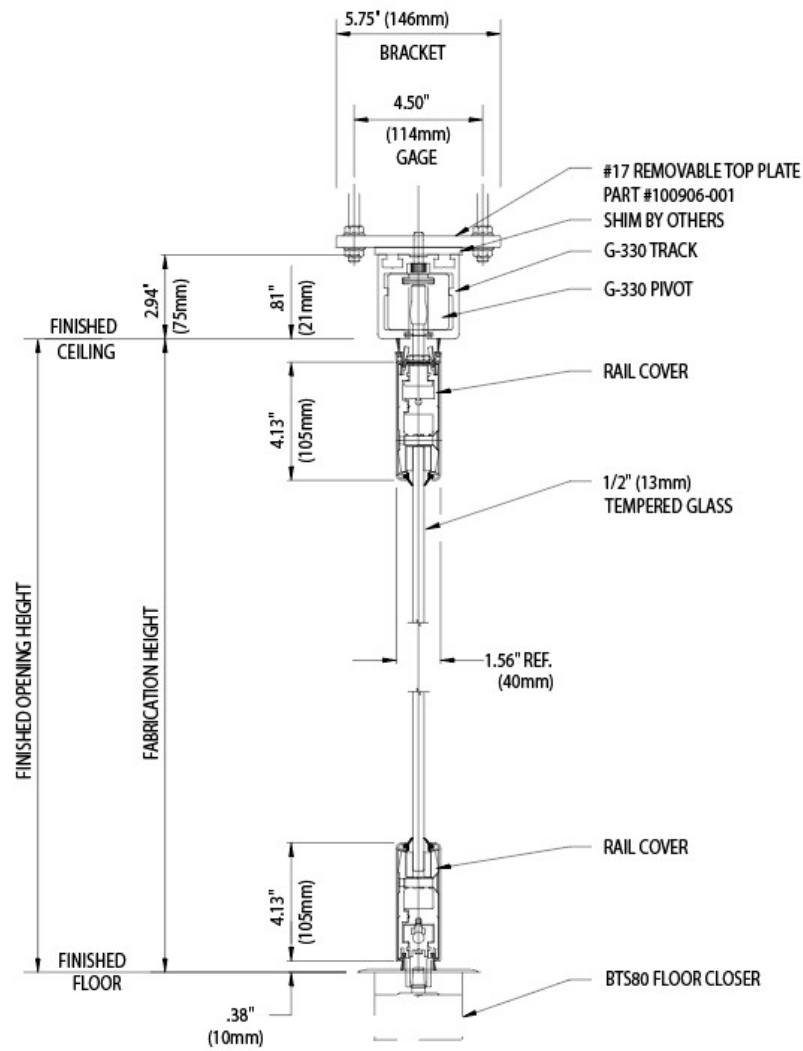
G-330 Track System Direct Mount



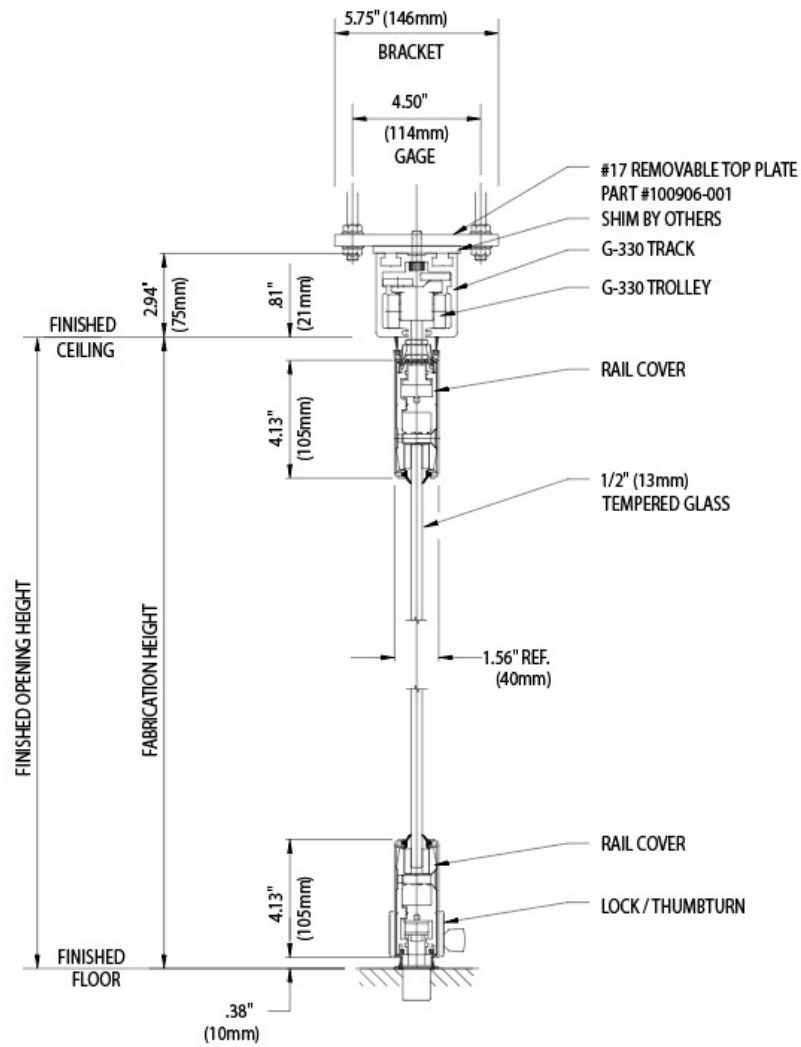
Section Through Pivot Panel with Standard Pivot



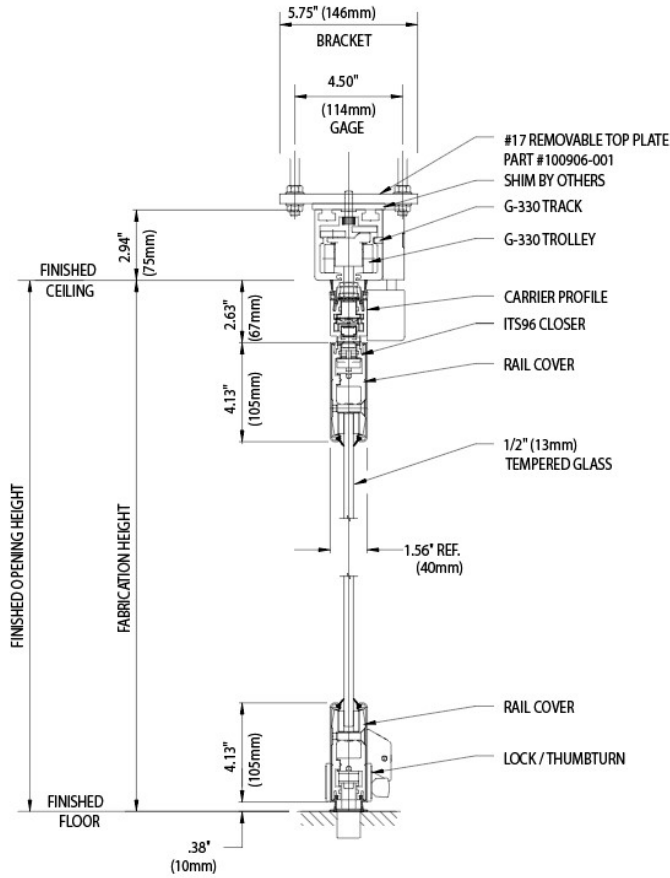
Section Through Pivot Panel with Concealed Bottom Closer



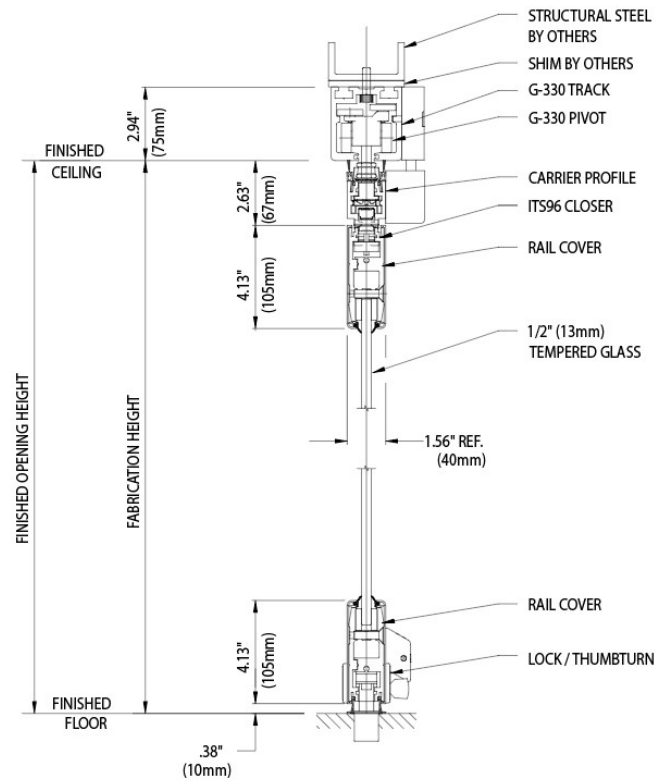
Section Through Sliding Panel with Bottom Lock



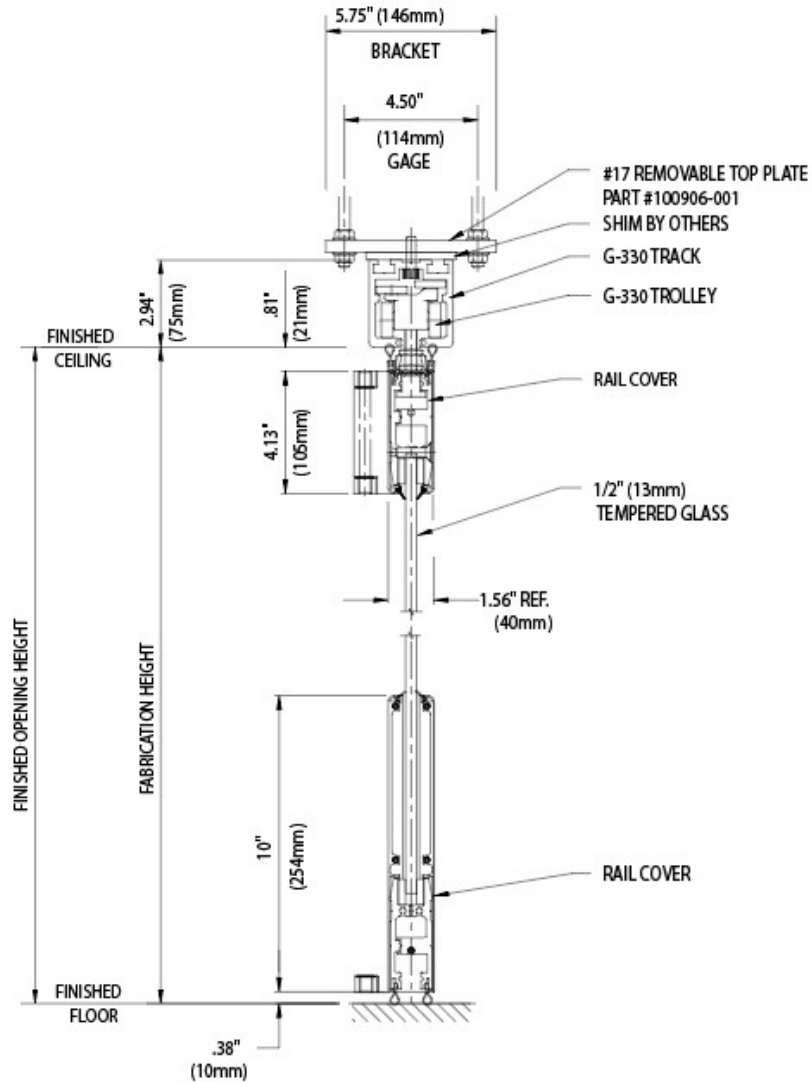
Section Through Pass Door with Concealed Top Closer
(G-330 Track System – Bracket Mount)



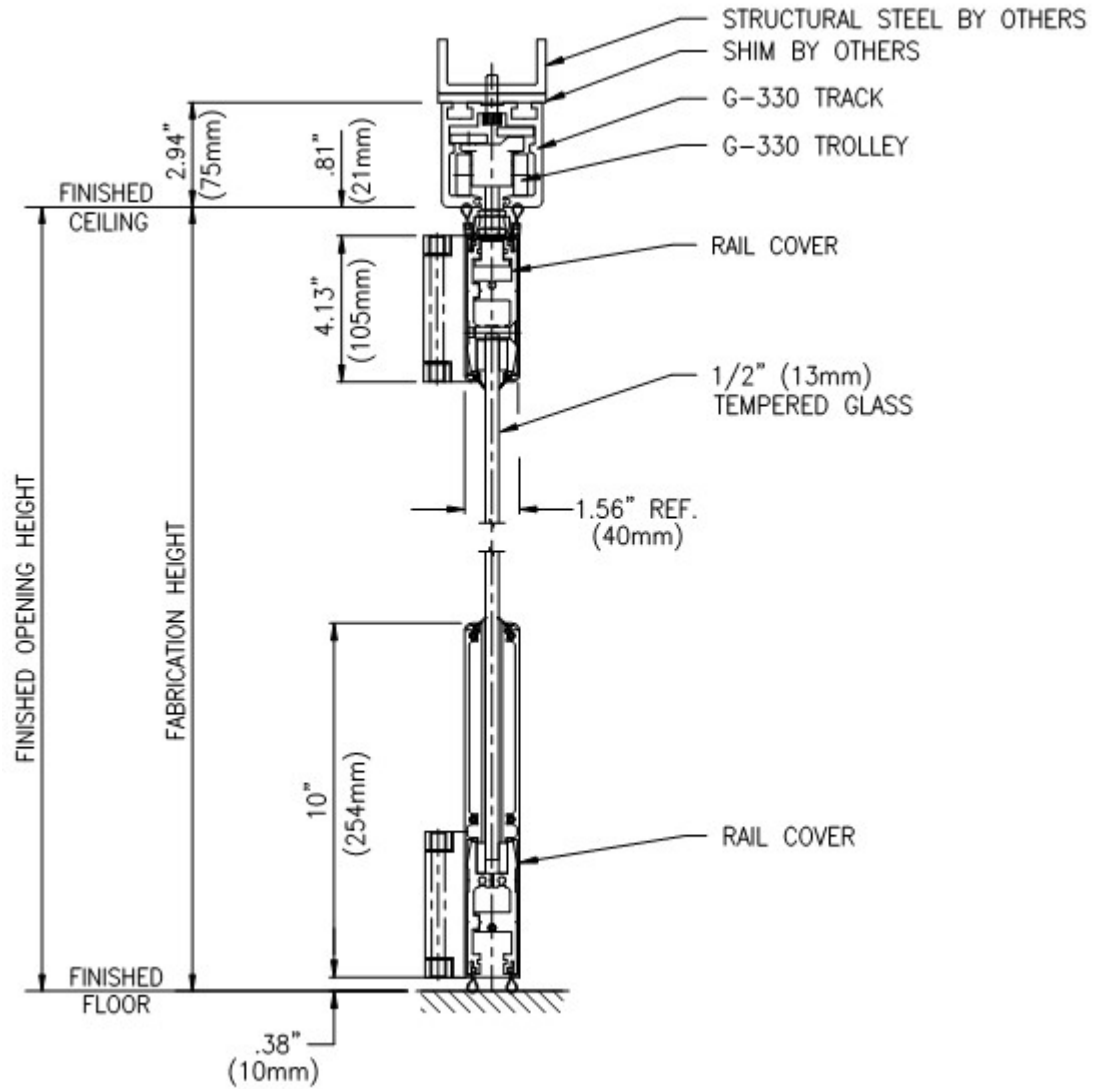
Section Through Pass Door with Concealed Top Closer
(G-330 Track System – Direct Mount)



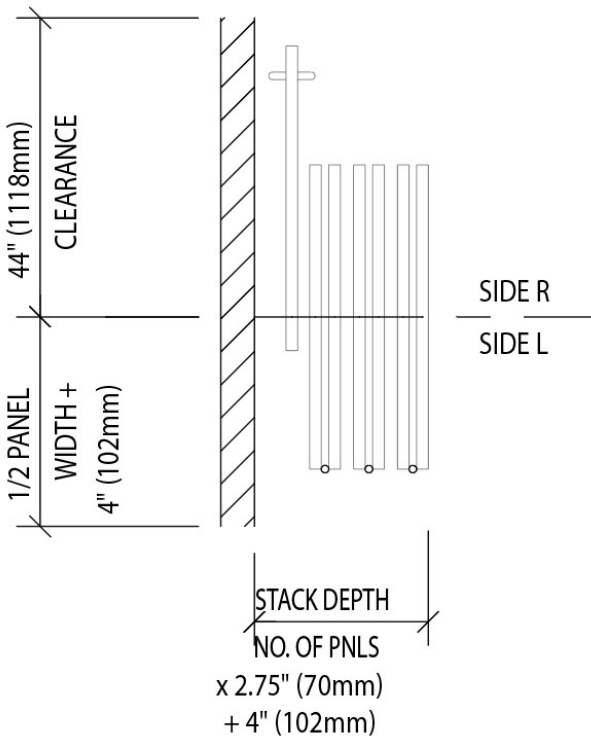
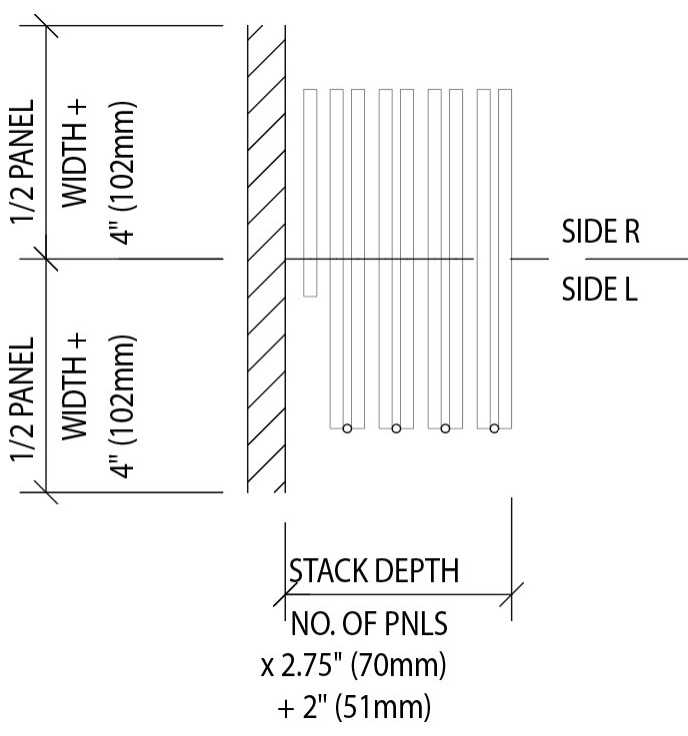
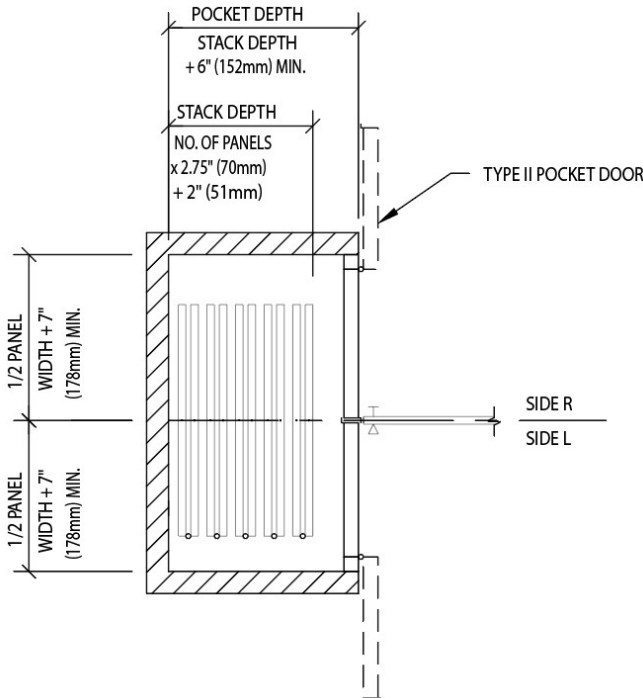
G-330 Track System Bracket Mount – 10' Cover



G-330 Track System Direct Mount – 10" Cover



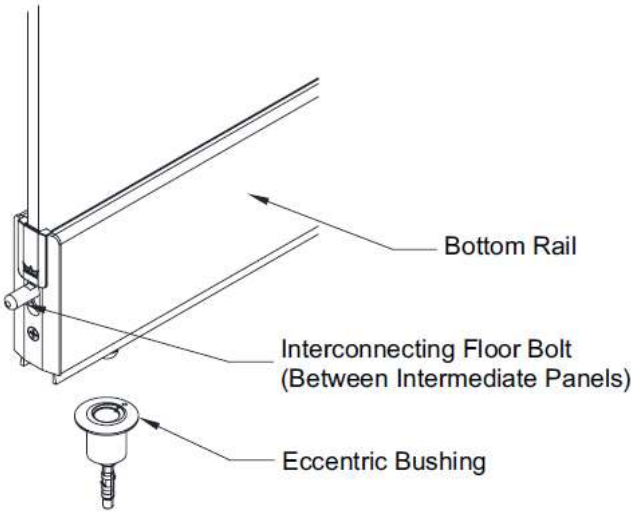
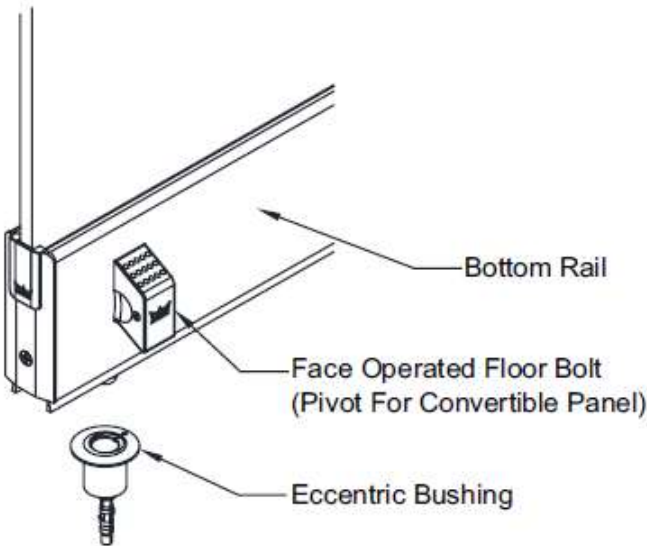
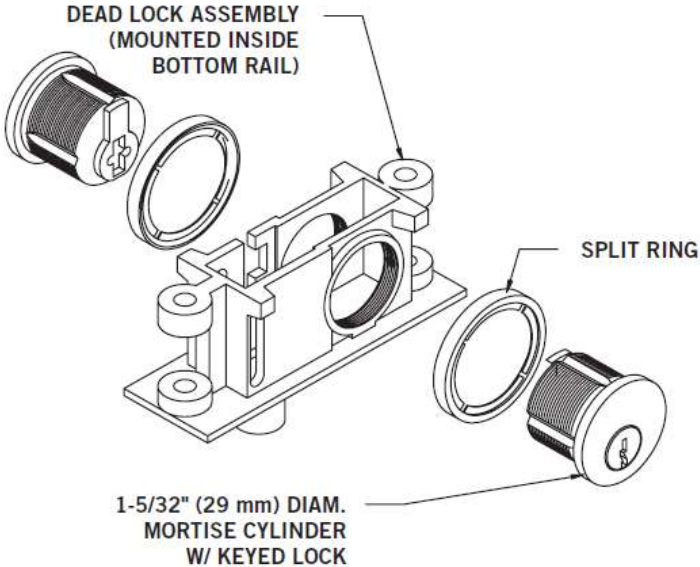
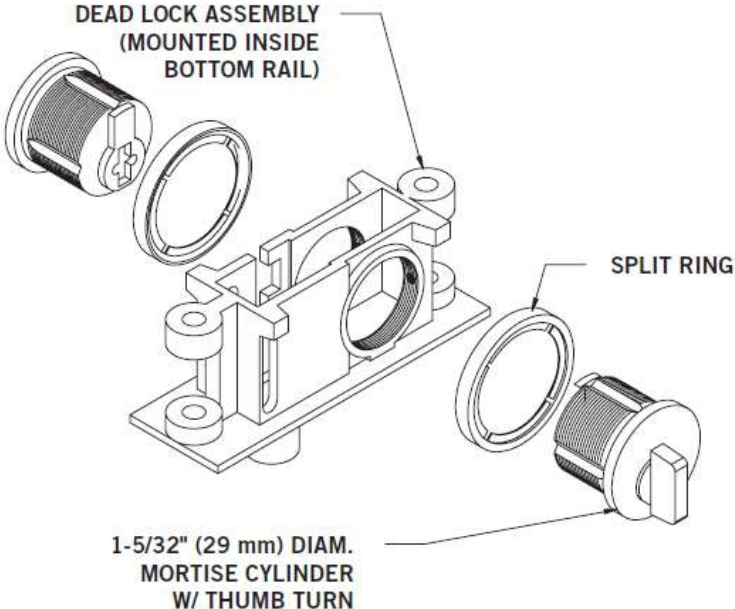
PANEL DETAILS – STACKING CONFIGURATIONS

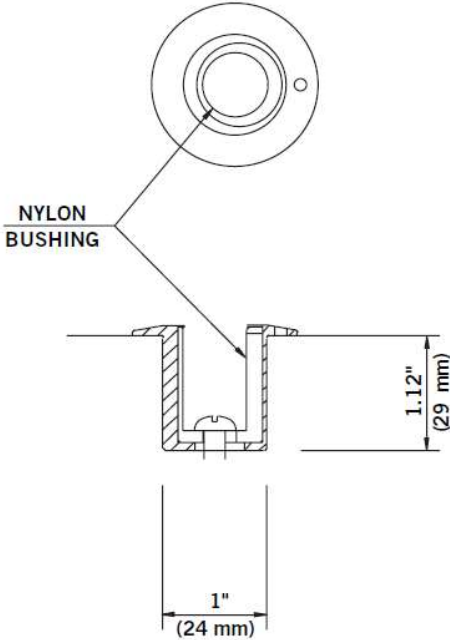
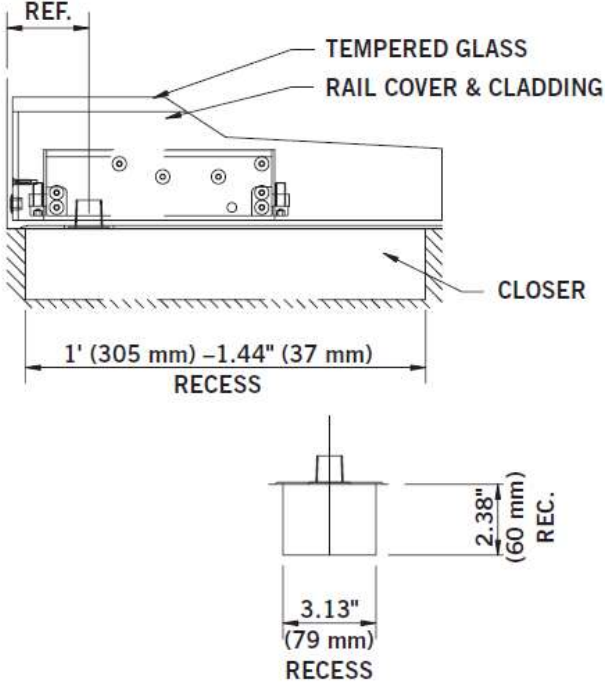
Pivot Panel for Egress	Pivot Panel Closure
 Diagram illustrating the dimensions and configuration for a Pivot Panel for Egress. The panel is shown in a closed position, with dimensions indicating a 44" (1118mm) clearance and a 1/2 PANEL WIDTH + 4" (102mm) section. The stack depth is defined as NO. OF PNLS x 2.75" (70mm) + 4" (102mm). The diagram also shows the panel's orientation relative to SIDE R and SIDE L.	 Diagram illustrating the dimensions and configuration for a Pivot Panel Closure. The panel is shown in a closed position, with dimensions indicating a 1/2 PANEL WIDTH + 4" (102mm) section. The stack depth is defined as NO. OF PNLS x 2.75" (70mm) + 2" (51mm). The diagram also shows the panel's orientation relative to SIDE R and SIDE L.
Intermediate Panel Closure (Remote)	
 Diagram illustrating the dimensions and configuration for an Intermediate Panel Closure (Remote). The panel is shown in a closed position, with dimensions indicating a 1/2 PANEL WIDTH + 7" (178mm) MIN. section. The stack depth is defined as NO. OF PANELS x 2.75" (70mm) + 2" (51mm). The diagram also shows the panel's orientation relative to SIDE R and SIDE L, and includes a label for TYPE II POCKET DOOR.	

PIVOT PANEL / PASS DOOR HARDWARE OPTIONS

12" (305 mm) Door Pull Back to Back PULL HANDLES ARE 1" (25 mm) DIAMETER TUBING IN FINISHES TO MATCH TOP AND BOTTOM RAILS 4" (102 mm) BACKSET STANDARD MORTISE CYLINDER LOCKING BOLT PIVOT PANEL WITH PULL HANDLE (ELEVATION) 1" (25 mm) TYP. 2" (51 mm) TYP. PIVOT PANELS WITH PULL HANDLES (SECTIONS) PIVOT PANEL WITH PULL HANDLE TWO SIDES (PLAN VIEW)	48.81" (1240 mm) Ladder Pull Back to Back 4" (102 mm) BACKSET STANDARD MORTISE CYLINDER LOCKING BOLT PIVOT PANEL WITH PULL HANDLE (ELEVATION) 48.81" (1240 mm) TYP. 2" (51 mm) TYP. PIVOT PANELS WITH PULL HANDLES (SECTIONS) PIVOT PANEL WITH PULL HANDLE TWO SIDES (PLAN VIEW)
49" (1245 mm) Locking Ladder Pull Back to Back 4" (102 mm) BACKSET STANDARD MORTISE CYLINDER LOCKING BOLT PIVOT PANEL WITH PULL HANDLE (ELEVATION) 2" (51 mm) TYP. 49" (1245 mm) TYP. PIVOT PANELS WITH PULL HANDLES (SECTIONS) PIVOT PANEL WITH PULL HANDLE TWO SIDES (PLAN VIEW)	

HARDWARE OPTIONS

Interconnecting Floor Bolt	Face Operated Floor Bolt
 Bottom Rail Interconnecting Floor Bolt (Between Intermediate Panels) Eccentric Bushing	 Bottom Rail Face Operated Floor Bolt (Pivot For Convertible Panel) Eccentric Bushing
Mortise Cylinder Locking Bolt (Keyed)	Mortise Cylinder Locking Bolt (Thumb Turn)
 DEAD LOCK ASSEMBLY (MOUNTED INSIDE BOTTOM RAIL) SPLIT RING 1-5/32" (29 mm) DIAM. MORTISE CYLINDER W/ KEYED LOCK	 DEAD LOCK ASSEMBLY (MOUNTED INSIDE BOTTOM RAIL) SPLIT RING 1-5/32" (29 mm) DIAM. MORTISE CYLINDER W/ THUMB TURN

Floor Strike for Foot Bolt (Eccentric Bushing)	BTS80 Door Closer
	
Hinge Panel Joint	
