



ALUM ROCK UNION ELEMENTARY SCHOOL DISTRICT

2930 Gay Avenue, San José, CA 95127 · Phone: 408-928-6800 · Fax: 408-928-6416 · www.arusd.org

ADDENDUM 2 FOR RFQ/RFP NO. B2223-BONDS37

ADELANTE ACADEMY II HVAC REPLACEMENT

1. Studio W Architects Addendum NO. 1 dated 06/07/2023 is incorporated into the BID DOCUMENTS
2. 2020 Alum Rock Roof Assessment dated January 14, 2022 is provided for informational purposes.

Please submit a signed copy of this addendum with your RFQ/P response.

Company Name: _____

Signature: _____

Hilaria Bauer, Ph.D., Superintendent

Board of Trustees: Minh Pham, President · Corina Herrera-Loera, Vice-President ·
Andrés Quintero, Clerk · Andrea Flores Shelton, Member · Linda Chavez, Member

ADDENDUM NO. 1

06/07/2023

**RE: ALUM ROCK UNION SCHOOL DISTRICT
Adelante Academy II
DSA File Number: 43-4
DSA Application Number: 01-120630
Studio W Project Number: 22025**

From: Studio W Associates, Inc.; dba. Studio W Architects
111 N. Market Street
San Jose, CA 95113

To: Prospective Bidders

This Addendum forms a part of the Contract Documents and modifies the original bidding documents dated 04/23/2023 as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

The following changes or clarifications shall be made part of the Bid Documents and shall be taken into consideration when submitting bids.

CHANGES TO SPECIFICATIONS

1. **Table of Contents**
 - a. Added specification section 087100
 - b. Added specification section 311216
 - c. Added specification section 323113
2. **08 71 00 DOOR HARDWARE**
 - a. Added section.
3. **32 12 16 ASPHALT PAVING, STRIPING**
 - a. Added section.
4. **32 31 13 CHAIN-LINK FENCES AND GATES**
 - a. Added section.

CHANGES TO DRAWINGS

1. **A2.1 - DEMO & NEW FLOOR PLAN – ADMIN. & KINDERGARTEN – BUILDING A**
 - a. Revised detail for reference for AC paving in keynote 32 104 description.
2. **A2.2 - DEMO & NEW FLOOR PLAN – CLASSROOM – BUILDING B**
 - a. Added existing striping and new striping scope.
 - b. Added keynote 32 105 for AC patching and new striping scope.
3. **A2.3 - DEMO & NEW FLOOR PLAN – CLASSROOM – BUILDING C**
 - a. Revised keynote 32 105 description to state “PATCH A.C. PAVING” instead of “PATCH ~~NEW~~ A.C. PAVING”
4. **A10.8 – DOOR SCHEDULE AND DETAILS**
 - a. Removed door hardware groups since they’re now included in specification section 087100.
5. **A10.2.1 – SITE DETAILS**
 - a. Added detail #9 for typical AC paving section.

RESPONSES TO BID RFI’S

6. **BID RFI 01:** Sheet 2.1 KN 31-104 reads: NEW CONCRETE SIDEWALK TO CONNECT TO (E) SIDEWALK... KN points to area with words “(N) AC” and shaded area is consistent with legend for “(N) A.C. PAVING”. Please confirm this area to be A.C. and not traditional CONCRETE as indicated by the KEYNOTE.
 - a. **RESPONSE:** AC paving confirmed. See revised sheet A2.1

Attachments

Specifications: (Marked Delta 1 or noted as Addendum 01)

TOC	TABLE OF CONTENTS
08 71 00	DOOR HARDWARE
32 12 16	ASPHALT PAVING, STRIPING
32 31 13	CHAIN-LINK FENCES AND GATES

Drawings: (All drawings are Delta 1 and dated 06/07/2023)

ARCHITECTURAL

A2.1	DEMO & NEW FLOOR PLAN – ADMIN. & KINDERGARTEN – BUILDING A
A2.2	DEMO & NEW FLOOR PLAN – CLASSROOM – BUILDING B
A2.3	DEMO & NEW FLOOR PLAN – CLASSROOM – BUILDING C
A10.8	DOOR SCHEDULE AND DETAILS
A10.2.1	SITE DETAILS



END OF ADDENDUM

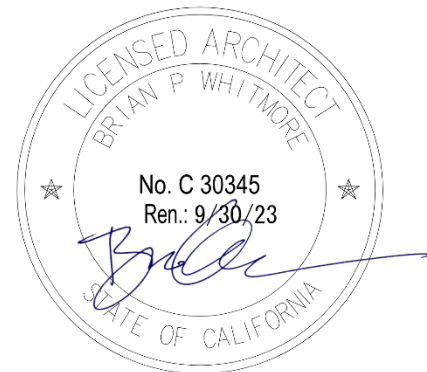
Distribution:

- (1) Alum Rock Union School District
- (1) All Bidders
- (1) Architect's Consultants
- (1) Studio W Project File 22025 6.0 Bid

Note: It is incumbent upon the Prime Bidder to notify his subcontractor and/or materials supplier of the above changes in the Contract Documents.

For: Alum Rock Union School District
2930 Gay Ave
San Jose, CA 95127

Studio W Architects
1930 H Street
Sacramento, CA 95811
(916) 254-5600



Brian P. Whitmore, President

C30345





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DIVISION 8 - DOORS AND WINDOWS

081113 Steel Doors and Frames	Studio W
081416 Flush Wood Doors	Studio W
083113 Access Doors and Frames	Studio W
087100 Door Hardware	Studio W
088000 Glazing	Studio W
089000 Louvers and Vents	Studio W

DIVISION 9 - FINISHES

092216 Non-Load-Bearing Steel Framing	Studio W
092400 Portland Cement Plastering	Studio W
092900 Gypsum Board	Studio W
093000 Tiling	Studio W
095113 Acoustical Panel Ceilings	Studio W
095123 Acoustical Tile Ceilings	Studio W
096519 Resilient Tile Flooring	Studio W
099100 Painting	Studio W

DIVISION 10 - SPECIALTIES

101100 Visual Display Surfaces	Studio W
101400 Signage	Studio W
102113 Toilet Compartments	Studio W
102213 Wire Mesh Partitions	Studio W
102600 Wall and Door Protection	Studio W
102800 Toilet and Bath Accessories	Studio W
104116 Emergency Key Cabinets	Studio W
104400 Fire Protection Specialties	Studio W

DIVISION 11 - EQUIPMENT

115213 Projection Screens	Studio W
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DIVISION 22 – PLUMBING

220510 Plumbing General Provisions	LP
220529 Hangers and Supports for Plumbing Piping and Equipment	LP
220553 Identification for Plumbing Piping and Equipment	LP
220719 Plumbing Piping Insulation	LP
221005 Plumbing Piping	LP

DIVISION 23 - HEATING VENTILATING AND AIR CONDITIONING

230130.51 HVAC Air-Distribution System Cleaning	LP
230510 Mechanical General Provisions	LP
230529 Hangers and Supports for HVAC Piping and Equipment	LP
230548 Vibration and Seismic Controls for HVAC	LP
230553 Identification for HVAC Piping and Equipment	LP
230593 Testing, Adjusting, and Balancing for HVAC	LP
230713 Duct Insulation	LP
230719 HVAC Piping Insulation	LP
230923 Direct Digital Control System for HVAC	LP
232300 Refrigerant Piping	LP
233100 HVAC Ducts and Casings	LP

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233300 Air Duct Accessories	LP
233423 HVAC Power Ventilators	LP
233700 Air Outlets and Inlets	LP
238126 Small-Capacity Split-System Air Conditioners	LP
238129 Variable Refrigerant Flow HVAC Systems	LP

DIVISION 26 - ELECTRICAL

260500 Common Work Results for Electrical	LP
260505 Selective Demolition for Electrical	LP
260519 Low-Voltage Electrical Power Conductors and Cables	LP
260526 Grounding and Bonding for Electrical Systems	LP
260529 Hangers and Supports for Electrical Systems	LP
260533.13 Conduit for Electrical Systems	LP
260533.16 Boxes for Electrical Systems	LP
260548 Vibration and Seismic Controls for Electrical Systems	LP
260553 Identification for Electrical Systems	LP
260800 Electrical Commissioning Requirements	LP
260923 Lighting Control Devices	LP
262416 Panelboards	LP
262726 Wiring Devices	LP
262813 Fuses	LP
262816 Disconnects	LP
265100 Interior Lighting	LP
265200 Lighting Control System	LP
265600 Exterior Lighting	LP

DIVISION 27 - COMMUNICATIONS

270000 Communications Administration	LP
270500 Common Work Results Communications	LP
271300 Communications Backbone Cabling	LP
271500 Communications Horizontal Cabling	LP

DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

284600 Fire Detection and Alarm	LP
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DIVISION 32 - EXTERIOR IMPROVEMENTS



321216 Asphalt Paving, Striping	Studio W
321313 Concrete Paving, Truncated Domes	Studio W
323113 Chain-link Fences and Gates	Studio W

END OF TABLE OF CONTENTS

SECTION 08 71 00

DOOR HARDWARE

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions of Division 1 Specification Sections, apply to this Section.

1.02 SUMMARY

- A. This Section includes items known commercially as finish or door hardware that are required for swing, sliding, and folding doors, except special types of unique hardware specified in the same sections as the doors and door frames on which they are installed.
- B. This Section includes the following, but is not necessarily limited to:
 - 1. Door Hardware.
 - 2. Thresholds, gasketing and weather-stripping.
- C. Related Sections: The following sections are noted as containing requirements that relate to this Section, but may not be limited to this listing.
 - 1. Division 8: Section - Steel Doors and Frames.
 - 2. Division 8: Section - Wood Doors.

1.03 REFERENCES (USE DATE OF STANDARD IN EFFECT AS OF BID DATE.)

- A. 2019 California Building Code, CCR, Title 24.
- B. BHMA – Builders' Hardware Manufacturers Association
- C. CCR – California Code of Regulations, Title 24, Part 2, California State Accessibility Standards.
- D. DHI – Door and Hardware Institute
- E. NFPA - National Fire Protection Association.
 - 1. NFPA 80 - Fire Doors and Other Opening Protectives
 - 2. NFPA 105 - Smoke and Draft Control Door Assemblies
- F. UL - Underwriters Laboratories.
 - 1. UL 10C - Fire Tests of Door Assemblies
 - 2. UL 305 - Panic Hardware
- G. WHI - Warnock Hersey Incorporated
- H. SDI - Steel Door Institute

1.04 SUBMITTALS & SUBSTITUTIONS

- A. General: Submit in accordance with Conditions of the Contract and Division 1 Specification sections.
- B. Submit product data (catalog cuts) including manufacturers' technical product information for each item of door hardware, installation instructions, maintenance of operating parts and finish, and other information necessary to show compliance with requirements.
- C. Submit six (6) copies of schedule organized vertically into "Hardware Sets" with index of doors and headings, indicating complete designations of every item required for each door or opening. Include following information:
 - 1. Include a Cover Sheet with;
 - a. Job Name, location, telephone number.
 - b. Architects name, location and telephone number.
 - c. Contractors name, location, telephone number and job number.
 - d. Suppliers name, location, telephone number and job number.
 - e. Hardware consultant's name, location and telephone number.
 - 2. Job Index information included;
 - a. Numerical door number index including; door number, hardware heading number and page number.
 - b. Complete keying information (referred to DHI hand-book "Keying Systems and Nomenclature"). Provision should be made in the schedule to provide keying information when available; if it is not available at the time the preliminary schedule is submitted.
 - c. Manufacturers' names and abbreviations for all materials.
 - d. Explanation of abbreviations, symbols, and codes used in the schedule.
 - e. Mounting locations for hardware.
 - f. Clarification statements or questions.
 - g. Catalog cuts and manufacturer's technical data and instructions.
- D. Make substitution requests in accordance with Division 1. Substitution requests must be made prior to bid date. Include product data and indicate benefit to the project. Furnish samples of any proposed substitution.
- E. Keying Schedule: Submit separate detailed schedule indicating clearly how the Owner's final instructions on keying of locks has been fulfilled.
- F. Templates for doors, frames, and other work specified to be factory prepared for the installation of door hardware. Check shop drawings of other work to confirm that adequate provisions are made for locating and installing door hardware to comply with indicated requirements.
- G. Furnish as-built/as-installed schedule with close-out documents, including keying schedule and transcript, wiring/riser diagrams, manufacturers' installation and adjustment and maintenance information.
- H. Fire Door Assembly Testing: Submit a written record of each fire door assembly to the Owner to be made available to the Authority Having Jurisdiction (AHJ) for future building inspections.
- I. LEED Certification Points: Submit information and certifications necessary to achieve maximum points for LEED certification; coordinate and cooperate with Owner and Architect in providing information necessary for required LEED rating.

1.05 QUALITY ASSURANCE

- A. Obtain each type of hardware (latch and lock sets, hinges, closers, exit devices, etc.) from a single manufacturer.
- B. Supplier Qualifications: A recognized architectural door hardware supplier, with warehousing facilities in the project's vicinity, that has a record of successful in-service performance for supplying door hardware similar in quantity, type, and quality to that indicated for this project and that employs an experienced architectural hardware consultant (AHC) who is available to Owner, Architect, and Contractor, at reasonable times during the course of the Work, for consultation.
 - 1. Responsible for detailing, scheduling and ordering of finish hardware.
 - 2. Meet with Owner to finalize keying requirements and to obtain final instructions in writing. To maintain the integrity of patented key systems provide a letter of authorization from the specified manufacturer indicating that supplier has authorization to purchase the key system directly from the manufacturer.
 - 3. Stock parts for products supplied and are capable of repairing and replacing hardware items found defective within warranty periods.
- C. Hardware Installer: Company specializing in the installation of commercial door hardware with five years documented experience.
- D. Fire-Rated Openings: Provide door hardware for fire-rated openings that complies with NFPA Standard No. 80 and requirements of authorities having jurisdiction. Provide only items of door hardware that are listed and tested by UL or Warnock Hersey for given type/size opening and degree of label. Provide proper latching hardware, door closers, approved-bearing hinges and seals whether listed in the Hardware Schedule or not.
 - 1. Where emergency exit devices are required on fire-rated doors, (with supplementary marking on doors' UL labels indicating "Fire Door to be Equipped with Fire Exit Hardware") provide UL label on exit devices indicating "Fire Exit Hardware".
- E. Exit Doors: Operable from inside with single motion without the use of a key or special knowledge or effort.
- F. Product packaging to be labelled in compliance with CA Prop 65, Safe Drinking Water and Toxic Enforcement Act of 1986.

1.06 DELIVERY, STORAGE AND HANDLING

- A. Coordinate delivery of packaged hardware items to the appropriate locations (shop or field) for installation.
- B. Hardware items shall be individually packaged in manufacturers' original containers, complete with proper fasteners. Clearly mark packages on outside to indicate contents and locations in hardware schedule and in work.
- C. Provide locked storage area for hardware, protect from moisture, sunlight, paint, chemicals, etc.
- D. Contractor to inventory door hardware jointly with representatives of hardware supplier and hardware installer until each all are satisfied that count is correct.

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1.07 WARRANTY

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- A. Provide warranties of respective manufacturers' regular terms of sale from day of final acceptance as follows:

1. Locksets: "L" Series (3) years – "ND" Ten (10) years.
2. Electronic: One (1) year.
3. Closers: Thirty (30) years.
4. Exit devices: Three (3) years.
5. All other hardware: Two (2) years.

1.08 MAINTENANCE

- A. Maintenance Tools and Instructions: Furnish a complete set of specialized tools and maintenance instructions as needed for Owner's continued adjustment, maintenance, and removal and replacement of door hardware.

1.09 PRE-INSTALLATION CONFERENCE

- A. Convene a pre-installation conference at least one week prior to beginning work of this section.
- B. Attendance: Architect, Construction Manager, Contractor, Security Contractor, Hardware Supplier, Installer, Key Owner Personnel, and Project Inspector.
- C. Agenda: Review hardware schedule, products, installation procedures and coordination required with related work. Review Owner's keying standards.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

<u>Item</u>	<u>Manufacturer</u>	<u>Acceptable Substitutes</u>
Hinges	Tell	Approved equal
Locks, Latches & Cylinders	Tell	Approved equal
Exit Devices	Tell	Approved equal
Closers	Tell	Approved equal
Thresholds	Tell	Approved equal

2.02 MATERIALS

- A. Hinges: Exterior out-swinging door butts shall be non-ferrous material and shall have stainless steel hinge pins. All doors to have non-rising pins.
1. Hinges shall be sized in accordance with the following:
 - a. Height:
 - 1) Doors up to 42" wide: 4-1/2" inches.
 - 2) Doors 43" to 48" wide: 5 inches.

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- b. Width: Sufficient to clear frame and trim when door swings 180 degrees.
 - c. Number of Hinges: Furnish 3 hinges per leaf to 7'-5" in height. Add one for each additional 2 feet in height.
 2. Furnish non-removable pins (NRP) at all exterior out-swing doors and interior key lock doors with reverse bevels.
 - B. Heavy Duty Cylindrical Locks and Latches: Tell as scheduled, fastened with through-bolts and threaded chassis hubs.
 1. Provide cylindrical locksets exceeding the ANSI/BHMA A156.2 Grade 1 performance standards for strength, security, and durability in the categories below:
 - a. Abusive Locked Lever Torque Test – minimum 3,100 inch-pounds without gaining access
 - b. Offset lever pull – minimum 1,600 foot pounds without gaining access
 - c. Vertical lever impact – minimum 100 impacts without gaining access
 2. Cycle life - tested to minimum 16 million cycles per ANSI/BHMA A156.2 Cycle Test with no visible lever sag or use of performance aids such as set screws or spacers
 3. UL 10C for 4'-0" x 10'-0" 3-hour fire door.
 4. Cylinders: Refer to "KEYING" article, herein.
 5. Provide solid steel anti-rotation through bolts and posts to control excessive rotation of lever.
 6. Provide lockset that allows lock function to be changed to over twenty other common functions by swapping easily accessible parts.
 7. Provide locks with standard 2-3/4 inches (70 mm) backset, unless noted otherwise, with 1/2 inch latch throw capable of UL listing of 3 hours on a 4' x 10' opening. Provide proper latch throw for UL listing at pairs.
 8. Provide locksets with separate anti-rotation thru-bolts, and no exposed screws.
 9. Provide independently operating levers with two external return spring cassettes mounted under roses to prevent lever sag.
 10. Provide standard ASA strikes unless extended lip strikes are necessary to protect trim.
 11. Lever Trim: Solid cast levers without plastic inserts, and wrought roses on both sides.
 - C. Exit devices: Tell as scheduled.
 1. Provide certificate by independent testing laboratory that device has completed over 1,000,000 cycles and can still meet ANSI/BHMA A156.3 - 2001 standards.
 2. All internal parts shall be of cold-rolled steel with zinc dichromate coating.
 3. Mechanism case shall have an average thickness of .140".
 4. Compression spring engineering.
 5. Non-handed basic device design with center case interchangeable with all functions.
 6. All devices shall have quiet return fluid dampeners.
 7. All latchbolts shall be deadlocking with 3/4" throw and have a self-lubricating coating to reduce friction and wear.
 8. Device shall bear UL label for fire and or panic as may be required.
 9. All surface strikes shall be roller type and utilize a plate underneath to prevent movement.
 10. Lever Trim: "Breakaway" design, forged brass or bronze escutcheon with a minimum of .130" thickness, match lockset lever design.
 11. Removable Mullions: Removable with single turn of building key. Securely reinstalled without need for key.
 12. Furnish glass bead kits for vision lites where required.
 13. All Exit Devices to be sex-bolted to the doors.
 14. Panic Hardware shall comply with CBC Section 11B.404.2.7 and shall be mounted between 34" and 44" above the finished floor surface.
 - a. Provide exit devices UL certified to meet maximum 5 pound requirements according to the California Building Code section 11B-309.4, and UL listed for Panic Exterior Fire Exit Hardware.

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15. Hardware (including panic hardware) shall not be provided with "Night Latch" (NL) function for any accessible doors or gates unless the following conditions are met per DSA Interpretation 10-08 DSA/AC (External), revised 4/28/09). Such conditions must be clearly demonstrated and indicated in the specification:
 - a. Such hardware has a 'dogging' feature.
 - b. It is dogged during the time the facility is open.
 - c. Such 'dogging' operation is performed only by employees as their job function (non-public use).

D. Closers: Tell as scheduled. Place closers inside building, stairs, room, etc.

1. Door closer cylinders shall be of high strength cast iron construction with double heat treated pinion shaft to provide low wear operating capabilities of internal parts throughout the life of the installation. All door closers shall be tested to ANSI/BHMA A156.4 test requirements by a BHMA certified testing laboratory. A written certification showing successful completion of a minimum of 10,000,000 cycles must be provided.
2. All door closers shall be fully hydraulic and have full rack and pinion action with a shaft diameter of a minimum of 11/16 inch and piston diameter of 1 inch to ensure longevity and durability under all closer applications.
3. All parallel arm closers shall incorporate one piece solid forged steel arms with bronze bushings. 1-9/16" steel stud shoulder bolts, shall be incorporated in regular arms, hold-open arms, arms with hold open and stop built in. All other closers to have forged steel main arms for strength, durability, and aesthetics for versatility of trim accommodation, high strength and long life.
4. All parallel arm closers so detailed shall provide advanced backcheck for doors subject to severe abuse or extreme wind conditions. This advanced backcheck shall be located to begin cushioning the opening swing of the door at approximately 45 degrees. The intensity of the backcheck shall be fully adjustable by tamper resistant non-critical screw valve.
5. Closers shall be installed to permit doors to swing 180 degrees.
6. All closers shall utilize a stable fluid withstanding temperature range of 120 degrees F. to -30 degrees F. without requiring seasonal adjustment of closer speed to properly close the door.
7. Provide the manufactures drop plates, brackets and spacers as required at narrow head rails and special frame conditions. NO wood plates or spacers will be allowed.
8. Maximum effort to operate closers shall not exceed 5 lbs., such pull or push effort being applied at right angles to hinged doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When fire doors are required, the maximum effort to operate the closer may be increased but shall not exceed 15 lbs. when specifically approved by fire marshal. All closers shall be adjusted to operate with the minimum amount of opening force and still close and latch the door. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in a closed position. Per 11B-404.2.8.1, door shall take at least 5 seconds to move from an open position of 90 degrees to a position of 12 degrees from the latch jamb.

E. Door Stops:

1. Unless otherwise noted in Hardware Sets, provide floor type with appropriate fasteners. Where wall type cannot be used, provide floor type. If neither can be used, provide overhead type.
2. Do not install floor stops more than four (4) inches from the face of the wall or partition (CBC Section 11B-307).
3. Overhead stops shall be made of stainless steel and non-plastic mechanisms and finished metal end caps. Field-changeable hold-open, friction and stop-only functions.

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- F. Protection Plates: Fabricate either kick, armor, or mop plates with four beveled edges. Provide kick plates 10" high and 2" LDW. Sizes of armor and mop plates shall be listed in the Hardware Schedule. Furnish with machine or wood screws of bronze or stainless to match other hardware.
- G. Thresholds: As Scheduled and per details.
 - 1. Thresholds shall not exceed 1/2" in height, with a beveled surface of 1:2 maximum slope.
 - 2. Set thresholds in a full bed of butyl-rubber or polyisobutylene mastic sealant complying with requirements in Division 7 "Thermal and Moisture Protection".
 - 3. Use 1/4" fasteners, red-head flat-head sleeve anchors (SS/FHSL).
 - 4. Thresholds shall comply with CBC Section 11B-404.2.5.
- H. Seals: Provide silicone gasket at all rated and exterior doors.
 - 1. Fire-rated Doors, Resilient Seals: UL10C Classified complies with NFPA 80 & NFPA 252. Coordinate with selected door manufacturers' and selected frame manufacturers' requirements.
 - 2. Fire-rated Doors, Intumescent Seals: Furnished by selected door manufacturer. Furnish fire-labeled opening assembly complete and in full compliance with UL10C Classified complies with NFPA 80 & NFPA 252. Where required, intumescent seals vary in requirement by door type and door manufacture -- careful coordination required.
 - 3. Smoke & Draft Control Doors, Provide UL10C Classified complies with NFPA 80 & NFPA 252 for use on "S" labeled Positive Pressure door assemblies.
- I. Door Shoes & Door Top Caps: Provide door shoes at all exterior wood doors and top caps at all exterior out-swing doors.
- J. Silencers: Furnish silencers for interior hollow metal frames, 3 for single doors, 2 for pairs of doors. Omit where sound or light seals occurs, or for fire-resistive-rated door assemblies.

2.03 KEYING

- A. Furnish a Proprietary Schlage masterkey system as directed by the owner or architect.
- B. A detailed keying schedule is to be prepared by the owner and/or architect. Each keyed cylinder on every keyed lock is to be listed separately showing the door #, key group (in BHMA terminology), cylinder type, finish and location on the door.
- C. Establish a new masterkey system for this project as directed by the keying schedule.
- D. Furnish construction keying for doors requiring locking during construction.
- E. Furnish all keys with visual key control.
 - 1. Stamp key "Do Not Duplicate".
 - 2. Stamp (BHMA) key symbol on key.
- F. Furnish all cylinders with visual key control.
 - 1. Stamp (BHMA) key symbol on side of cylinder (CKC).

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2.04 FINISHES

- A. Generally to be satin chrome US26D (626 on bronze and 652 on steel) unless otherwise noted.
- B. Furnish push plates, pull plates and kick or armor plates in satin stainless steel US32D (630) unless otherwise noted.
- C. Door closers shall be powder-coated to match other hardware, unless otherwise noted.
- D. Aluminum items to be finished anodized aluminum except thresholds which can be furnished as standard mill finish.

2.05 FASTENERS

- A. Screws for strikes, face plates and similar items shall be flat head, countersunk type, provide machine screws for metal and standard wood screws for wood.
- B. Screws for butt hinges shall be flathead, countersunk, full-thread type.
- C. Fastening of closer bases or closer shoes to doors shall be by means of sex bolts and spray painted to match closer finish.
- D. Provide expansion anchors for attaching hardware items to concrete or masonry.
- E. All exposed fasteners shall have a phillips head.
- F. Finish of exposed screws to match surface finish of hardware or other adjacent work.
- G. All Exit Devices and Lock Protectors shall be fastened to the door by the means of sex bolts or through bolts.

PART 3 - EXECUTION

3.01 INSPECTION

- A. Verify that doors and frames are square and plumb and ready to receive work and dimensions are as instructed by the manufacturer.
- B. Beginning of installation means acceptance of existing conditions.
- C. Fire-Rated Door Assembly Inspection: Upon completion of the installation, all fire door assemblies shall be inspected to confirm proper operation of the closing device and latching device and that only the manufacturer's furnished fasteners are used for installation and that it meets all criteria of a fire door assembly per NFPA 80 (Standard for Fire Doors and Other Opening Protectives) 2016 Edition. A written record shall be maintained and transmitted to the Owner to be made available to the Authority Having Jurisdiction (AHJ). The inspection of the swinging fire doors shall be performed by a certified FDAI (Fire Door Assembly Inspector) with knowledge and understanding of the operating components of the type of door being subjected to the inspection. The record shall list each fire door assembly throughout the project and include each door number, an itemized list of hardware set components at each door opening, and each door location in the facility.

3.02 INSTALLATION

- A. Install hardware in accordance with manufacturer's instructions and requirements of DHI.

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- B. Use the templates provided by hardware item manufacturer.
- C. Mounting heights for hardware shall be as recommended by the Door and Hardware Institute. Operating hardware will to be located between 34" and 44" AFF.
- D. Set units level, plumb and true to line and location. Adjust and reinforce the attachment substrate as necessary for proper installation and operation.
- E. Drill and countersink units that are not factory-prepared for anchorage fasteners. Space fasteners and anchors in accordance with industry standards.
- F. Set thresholds for exterior doors in full bed of butyl-rubber sealant.
- G. If hand of door is changed during construction, make necessary changes in hardware at no additional cost.

3.03 ADJUST AND CLEAN

- A. Adjust and check each operating item of hardware and each door, to ensure proper operation or function of every unit. Replace units which cannot be adjusted to operate freely and smoothly as intended for the application made.
- B. Clean adjacent surface soiled by hardware installation.
- C. Final Adjustment: Wherever hardware installation is made more than one month prior to acceptance or occupancy, return to that work area and make final check and adjustment of all hardware items in such space or area. Clean operating items as necessary to restore proper function and finish of hardware and doors. Adjust door control devices to compensate for final operation of heating and ventilating equipment.
- D. Instruct Owner's Personnel in proper adjustment and maintenance of hardware finishes, during the final adjustment of hardware.
- E. Continued Maintenance Service: Approximately six months after the completion of the project, the Contractor accompanied by the Architectural Hardware Consultant, shall return to the project and re-adjust every item of hardware to restore proper functions of doors and hardware. Consult with and instruct Owner's personnel in recommended additions to the maintenance procedures. Replace hardware items which have deteriorated or failed due to faulty design, materials or installation of hardware units. Prepare a written report of current and predictable problems (of substantial nature) in the performance of the hardware.

3.04 HARDWARE LOCATIONS

- A. Conform to CCR, Title 24, Part 2; and ADAAG; and the drawings for access-compliant positioning requirements for the disabled.

3.05 FIELD QUALITY CONTROL

- A. Contractor is responsible for providing the services of an Architectural Hardware Consultant (AHC) or a proprietary product technician to inspect installation and certify that hardware and its installation have been furnished and installed in accordance with manufacturers' instructions and as specified herein.

- A. The items listed in the following schedule shall conform to the requirements of the foregoing specifications.
- B. While the hardware schedule is intended to cover all doors, and other movable parts of the building, and establish type and standard of quality, the contractor is responsible for examining the Plans and Specifications and furnishing proper hardware for all openings whether listed or not. If there are any omissions in hardware groups in regard to regular doors they shall be called to the attention of the Architect prior to bid opening for instruction; otherwise, list will be considered Complete. No extras will be allowed for omissions.
- C. The Door Schedule on the Drawings indicates which hardware set is used with each door.

Manufacturers Abbreviations (Mfr.)

TEL = Tell Manufacturing Door Closers, Exit Devices, Latches, Levers, & Thresholds

HARDWARE GROUP NO. 01

1	EA	EXIT DEVICE PANIC BAR	EX9100 SERIES	TEL
1	EA	EXIT DEVICE LEVER	EX100303	TEL
1	EA	DOOR CLOSER	DC541 REGULAR	TEL
1	EA	THRESHOLD	SADDLE	TEL

HARDWARE GROUP NO. 02

1	EA	DOOR LEVER/LATCH	ML138607	TEL
1	EA	DOOR CLOSER	DC541 REGULAR	TEL
1	EA	THRESHOLD	SADDLE	TEL

END OF SECTION

SECTION 321216 - ASPHALT PAVING, STRIPING

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes the following:
 - 1. Provisions for hot-mixed asphalt paving over prepared subbase.
 - 2. Saw-cutting of edges of existing pavement is specified in site-clearing section.
 - 3. Pavement marking paint.
- B. References:
 - 1. Standard Specifications for the Department of Transportation, State of California (Caltrans), May 2006 Sections 39, 92, 84, and 94.
 - 2. California Administrative Code, Title 24, Part 2, Handicap Accessibility Regulations.
 - 3. ADA Accessibility Guidelines for Buildings and Facilities (ADAAG)

1.2 SUBMITTALS

- A. Material Certificates signed by material producer and Contractor, certifying that each material item complies with or exceeds specified requirements.

1.3 SITE CONDITIONS

- A. Weather Limitations: Apply prime and tack coats when ambient temperature is above 50 deg F (10 deg C) and when temperature has not been below 35 deg F (1 deg C) for 12 hours immediately prior to application. Do not apply when base is wet or contains an excess of moisture.
- B. Construct hot-mixed asphalt surface course when atmospheric temperature is above 40 deg F (4 deg C) and when base is dry. Base course may be placed when air temperature is above 40 deg F (minus 1 deg C) and rising.
- C. Grade Control: Establish and maintain required lines and elevations.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. General: Use locally available materials and gradations that exhibit a satisfactory record of previous installations.
- B. Asphalt: In accordance with State of California Department of Transportation Standard Specifications Sections 39 and 92. Asphalt concrete shall be PG 64-10.
- C. Aggregate: In accordance with State of California Department of Transportation Standard Specifications Sections 39 and 92. Aggregate shall be Type B, ½ inch maximum, medium grading.

- D. Tack Coat: In accordance with State of California Department of Transportation Standard Specifications Sections 94. Tack coat shall be Grade SS-1.
- E. Seal Coat: In accordance with State of California Department of Transportation Standard Specifications Sections 39 and 92.
- F. Paint Schedule: Alkyd-resin type, ready-mixed complying with AASHTO M 248, Type I. Apply 2-coat pavement and curb markings as scheduled below and indicated on the drawings.
 - 1. Contractor shall verify striping layout and curb colors comply with owner and local fire authority requirements prior to application.
 - a. Parking Stripes - Color: White.
 - b. ADA Markings & Stripes - Color: Blue with first coat white.
 - c. Fire Lane Curb Painting - Color: Red with first coat white.
- G. Visqueen; minimum 20 mil thickness.

PART 3 - EXECUTION

3.1 SURFACE PREPARATION

- A. Proof-roll prepared base surface to check for unstable areas and areas requiring additional compaction.
- B. Notify Architect of unsatisfactory conditions. Do not begin paving work until deficient base areas have been corrected and are ready to receive paving.
- C. Tack Coat: Apply to contact surfaces of previously constructed asphalt or Portland cement concrete. Distribute at rate of 0.05 to 0.15 gal. per sq. yd. of surface. Allow to dry until at proper condition to receive paving. Exercise care in applying bituminous materials to avoid smearing of adjoining concrete surfaces. Remove and clean damaged surfaces.

3.2 PLACING MIX

- A. General: Place hot-mixed asphalt mixture on prepared surface, spread, and strike off. Spread mixture at minimum temperature of 225 deg F (107 deg C). Place areas inaccessible to equipment by hand. Place each course to required grade, cross-section, and compacted thickness.
- B. Paver Placing: Place in strips not less than 10 feet wide, unless otherwise acceptable to Owner's Representative. After first strip has been placed and rolled, place succeeding strips and extend rolling to overlap previous strips. Complete base course for a section before placing surface course.
- C. Immediately correct surface irregularities in finish course behind paver. Remove excess material forming high spots with shovel or lute.
- D. Joints: Make joints between old and new pavements, or between successive days' work, to ensure continuous bond between adjoining work. Construct joints to have same

texture, density, and smoothness as other sections of hot-mixed asphalt course. Clean contact surfaces and apply tack coat.

3.3 ROLLING

- A. General: Begin rolling when mixture will bear roller weight without excessive displacement.
- B. Compact mixture with hot hand tampers or vibrating plate compactors in areas inaccessible to rollers.
- C. Breakdown Rolling: Accomplish breakdown or initial rolling immediately following rolling of joints and outside edge. Check surface after breakdown rolling and repair displaced areas by loosening and filling, if required, with hot material.
- D. Second Rolling: Follow breakdown rolling as soon as possible, while mixture is hot. Continue second rolling until mixture has been evenly compacted.
- E. Finish Rolling: Perform finish rolling while mixture is still warm enough for removal of roller marks. Continue rolling until roller marks are eliminated and course has attained 95 percent laboratory density.
- F. Patching: Remove and replace paving areas mixed with foreign materials and defective areas. Cut out such areas and fill with fresh, hot hot-mixed asphalt. Compact by rolling to specified surface density and smoothness.
- G. Protection: After final rolling, do not permit vehicular traffic on pavement until it has cooled and hardened.
- H. Erect barricades to protect paving from traffic until mixture has cooled enough not to become marked.

3.4 PAVEMENT SEALER (Seal Coat)

- A. Seal coat emulsion shall not be applied to newly constructed asphalt concrete surfaces until 30 days after spreading and compacting of the new asphalt concrete.
- B. Surface Preparation: surface shall be clean of all dirt, sand, oil or grease. Broom, blow or hose down entire area with a strong jet of water to remove all debris.
- C. Remove soft, loose, or otherwise damaged areas of asphalt concrete to full depth of damage and replace with compacted asphalt concrete as specified herein.
- D. Minor holes and imperfections may be patched using hot mix asphalt or mastic using sand/SS-1-H.
- E. Use wire brush for removal of oil and grease; prime with shellac or synthetic resin as recommended by manufacturer of pavement sealer material.

- F. Surfaces that have weathered excessively or are dusted shall be primed with a solution of 1 to 4 parts cool, clean water and 1 part of SS-1-H. Apply at the rate of 1 gallon per sq. ft. and allow to dry. If in doubt a test patch shall be tried.
- G. Seal Coat Application: Thoroughly mix materials and apply in accordance with manufacturer's written instructions. A minimum of 2 applications will be required; utilizing 30 gallons of material per 1000 sq. feet.
- H. Clean-Up and Precautions: As recommended by pavement sealer material manufacturer

3.5 TRAFFIC AND LANE MARKINGS

- A. Do not apply pavement-marking paint until layout, colors, and placement have been verified with Architect.
- B. Applicator shall examine surfaces to receive striping and markings and verify that substrate is ready for striping. In the event of discrepancies, immediately notify the owner's representative. Do not proceed until all discrepancies have been resolved.
- C. Allow paving to cure for 30 days before starting pavement marking.
- D. Sweep and clean surface to eliminate loose material and dust.

3.6 APPLICATION OF PAVEMENT MARKINGS

- A. Use proper masking, stencils, and application equipment recommended for the purpose by the paint manufacturer to produce pavement markings of dimensions indicated with uniform, straight edges. Apply at manufacturer's recommended rates to provide a minimum wet film thickness of 15 mils (0.4 mm).
- B. Use proper masking, stencils, and application. Apply 2 coats of striping paint as shown on the drawings. The first coat shall be a contrasting color to the final coat.

3.7 PROTECTION & INSPECTION OF PAVEMENT MARKINGS

- A. Protection: Provide traffic cones, barricades, and other devices needed to protect paint until it is sufficiently dry to withstand traffic.
- B. When paint is thoroughly dry, visually inspect the entire application. Touchup as required to provide clean straight lines and surfaces throughout.

3.8 FIELD QUALITY CONTROL

- A. General: Testing in-place hot-mixed asphalt courses for compliance with requirements for thickness and surface smoothness will be done by Owner's testing laboratory. Repair or remove and replace unacceptable paving as directed by Owner's Representative.
- B. Thickness: In-place compacted thickness tested in accordance with ASTM D 3549 will not be acceptable if exceeding following allowable variations:

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1. Base Course: Plus or minus 1/2 inch.
 2. Surface Course: Plus or minus 1/4 inch.
- C. Surface Smoothness: Test finished surface of each hot-mixed asphalt course for smoothness, using 10-foot straightedge applied parallel with and at right angles to centerline of paved area. Surfaces will not be acceptable if exceeding the following tolerances for smoothness:
1. Base Course Surface: 1/4 inch.
 2. Wearing Course Surface: 3/16 inch.
 3. Crowned Surfaces: Test with crowned template centered and at right angle to crown. Maximum allowable variance from template is 1/4 inch.
- D. Check surface areas at intervals as directed by Owner's Representative.

END OF SECTION 321216

SECTION 323113 - CHAIN-LINK FENCES AND GATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Chain-Link Fences: Industrial.
 - 2. Gates: Swing.
 - 3. Hardware: Panic – Push bars and levers.

1.3 PERFORMANCE REQUIREMENTS

- A. Structural Performance: Provide chain-link fences and gates capable of withstanding the effects of gravity loads and the following loads and stresses within limits and under conditions indicated:
 - 1. Determine minimum post size, group, and section according to ASTM F 1043 for framework up to 12 feet high, and post spacing not to exceed 10 feet.
- A. Accessibility Requirements for Door Hardware: (all requirements below shall apply to gates as well)
 - 1. Doors/doorways as part of an accessible route shall comply with CBC Sections 11B-404.
 - 2. The clear opening width for a door shall be 32" minimum. For a swinging door it shall be measured between the face of the door and the stop, with the door open 90 degrees. There shall be no projections into it below 34" and 4" maximum projections into it between 34" and 80" above the finish floor or ground. Door closers and stops shall be permitted to be 78" minimum above the finish floor or ground. CBC Section 11B-404.2.3
 - 3. Handles, pulls, latches, locks, and other operable parts on accessible doors shall comply with CBC Section 11B-309.4 and shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. Operable parts of such hardware shall be 34" minimum and 44" maximum above finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both side. CBC Section 11B-404.2.7
 - 4. The force for pushing or pulling open a door shall be as follows: CBC Section 11B-404.2.9.
 - a. Interior hinged doors, sliding or folding doors, and exterior hinged doors: 5 pounds (22.2 N) maximum.
 - b. Required fire doors: the minimum opening force allowable by the DSA authority, not to exceed 15 pounds (67N).
 - c. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in a closed position.

- d. The force required to activate any operable parts, such as retracting latch bolts or disengaging other devices, shall be 5 pounds (22.2N) maximum to comply with CBC Section 11B-309.4.
 5. Door closing speed shall be as follows: CBC Section 11B-404.2.8.
 - a. Closer shall be adjusted so that the required time to move a door from an open position of 90 degrees to a position of 12 degrees from the latch is 5 seconds min.
 - b. Spring hinges shall be adjusted so that the required time to move a door from an open position of 70 degrees to the closed position is 1.5 seconds minimum.
 6. Thresholds shall comply with CBC Section 11B-404.2.5.
 7. Floor stops shall not be located in the path of travel and 4" maximum from walls.
 8. Hardware (including panic hardware) shall not be provided with "Night Latch" (NL) function for any accessible doors or gates unless the following conditions are met per DSA Interpretation 10-08 DSA /AC (External), revised 4/28/09. Such conditions must be clearly demonstrated and indicated in the specifications:
 - a. Such hardware has a 'dogging' feature.
 - b. It is dogged during the time the facility is open.
 - c. Such 'dogging' operation is performed only by employees as their job function (non-public use).
 9. Pair of doors: limit swing of one leaf to 90 degrees so that a clear floor space is provided beyond the arc of the swing for the wall-mounted tactile sign. CBC Section 11B-703.4.2.1.
- B. Fences, gates and hardware:
1. Gates that are part of the accessible route shall meet all the requirements of an accessible door in compliance with CBC Section 11B-404.
 2. The lever of lever actuated latches or locks for an accessible gate shall be curved with a return to within 1/2" of the (face of) gate to prevent catching on the clothing or persons. California Referenced Standards code. T-24 Part 12, Section 12-10-202, Item (F).
 3. Swing doors and gate surfaces within 10" of the finish floor or ground shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16" of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. CBC Section 11B-404.2.10.

1.4 SUBMITTALS

- A. Product Data: Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for chain-link fences and gates.
1. Fence and gate posts, rails, and fittings.
 2. Chain-link fabric, reinforcements, and attachments.
 3. Gates and hardware.
- B. Shop Drawings: Show locations of fences, gates, posts, rails, tension wires, details of extended posts, extension arms, swing gate, or other operation, hardware, and accessories. Indicate materials, dimensions, sizes, weights, and finishes of components. Include plans, gate elevations, sections, details of post anchorage, attachment, bracing, and other required installation and operational clearances.
- C. Product Certificates: For each type of chain-link fence, and gate, signed by product manufacturer.
1. Strength test results for framing according to ASTM F 1043.

- D. Qualification Data: For Installer.
- E. Maintenance Data: For the following to include in maintenance manuals:

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: An experienced installer who has completed chain-link fences and gates similar in material, design, and extent to those indicated for this Project and whose work has resulted in construction with a record of successful in-service performance.
- B. Preinstallation Conference: Conduct conference at Project site.

1.6 PROJECT CONDITIONS

- A. Field Measurements: Verify layout information for chain-link fences and gates shown on Drawings in relation to property survey and existing structures. Verify dimensions by field measurements.
- B. Interruption of Existing Utility Service: Do not interrupt utility services to facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:
 - 1. Notify Architect no fewer than 2 days in advance of proposed interruption of utility services.
 - 2. Do not proceed with interruption of utility services without Architect's written permission.

1.7 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of chain-link fences and gates that fails in materials or workmanship within specified warranty period.
 - 1. Warranty Period: 2 years.
- B. Installer's Warranty: 1 year.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Chain-Link Fences and Gates: Subject to compliance with requirements, provide products by one of the following.
 - 1. Master-Halco.
 - 2. Ameristar.
 - 3. Anchor Fence.
 - 4. Merchants Metals.
 - 5. Swan Fence Inc.
 - 6. Or equal.

- B. Panic Hardware: Subject to compliance with requirements, provide products by one of the following.
 - 1. Von Duprin. (Basis of design)
 - 2. Or approved equal.

2.2 CHAIN-LINK FENCE FABRIC

- A. General: Provide fabric in one-piece heights measured between top and bottom of outer edge of selvage knuckle or twist. Comply with ASTM A 392, CLFMI CLF 2445, and requirements indicated below:
 - 1. Steel Wire Fabric: Metallic-coated wire with 9 gage (0.144 inches) core thickness.
 - a. Mesh Size: 2 inches.
 - b. Weight of Metallic (Zinc) Coating: ASTM A 392, Type II, Class 2, 2.0 oz./sq. ft. with zinc coating applied after weaving.
 - 2. Selvage: Knuckled at both selvages.

2.3 INDUSTRIAL FENCE FRAMING

- A. Posts and Rails: Comply with ASTM F 1043 for framing, and the following:
 - 1. Group: Group IC round high yield pipe, ASTM F 1043, domestic (not imported) Deluxe Quality (DQ-40) Industrial (not Schedule 40).
 - 2. Fence Height: As indicated on Drawings.
 - 3. Strength Requirement: Heavy industrial according to ASTM F 1043.
 - 4. Post Diameter and Thickness:
 - a. Top and Bottom Rail: 1-5/8 inch O.D. (nominal 1-1/4 inch).
 - b. Terminal Post (Corner, End, and Gate Post): 2-7/8 inch O.D. (nominal 2-1/2 inch).
 - c. Line and Brace Rail: 1-7/8 inch O.D. (nominal 1-1/2 inch).
 - d. Swing Gate Members: 1-7/8 inch O.D. (nominal 1-1/2 inch).
 - 5. End and Corner Post Top: Dome.
 - 6. Coating for Steel Framing:
 - a. Metallic Coating:
 - 1) Type A, consisting of not less than minimum 2.0-oz./sq. ft. average zinc coating per ASTM A 123 or 4.0-oz./sq. ft. zinc coating per ASTM A 653.
 - 2) Type B, zinc with organic overcoat, consisting of a minimum of 0.9 oz./sq. ft. of zinc after welding, a chromate conversion coating, and a clear, verifiable polymer film.
 - 3) External, Type B, zinc with organic overcoat, consisting of a minimum of 0.9 oz./sq. ft. of zinc after welding, a chromate conversion coating, and a clear, verifiable polymer film. Internal, Type D, consisting of 81 percent, not less than 0.3-mil- thick, zinc pigmented coating.
 - 4) Type C, Zn-5-Al-MM alloy, consisting of not less than 1.8-oz./sq. ft. coating.
 - 5) Coatings: Any coating above.
 - b. Polymer Coating:
 - 1) ASTM D 668, Class 2b, fluidized PVC bonded and cured onto metallic-coated steel wire.
 - 2) Color: As selected by Architect from manufacturer's full range, complying with ASTM F 934.

2.4 PANIC HARDWARE

- A. Push-side Hardware: Where noted, provide panic bar exiting device on push-side of gates per the following:
 - 1. Hardware: Von Duprin 99L Touch Bar (basis of design) or approved equal.
 - a. Gate hardware must comply with CBC section 11B-404.
 - 2. Location: Centered at 36"-42" above grade, along the full width of the gate.
- B. Pull-side Hardware: Where noted, provide accessible lever device on pull-side of gates per the following:
 - 1. Hardware: Von Duprin Series 996L Lever (basis of design) or approved equal.
 - a. Gate hardware must comply with CBC section 11B-404.
 - b. The gap between the handle return of the lever and any adjacent surfaces must be less than 1/2" maximum.
 - 2. Location: Centered at 36"-42" above grade.

2.5 TENSION WIRE

- A. General: Provide horizontal tension wire at the following locations:
 - 1. Location: Extended along bottom of fence fabric and along top when either top or bottom rails are not indicated on Drawings.
- B. Metallic-Coated Steel Wire: Minimum 0.177-inch- diameter, marcelled tension wire complying with ASTM A 817, ASTM A 824, and the following:
 - 1. Metallic Coating: Matching chain-link fabric coating type and weight.

2.5 FITTINGS

- A. General: Comply with ASTM F 626.

2.6 INDUSTRIAL SWING GATES

- A. General: Comply with ASTM F 900 for swing gate types.
 - 1. Metal Pipe and Tubing: Galvanized steel. Comply with ASTM F 1043 and ASTM F 1083 for materials and protective coatings.
- B. Frames and Bracing: Fabricate members from round, galvanized steel tubing with outside dimension and weight according to ASTM F 900, domestic Deluxe Quality (DQ), and the following:
 - 1. Gate Fabric Height: 2 inches less than adjacent fence height.
 - 2. Leaf Width: As indicated.
 - 3. Frame members, including interior bracing:
 - a. Tubular Steel: 1-7/8 inch O.D. (nominal 1-1/2 inch).
- C. Frame Corner Construction:
 - 1. Welded adjustable truss rods for panels 5 feet wide or wider.

- D. Hardware: 180 degree hinges, 2 for gates up to 60 inches high, 3 for taller gates; drop bolt on inactive leaf engaging socket stop set in concrete, active leaf latched to inactive leaf preventing raising of drop bolt, padlock hasp; keepers to hold gate in fully open position.
 - 1.

2.7 CAST-IN-PLACE CONCRETE

- A. Materials: Portland cement complying with ASTM C 150, Type I aggregates complying with ASTM C 33, and potable water for ready-mixed concrete complying with ASTM C 94.
 - 1. Concrete Mixes: Normal-weight concrete with not less than 3000-psi compressive strength (28 days), 3-inch slump, and 1-inch maximum size aggregate.

2.8 GROUT AND ANCHORING CEMENT

- A. Nonshrink, Nonmetallic Grout: Premixed, factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C 1107. Provide grout, recommended in writing by manufacturer, for exterior applications.
- B. Erosion-Resistant Anchoring Cement: Factory-packaged, nonshrink, nonstaining, hydraulic-controlled expansion cement formulation for mixing with potable water at Project site to create pourable anchoring, patching, and grouting compound. Provide formulation that is resistant to erosion from water exposure without needing protection by a sealer or waterproof coating and that is recommended in writing by manufacturer, for exterior applications.

2.9 POLYMER FINISHES

- A. Supplemental Color Coating: In addition to specified metallic coatings for steel, provide fence components with polymer coating.
- B. Metallic-Coated Steel Tension Wire: PVC-coated wire complying with ASTM F 1664, Class 2b.
- C. Metallic-Coated Steel Framing and Fittings: Comply with ASTM F 626 and ASTM F 1043 for polymer coating applied to exterior surfaces and, except inside cap shapes, to exposed interior surfaces.
 - 1. Polymer Coating: Not less than 10-mil- thick PVC or 3-mil- thick polyester finish.
- D. Color: Match chain-link fabric, complying with ASTM F 934.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas and conditions, with Installer present, for compliance with requirements for a verified survey of property lines and legal boundaries, site clearing, earthwork, pavement work, and other conditions affecting performance.
 - 1. Do not begin installation before final grading is completed, unless otherwise permitted by Architect.

2. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Stake locations of fence lines, gates, and terminal posts. Do not exceed intervals of 500 feet or line of sight between stakes. Indicate locations of utilities, lawn sprinkler system, underground structures, benchmarks, and property monuments.

3.3 INSTALLATION, GENERAL

- A. Install chain-link fencing to comply with ASTM F 567 and more stringent requirements specified.

3.4 CHAIN-LINK FENCE INSTALLATION

- A. Post Excavation: Drill or hand-excavate holes for posts to diameters and spacings indicated, in firm, undisturbed soil.
- B. Post Setting: Set posts in concrete at indicated spacing into firm, undisturbed soil.
 1. Verify that posts are set plumb, aligned, and at correct height and spacing, and hold in position during setting with concrete or mechanical devices.
 2. Concrete Fill: Place concrete around posts and vibrate or tamp for consolidation. Protect aboveground portion of posts from concrete splatter.
 - a. Hole diameter dug or drilled minimum 4 times largest cross section of post and minimum depth of 24 inches plus additional 3 inch for each 1 feet increase in fence height over 4 feet.
 - b. Exposed Concrete: Extend 2 inches above grade; shape and smooth to shed water.
- C. Terminal Posts: Locate terminal end, corner, and gate posts per ASTM F 567 and terminal pull posts at changes in horizontal or vertical alignment of 15 degrees or more.
- D. Line Posts: Space line posts equidistant at intervals not exceeding 10 feet o.c unless otherwise indicated.
- E. Post Bracing and Intermediate Rails: Install according to ASTM F 567, maintaining plumb position and alignment of fencing. Install braces at end and gate posts and at both sides of corner and pull posts.
 1. Locate horizontal braces at midheight of fabric 6 feet or higher, on fences with top rail and at 2/3 fabric height on fences without top rail. Install so posts are plumb when diagonal rod is under proper tension.
- F. Tension Wire: Install according to ASTM F 567, maintaining plumb position and alignment of fencing. Pull wire taut, without sags. Fasten fabric to tension wire with 0.120-inch- diameter hog rings of same material and finish as fabric wire, spaced a maximum of 24 inches o.c. Install tension wire in locations indicated before stretching fabric.
 1. Top Tension Wire: Install tension wire through post cap loops.
 2. Bottom Tension Wire: Install tension wire within 6 inches of bottom of fabric and tie to each post with not less than same diameter and type of wire.
- G. Top Rail: Install according to ASTM F 567, maintaining plumb position and alignment of fencing. Run rail continuously through line post caps, bending to radius for curved runs and

terminating into rail end attached to posts or post caps fabricated to receive rail at terminal posts. Provide expansion couplings as recommended in writing by fencing manufacturer.

- H. Bottom Rails: Install, spanning between posts.
- I. Chain-Link Fabric: Apply fabric to outside of enclosing framework. Leave 2 inches between finish grade or surface, unless otherwise indicated. Pull fabric taut and tie to posts, rails, and tension wires. Anchor to framework so fabric remains under tension after pulling force is released.
- J. Tension or Stretcher Bars: Thread through fabric and secure to end, corner, pull, and gate posts with tension bands spaced not more than 15 inches o.c.
- K. Tie Wires: Use wire of proper length to firmly secure fabric to line posts and rails. Attach wire at 1 end to chain-link fabric, wrap wire around post a minimum of 180 degrees, and attach other end to chain-link fabric per ASTM F 626. Bend ends of wire to minimize hazard to individuals and clothing.
 - 1. Maximum Spacing: Tie fabric to line posts at 12 inches o.c. and to braces at 24 inches o.c.
- L. Fasteners: Install nuts for tension bands and carriage bolts on the side of the fence opposite the fabric side. Peen ends of bolts or score threads to prevent removal of nuts.

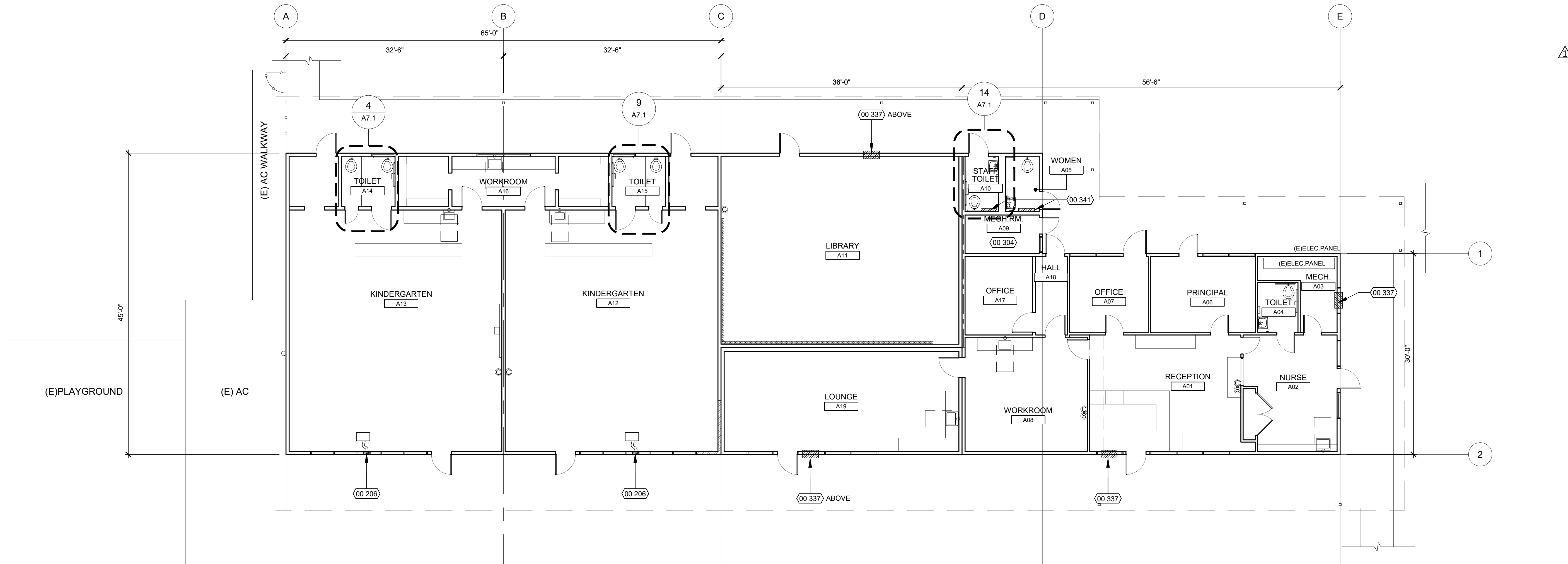
3.5 GATE INSTALLATION

- A. Install gates according to manufacturer's written instructions, level, plumb, and secure for full opening without interference. Attach fabric as for fencing. Attach hardware using tamper-resistant or concealed means. Install ground-set items in concrete for anchorage. Adjust hardware for smooth operation and lubricate where necessary.

3.6 ADJUSTING

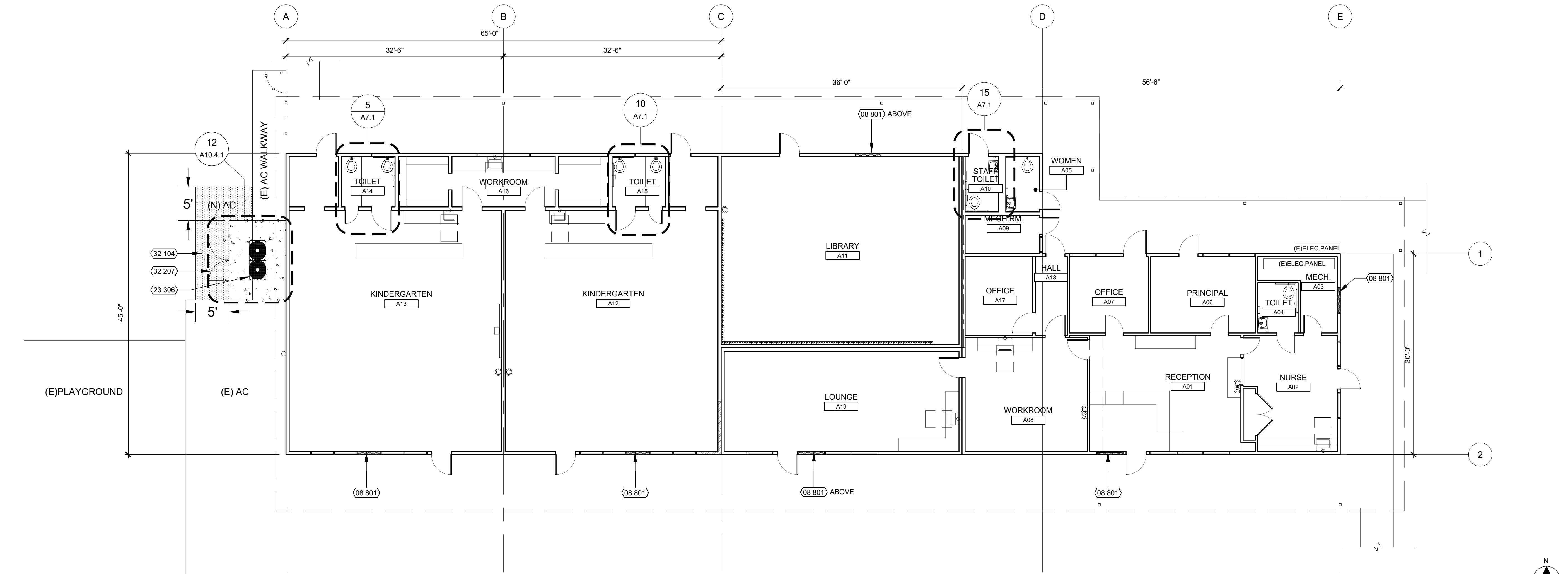
- A. Gate: Adjust gate to operate smoothly, easily, and quietly, free of binding, warp, excessive deflection, distortion, nonalignment, misplacement, disruption, or malfunction, throughout entire operational range. Confirm that latches and locks engage accurately and securely without forcing or binding.
- B. Lubricate hardware and other moving parts.

END OF SECTION 323113



DEMO FLOOR PLAN - ADMIN. & KINDERGARTEN - BUILDING A 1/8" = 1'-0"

5



NEW FLOOR PLAN - ADMIN. & KINDERGARTEN - BUILDING A 1/8" = 1'-0"

10

KEY NOTES

NUMBER	NOTE
00 206	REMOVE (E) PORTABLE INDOOR AC UNIT SYSTEM, WINDOW MOUNTED EXHAUST VENT AND CONDENSATE DRAIN PIPE, RETURN UNIT TO THE DISTRICT AND INFILL WINDOW FRAME WITH SHEET METAL OR GLASS TO MATCH ADJACENT, TYPICAL AT ALL CLASSROOMS AND WHERE OCCURS, VERIFY QUANTITIES AND LOCATIONS IN FIELD.
00 304	REMOVE AND REPLACE EXISTING MECHANICAL/PLUMBING EQUIPMENT & PIPING, REFER TO MECHANICAL/PLUMBING DRAWINGS FOR EXTENT OF DEMOLITION AND NEW WORK.
00 337	REMOVE (E) WALL/WINDOW MOUNTED AC UNIT SYSTEM, PANEL AND SUPPORT BRACKETS, DISCONNECT/REMOVE ASSOCIATED PIPING AND ELECTRICAL.
00 341	REMOVE (E) WALL MOUNTED HEATER UNIT, PATCH, PAINT, AND REPAIR GYP. BOARD WHERE REQUIRED.
08 801	NEW GLAZING AND/OR ALUMINUM PANEL WITHIN EXISTING FRAME TO MATCH ADJACENT.
23 306	NEW HEAT PUMP UNIT OVER NEW CONCRETE PAD, SEE MECHANICAL/PLUMB. AND ELEC. DRAWINGS FOR EXTENT OF WORK.
32 104	NEW AC SIDEWALK TO CONNECT TO (E) SIDEWALK, AROUND NEW HVAC UNITS AND FENCING, REMOVE AND RE-ROUTE SPRINKLER HEADS AND IRRIGATION PLUMBING, SEE DETAIL 9/A10.2.1.
32 207	NEW WIRE CAGE WITH TOP COVERS AROUND HVAC EQUIPMENT, SEE DETAIL 12/A10.4.1.

GENERAL NOTES

- GENERAL
- GENERAL CONTRACTOR SHALL SURVEY AREA FOR UNDERGROUND UTILITY LOCATIONS PRIOR TO DEMOLITION AND NEW WORK ON SITE.
 - ROOM NAMES AND NUMBERS MAY NOT BE CONSISTENT BETWEEN DEMOLITION FLOOR PLANS AND NEW FLOOR PLANS.
 - REFER TO MECHANICAL/PLUMBING AND ELECTRICAL DRAWINGS FOR EXTENT OF MECHANICAL/PLUMBING AND ELECTRICAL DEMOLITION WORK AND NEW CONSTRUCTION.
 - PROVIDE R-30 INSULATION AT CEILING/ROOF, TYP.
 - PAINT ALL EXPOSED CONDUITS, FITTINGS, AND CONDUIT COVERS ASSOCIATED WITH THE NEW WORK TO MATCH EXISTING ADJACENT SURFACE AT BOTH EXTERIOR AND INTERIOR LOCATIONS.
 - REMOVE ALL EXISTING ITEMS TO ALLOW THE NEW WORK, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, ASPHALT PAVING, FENCING.
 - COORDINATE EXACT LOCATION OF NEW HVAC UNITS IN FIELD WITH THE OWNER AND ARCHITECT PRIOR TO INSTALLATION, PATCH AND REPAIR ADJACENT FLOOR AND WALL SURFACE AREAS ASSOCIATED WITH THE INSTALLATION OF THESE UNITS.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, STORAGE, AND REINSTALLATION OF CEILING MOUNTED DEVICES INCLUDING BUT NOT LIMITED TO SPEAKERS, HVAC GRILLES, EXIT SIGNS, FIRE ALARM, CEILING MOUNTED PROJECTORS, U.O.N. VERIFY AND COORDINATE EXISTING CONDITIONS IN FIELD.
 - FOR HVAC UNIT REFRIGERANT LINES THROUGH WALL, SPACE PENETRATIONS TO CLEAR STUDS, COORDINATE LAYOUT IN FIELD, PATCH, REPAIR, AND PAINT EXTERIOR WALL, SOFFIT, AND INTERIOR CEILING AFTER INSTALLATION TO MATCH EXISTING ADJACENT FINISHES.
 - REMOVE AND REINSTALL PROJECTORS, PER DETAIL 1 & 2/A10.9.2.
 - CONTRACTOR TO PATCH, REPAIR AND PAINT ALL DAMAGED SURFACES AND/OR SURFACES TO BE EXPOSED TO VIEW AS A RESULT OF DEMOLITION WORK, PROTECT FLOOR SURFACES DURING CONSTRUCTION, REPLACE IF DAMAGED AS RESULT OF DEMOLITION/NEW WORK.
 - COORDINATE LOCATION OF NEW THERMOSTATS IN FIELD, AVOID SWING OF DOORS, CASEWORK, AND WALL MOUNTED EQUIPMENT. SEE MECH. DWGS.
 - CONTRACTOR IS RESPONSIBLE FOR REMOVAL/DEMOLITION OF (E) CONCRETE PADS AFTER DEMOLITION OF MECHANICAL/PLUMBING EQUIPMENT AND TO REPAIR/PATCH & INFILL CONCRETE SLAB AS NEEDED.
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 - SEE HAZARDOUS MATERIALS REPORT IN APPENDIX FOR ABATEMENT REQUIREMENTS DURING DEMOLITION.
 - NO DEMOLITION SHALL BEGIN UNTIL PLANS INCLUDING THE DEMOLITION WORK HAVE BEEN APPROVED BY DSA.

LEGEND

	LINE OF ROOF, SKYLIGHT, OR SOFFIT OVERHEAD - SHOWN DASHED
	(E) EXTERIOR STUD WALL
	(N) CONCRETE PAD
	(N) A.C. PAVING

DSA STAMP



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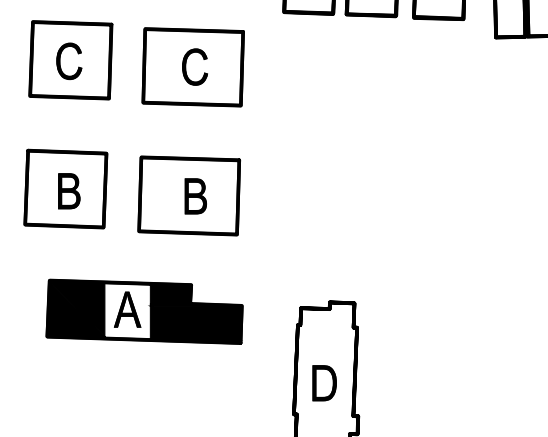
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NO.	REMARKS	DATE
1	Addendum 01	06/07/2023

REVISION HISTORY	DATE
	12/23/2022
	04/24/2023

STATUS	DATE
☐ DSA PLAN CHECK	12/23/2022
☒ DSA BACK CHECK	04/24/2023
☐ BIDDING	
☐ CONSTRUCTION	

KEY PLAN



ALUM ROCK UNION
ELEMENTARY SCHOOL
DISTRICT

2930 GAY AVE.
SAN JOSE, CA 95127

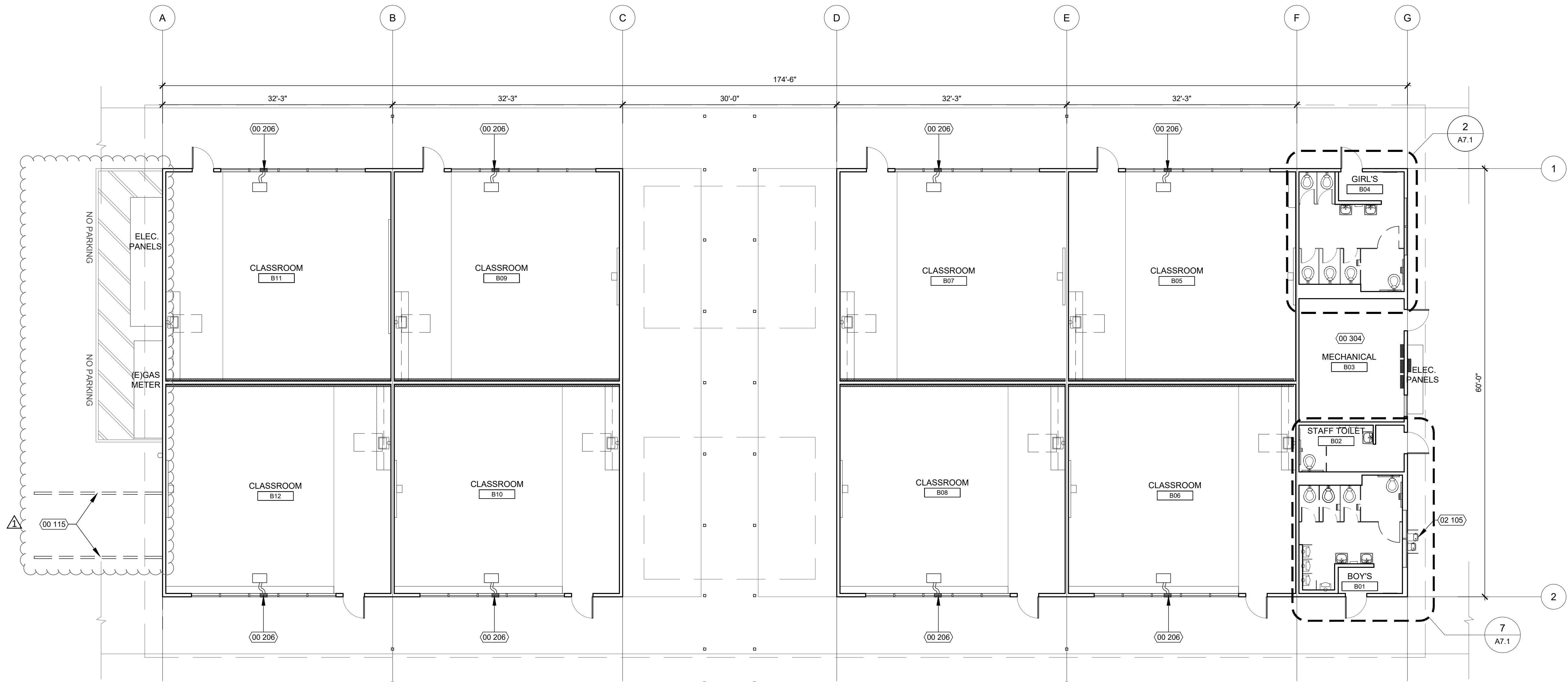
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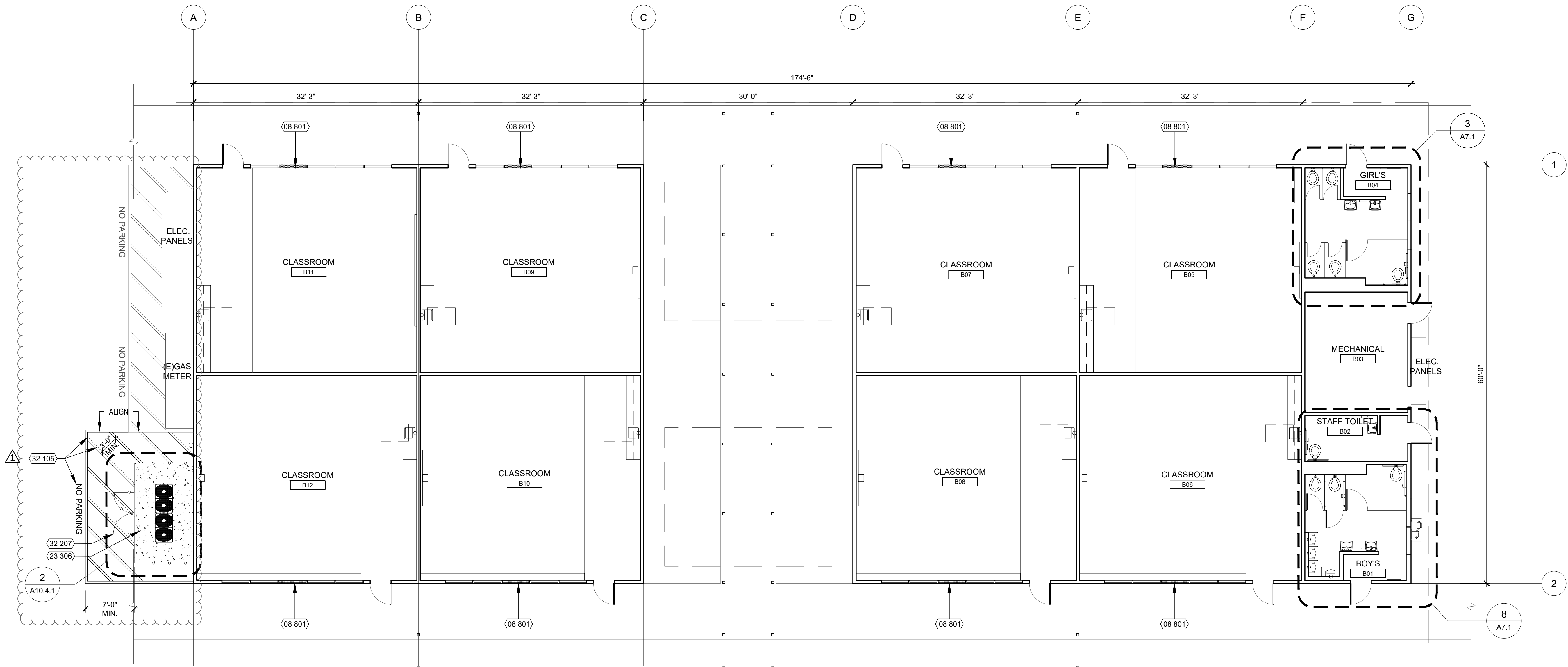
1970 CINDERELLA LN.,
SAN JOSE, CA 95116

DEMO & NEW FLOOR
PLAN - ADMIN. &
KINDERGARTEN -
BUILDING A

Date 04/24/2023	Project Number 22025
Application Number 01-120630	Drawing Number A2.1
Drawn KT	Checked CD



DEMO FLOOR PLAN - CLASSROOM - BUILDING B 1/8" = 1'-0" 5



NEW FLOOR PLAN - CLASSROOM - BUILDING B 1/8" = 1'-0" 10

KEY NOTES

NUMBER	NOTE
00 115	REMOVE (E) STRIPING.
00 206	REMOVE (E) PORTABLE INDOOR AC UNIT SYSTEM, WINDOW MOUNTED EXHAUST VENT AND CONDENSATE DRAIN PIPE, RETURN UNIT TO THE DISTRICT AND INFILL WINDOW FRAME WITH SHEET METAL OR GLASS TO MATCH ADJACENT. TYPICAL AT ALL CLASSROOMS AND WHERE OCCURS, VERIFY QUANTITIES AND LOCATIONS IN FIELD.
00 304	REMOVE AND REPLACE EXISTING MECHANICAL/PLUMBING EQUIPMENT & PIPING, REFER TO MECHANICAL/PLUMBING DRAWINGS FOR EXTENT OF DEMOLITION AND NEW WORK.
02 105	(E) ACCESSIBLE DRINKING FOUNTAIN WITH ALCOVE RAILINGS, DSA #62907.
08 801	NEW GLAZING AND/OR ALUMINUM PANEL WITHIN EXISTING FRAME TO MATCH ADJACENT.
23 306	NEW HEAT PUMP UNIT OVER NEW CONCRETE PAD, SEE MECHANICAL/PLUMB AND ELEC. DRAWINGS FOR EXTENT OF WORK.
32 105	PATCH & C. PAVING AROUND NEW ENCLOSURE AND RESTRIPE 4" PARKING LINES AS SHOWN.
32 207	NEW WIRE CAGE WITH TOP COVERS AROUND HVAC EQUIPMENT. SEE DETAIL 2/A10.4.1.

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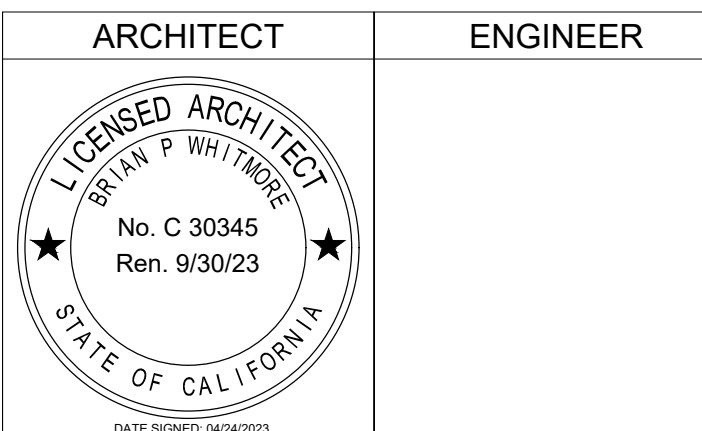
LEGEND

	(N) CONCRETE PAD
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DSA STAMP



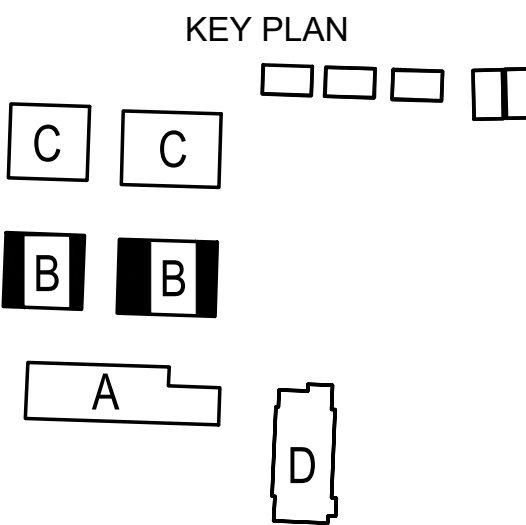
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☐ CONSTRUCTION	



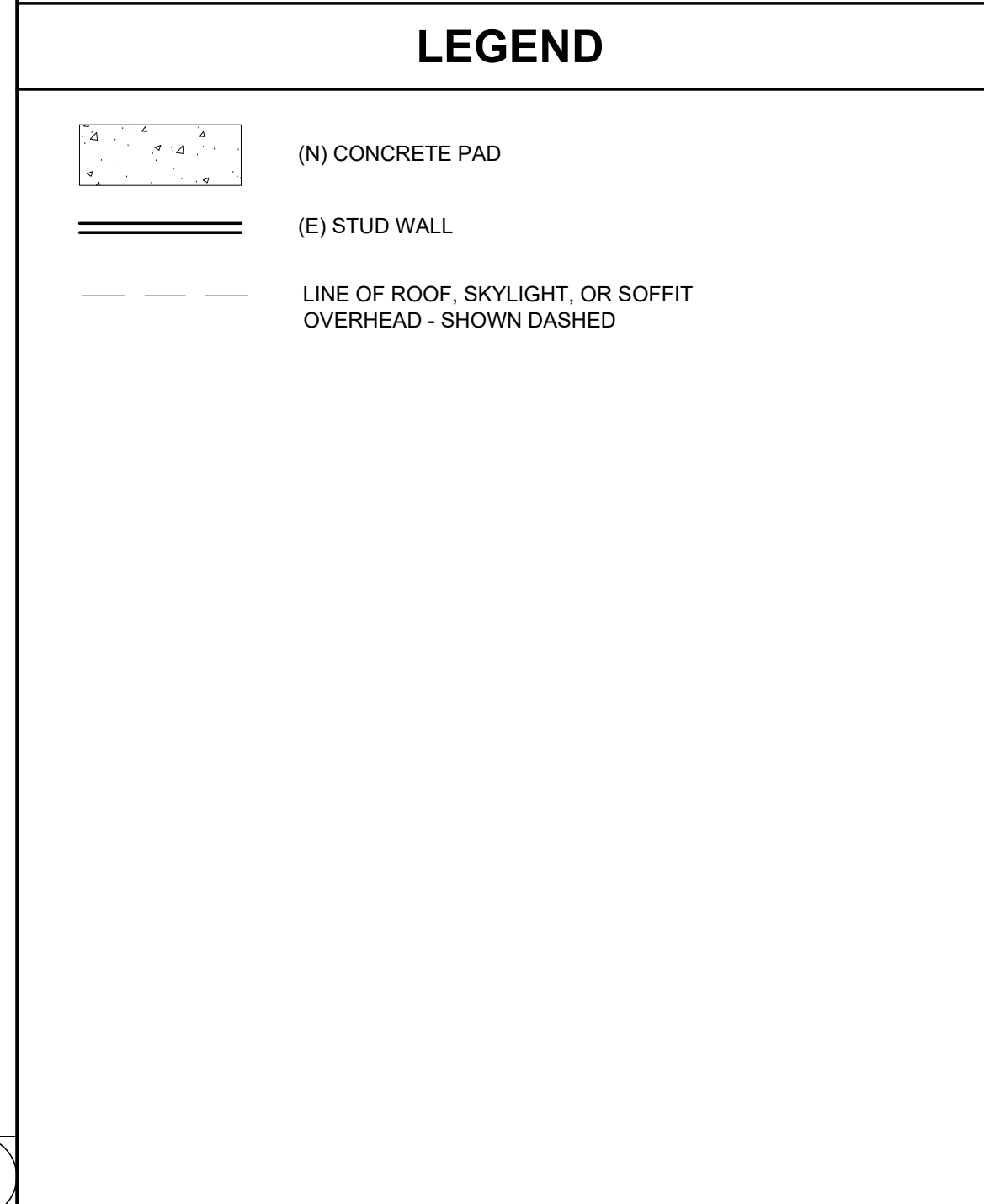
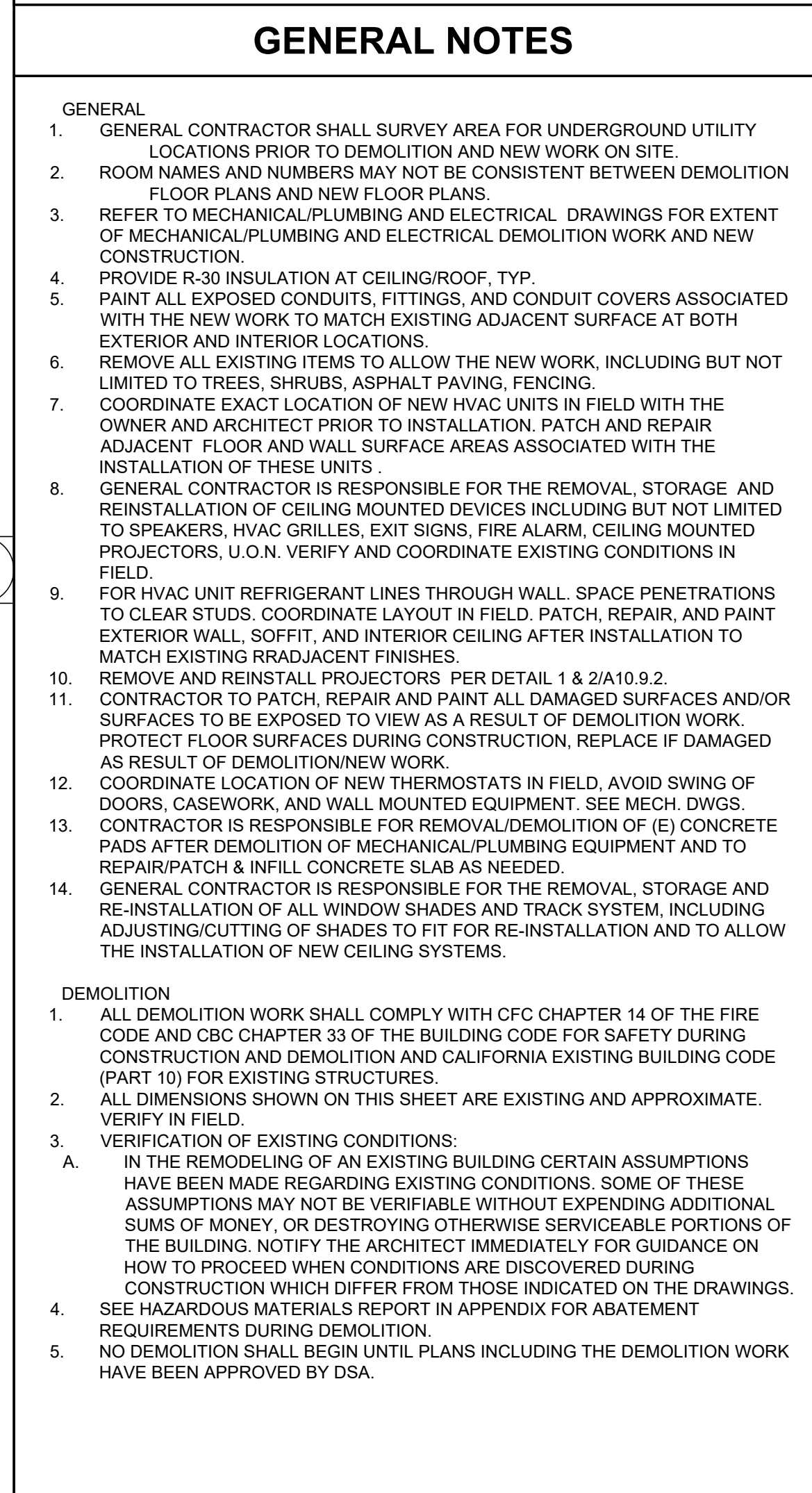
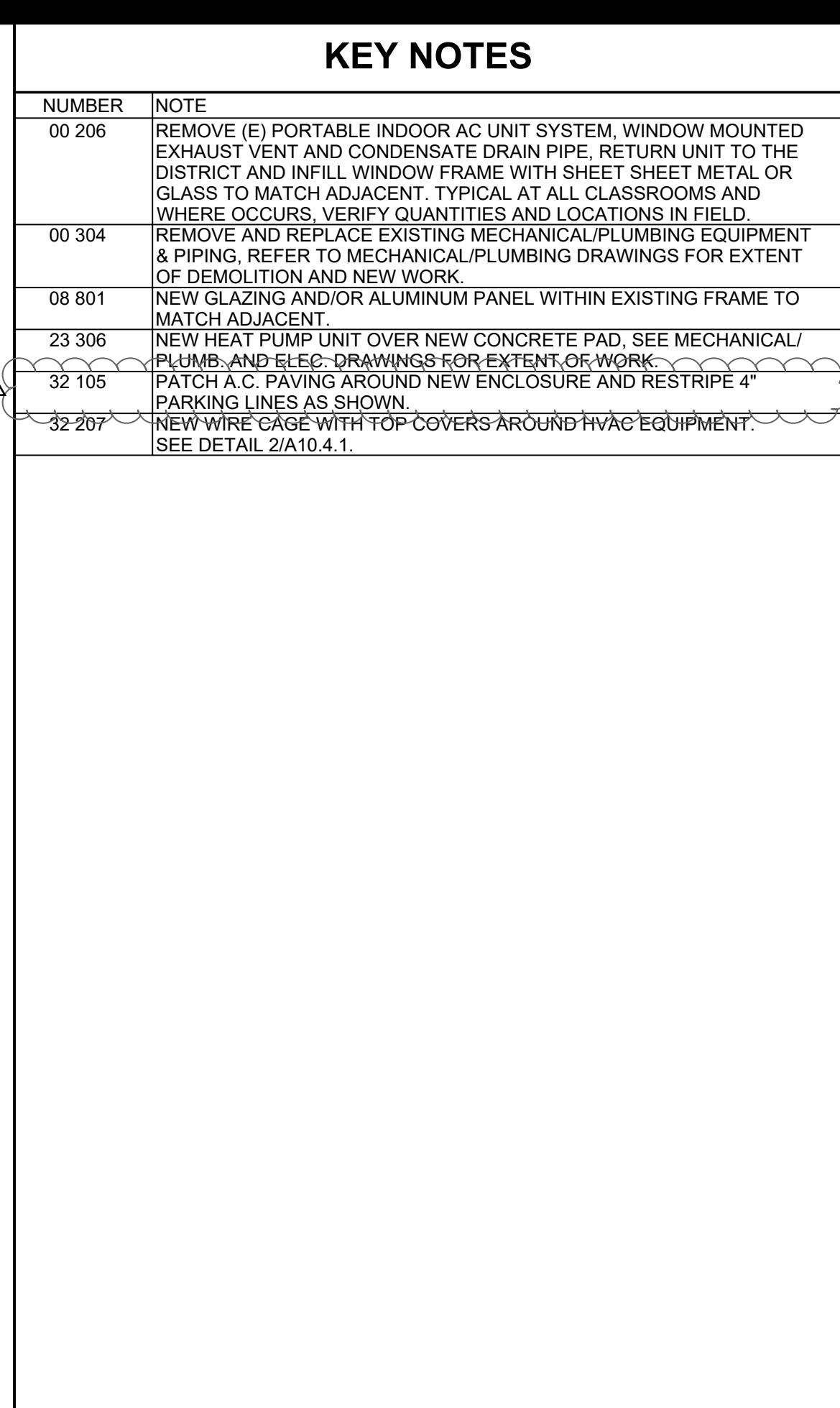
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ACADEMY II
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SAN JOSE, CA 95116

DEMO & NEW FLOOR PLAN - CLASSROOM - BUILDING B

Date 04/24/2023	Project Number 22025
Application Number 01-120630	Drawing Number A2.2
Drawn KT	Checked CD



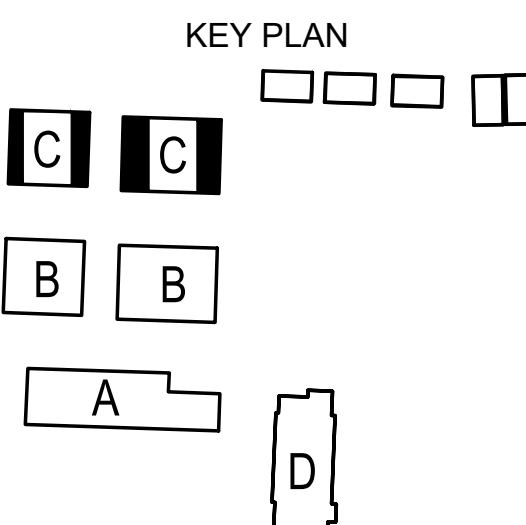
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☐ CONSTRUCTION	



ALUM ROCK UNION
ELEMENTARY SCHOOL
DISTRICT

2930 GAY AVE.
SAN JOSE, CA 95127

CONSTRUCTION DOCUMENTS

ADELANTE
ACADEMY II

1970 CINDERELLA LN.
SAN JOSE, CA 95116

DEMO & NEW FLOOR PLAN - CLASSROOM - BUILDING C

Date _____

04/24/2023

Application Number

01-120630

Drawn

Project Number

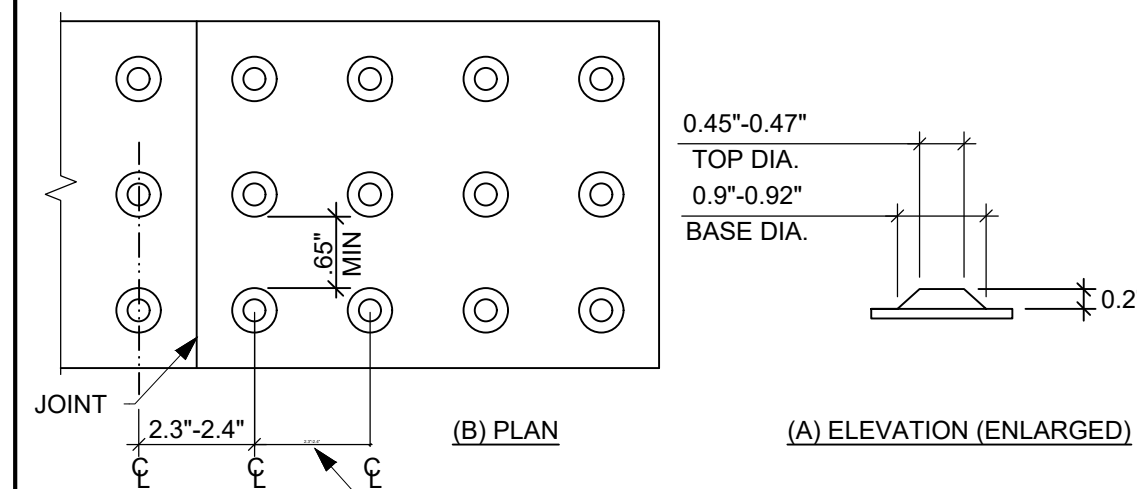
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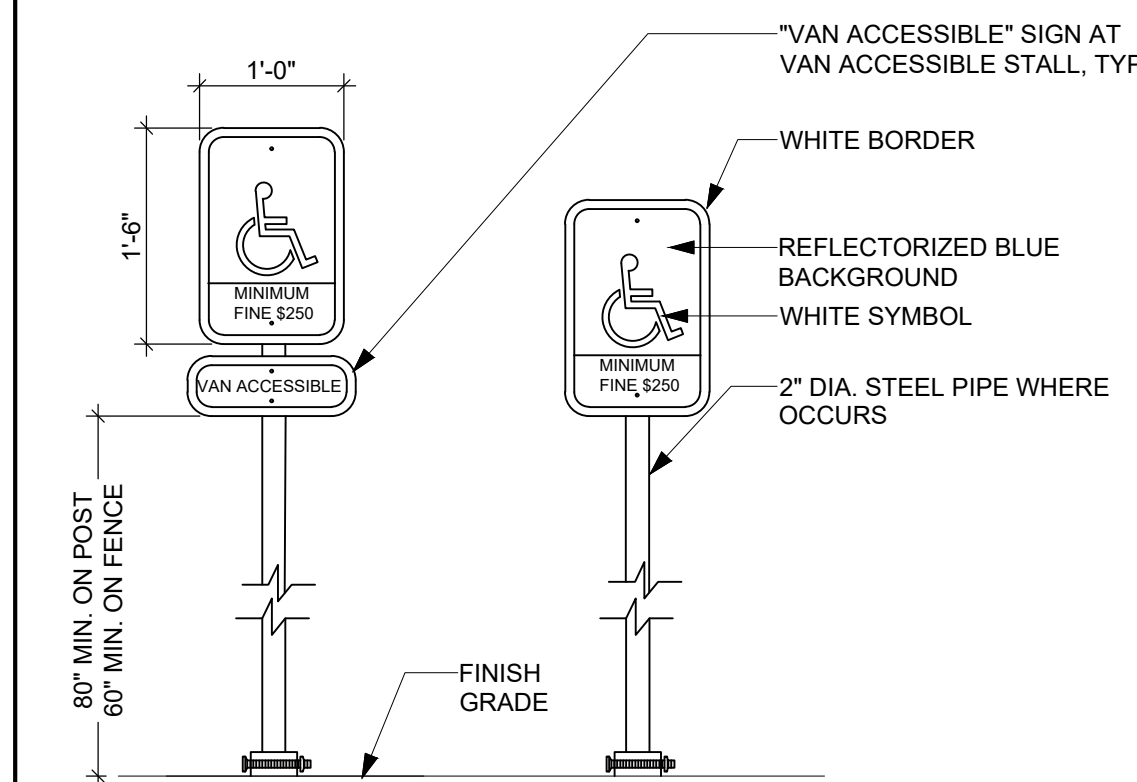
WHERE INSTALLED IN A RADIAL PATTERN.
TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.67 MIN TO 2.4 MAX. TYPE

DETECTABLE WARNING:

HAZARDOUS VEHICULAR AREAS DETECTABLE WARNING: HAZARDOUS VEHICULAR AREAS SHALL BE 30' OR MORE IN LENGTH. ALL APPROVED **DS-A-C DETECTABLE WARNING PRODUCTS** AND **DIRECTIONAL SURFACES** SHALL BE INSTALLED PER THE CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 16, SECTION 1711.4, AND CIRCLES 2.3, 4. & REFER TO CCR TITLE 16, SECTION 11B.705 FOR ALL REQUIREMENTS. ALL ACCESS SPACES FOR CCR TYPE APPROVAL FORM FOR DETECTABLE WARNING SURFACES/DIRECTIONAL SURFACES

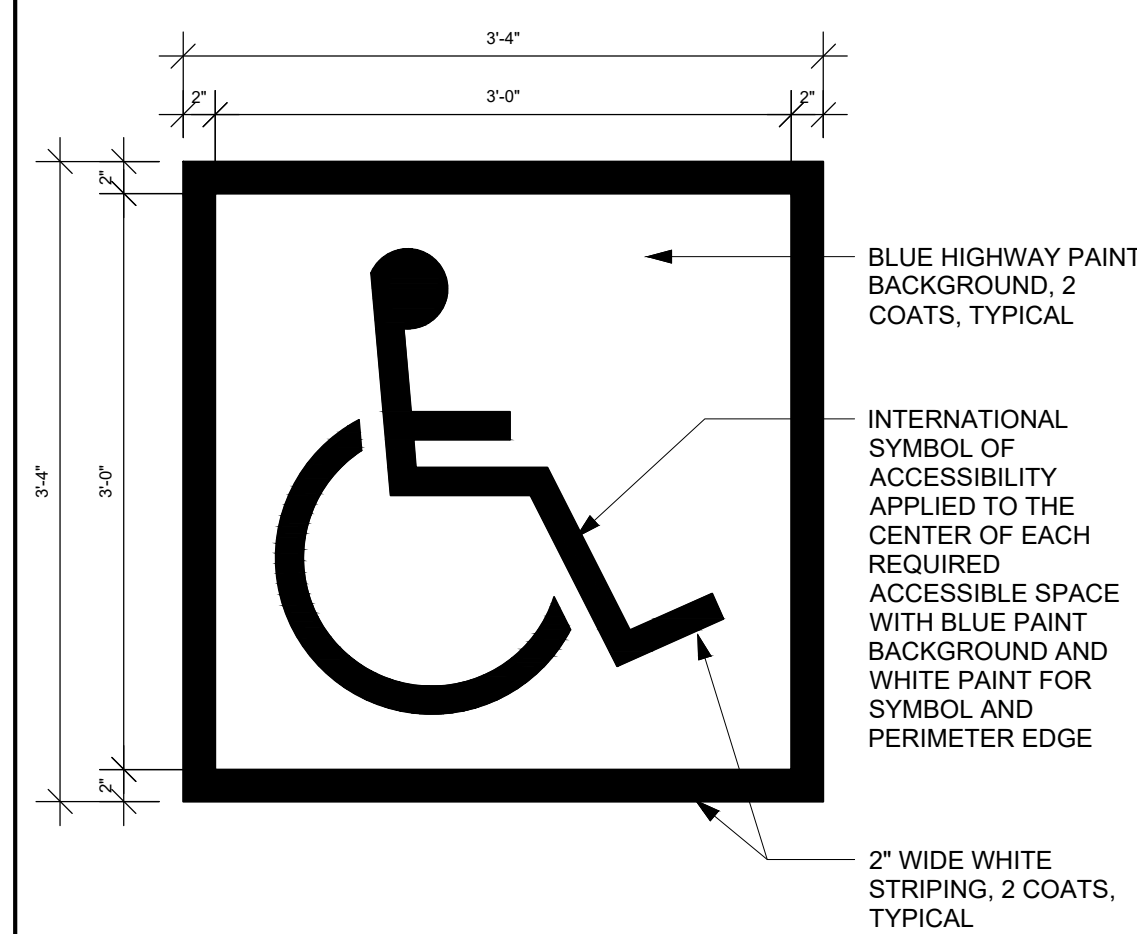
COLOR AND CONTRAST THE MAT. USED TO PROVIDE VISUAL CONTRAST SHALL BE AN INTEGRAL PART OF THE SURFACE. WARNING SURFACES SHALL BE YELLOW AND APPROX. FS 35358 OF FEDERAL STD 595C OR SHALL PROVIDE CONTRAST VISUAL CONTRAST. **HAZARDOUS VEHICULAR AREAS** SHALL ALLOW YELLOW, LISTED ABOVE)

TRUNCATED DOMES | 1/4" = 1'-0"

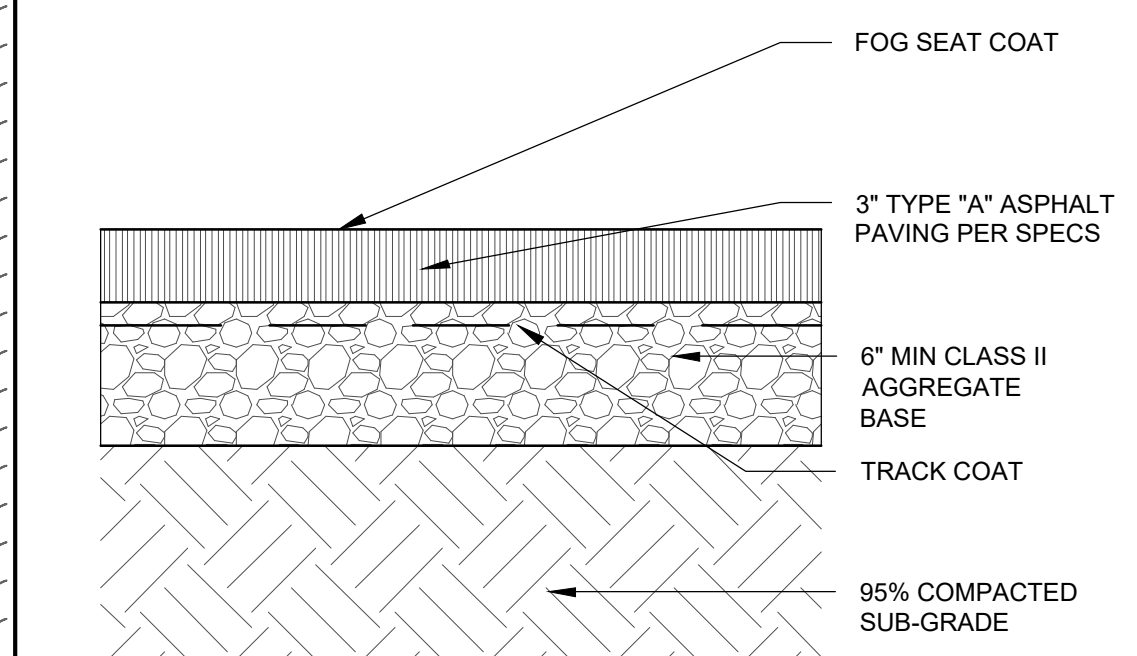


NOTE:
ACCESSIBLE SIGN TO BE LOCATED ON FACE OF COLUMN UNLESS NOTED OTHERWISE

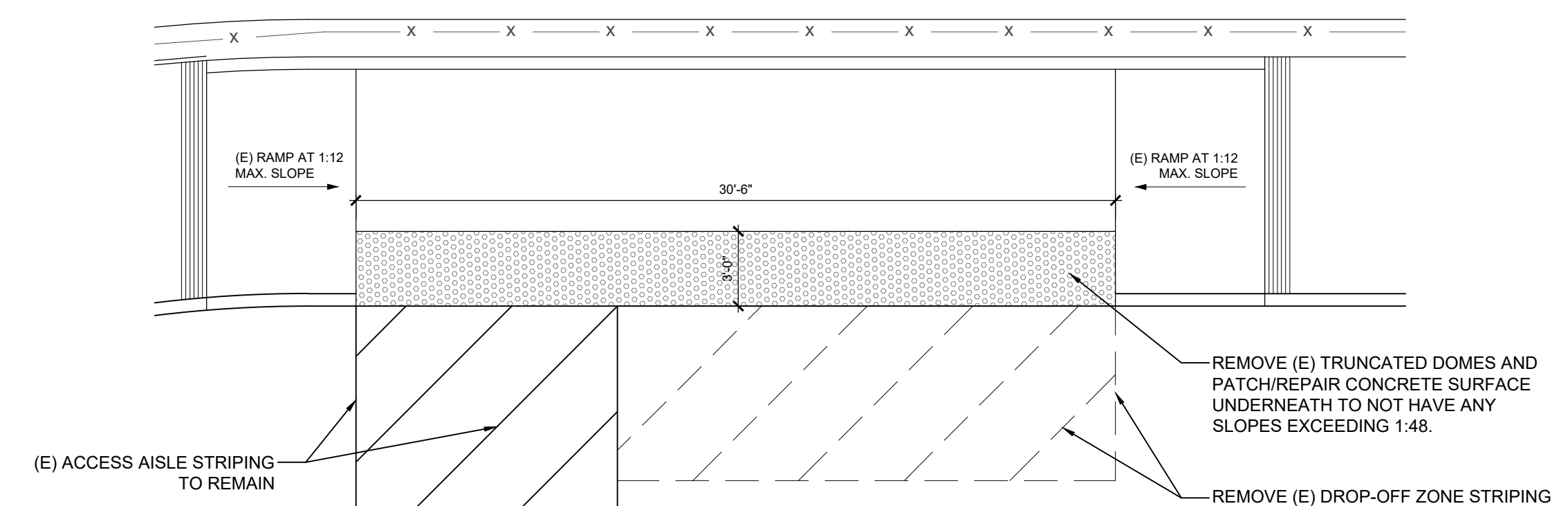
(E) ACCESSIBLE STALL SIGNAGE	3/4 = 1'-0"
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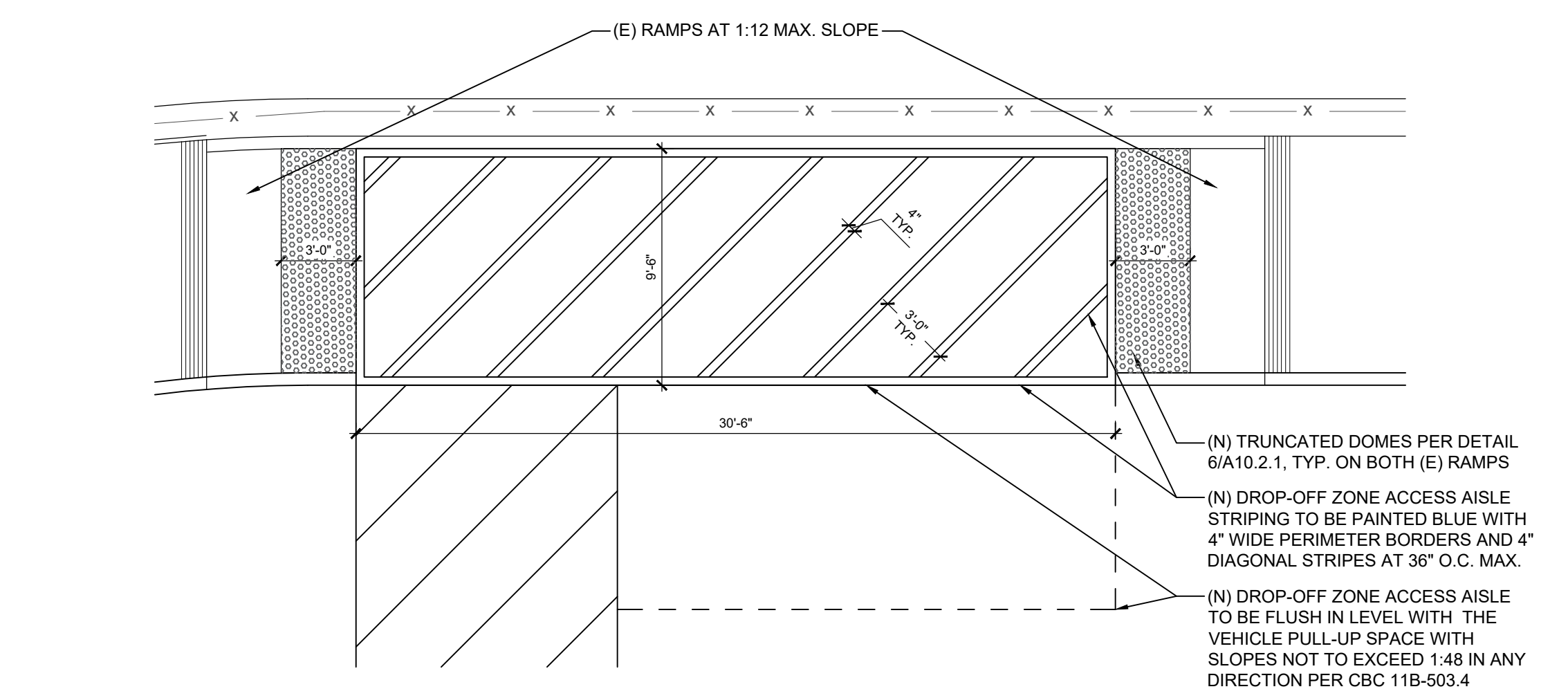
(E) ACCESSIBLE STALL SYMBOL	1" = 1'-0"
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TYPICAL ASPHALT SECTION | 1 1/2" = 1'-0"

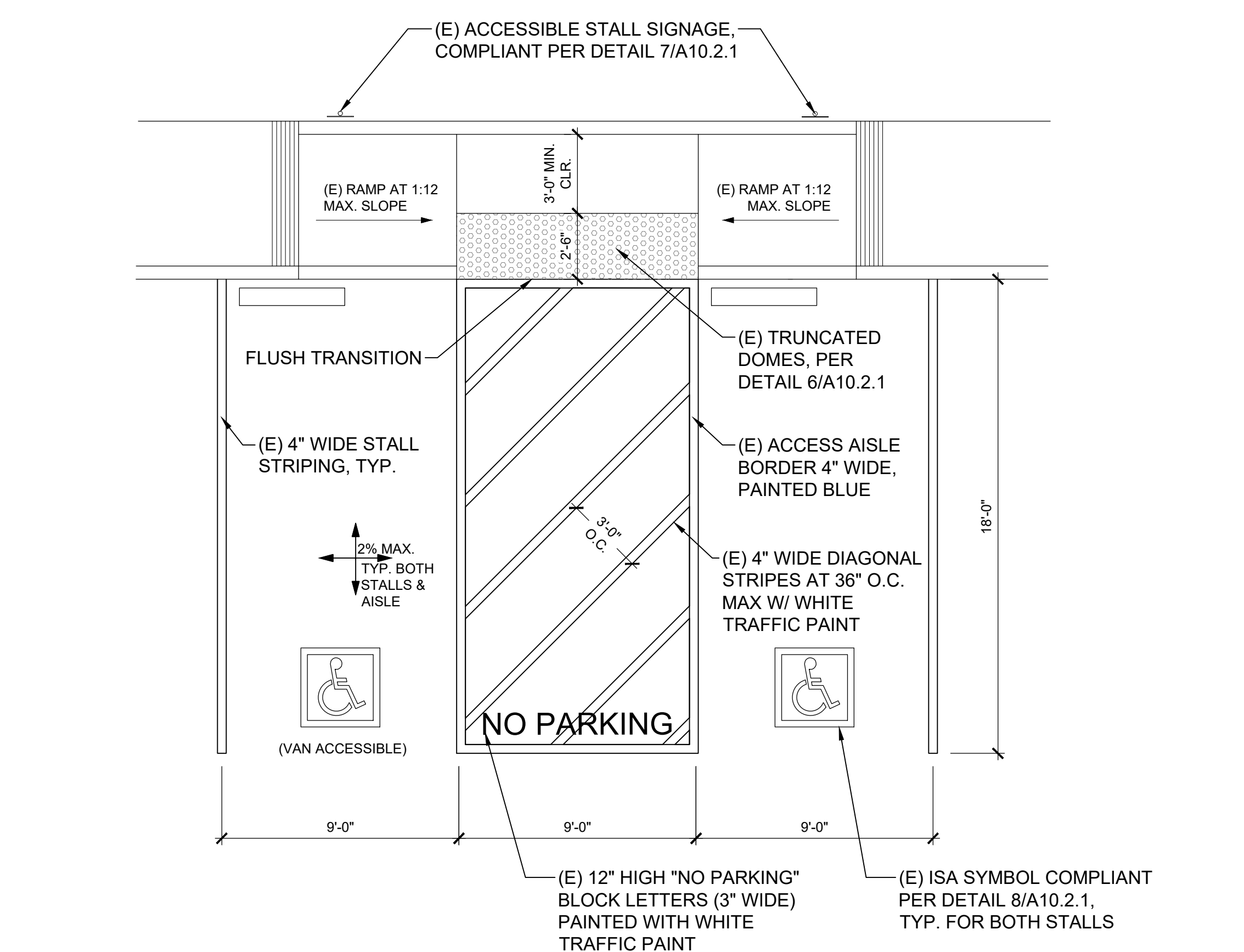


DEMO PLAN

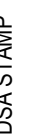


NEW PLAN

PASSENGER DROP-OFF ZONE - DEMO AND NEW PLAN	3/16" = 1'-0"
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(E) ACCESSIBLE PARKING PLAN	1/4" = 1'-0"
-----------------------------	--------------

STUDIO W
ARCHITECTS

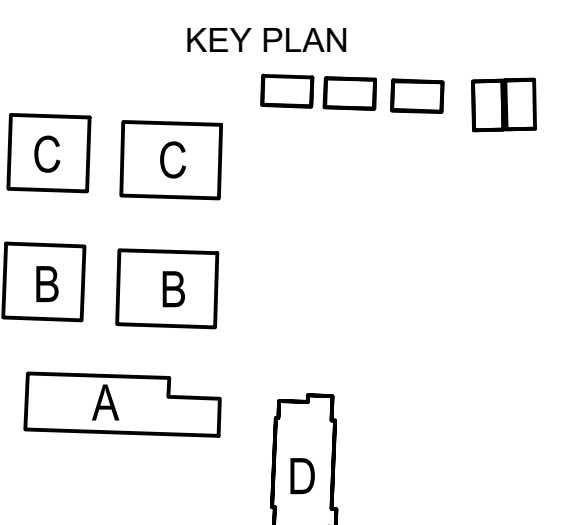
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ALUM ROCK UNION
ELEMENTARY SCHOOL
DISTRICT

2930 GAY AVE.
SAN JOSE, CA 95127

CONSTRUCTION DOCUMENTS

ADELANTE
ACADEMY II

970 CINDERELLA LN.,
SAN JOSE, CA 95116

SITE DETAILS

Date _____

04/24/2023

Application Number

01-120630

Drawn

KT

Project Number

2025

Drawing Number

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The Garland Company, Inc.

Roof Asset Management Program



R A M P.

2020 Alum Rock Roof Assessment

Prepared By
Adam Faville

January 14, 2022



Facility Summary

Client: Alum Rock USD

Facility: Clyde Arbuckle School



Facility Data

Address 1	1970 Cinderella Lane
City	San Jose
State	CA
ZIP	95116
Type of Facility	School
Square Footage	42,000

Asset Information

Name	Date Installed	Square Footage	Roof Access
2020 Entire Roof		42,000	Ladder Needed
Entire Roof	2007	42,000	Ladder Needed



Construction Details

Client: Alum Rock USD

Facility: Clyde Arbuckle School

Roof Section: 2020 Entire Roof

Information

Year Installed	-	Square Footage	42,000
Slope Dimension	1:12	Eave Height	12'
Roof Access	Ladder Needed	System Type	Mineral Modified Bitumen



Photo Report

Client: Alum Rock USD

Facility: Clyde Arbuckle School

Roof Section: 2020 Entire Roof

Report Date: 02/19/2020

Title: Roof Inspection



Photo 1



Photo 2

Roof top is visibly worn.



Photo 3

A lot of old seam patch repair work.



Photo 4



Photo 5

Lots of failed areas in the roof



Photo 6

Perimeter edge is holding water as evident from the water stains and excelled roof deterioration.



Photo 7



Photo 8

Improper installation of conduit flashing.



Photo 9

Canopy roof is in poor condition.



Photo 10

Hole in the roof.



Photo 11

Blisters throughout rooftop.



Photo 12



Photo 13

Missing vent hood.



Solution Options

Client: Alum Rock USD

Facility: Clyde Arbuckle School

Roof Section: 2020 Entire Roof

Restore Options

Solution Option:	Restore	Action Year:	2021
Square Footage:	42,000	Expected Life (Years):	15
Budget:	\$630,000.00		

BUR Liquitex Restoration Coating:

15 Year Warranty Extended Warranty

Power wash roof free of all dirt and debris with TSP, or Simple Green solution. Let roof dry. Remove and replace all roof flashing and dispose of properly. Install Stressbase 80, and Stressply FR Mineral Cap Sheet in GreenLock flashing adhesive. Prime entire roof with primer. Apply Liquitex Polyurethane base coat and top coat. Replace edge metal, gutters, pipe flashings, sleepers as needed.

Replace Options

Solution Option:	Replace 	Action Year:	2022
Square Footage:	42,000	Expected Life (Years):	30
Budget:	\$1,260,000.00		

2 Ply KEE Stone FB Hybrid

System comes with a 30-year, Edge to Edge No Dollar Limit Warranty

Remove existing low slope roof system down to the deck. Install new SBS base sheet in GreenLock cold process 0% VOC. Install 60 mil KEE Fleece back membrane in KEE Foam Adhesive (0% VOC). Replace all gutters, downspouts, metal flashing, vent hoods, pipe jacks, etc.