

Blue Mountain Station Building #2

Addendum #2

Please note that we have incorporated most of these notes and/or changes into the most recent set of plans dated 3/5/19.

General:

- The Port will be responsible for all building and utility permits.
- Please quote any trenching related to your specific area of work.
- Steel building brand – NUCOR
- The building had all required inspections completed and passed through framing. Prior inspections will be referenced in the new building permit to eliminate any liability on previous work.
- The Port has drawings of existing water and sewer lines, stub-up locations, roads, etc.

HVAC:

- Building has 3-phase power
- Community Space, Art Working Space, and Space 3 all have individual HVAC systems with exposed ductwork. Please do not quote HVAC for space 4. Storage Space should have wall heater only.
- Heat pump size requirements noted on page A1015.

Concrete:

- Rebar will be 24" on center in slab
- Gravel under slab reduced to 4" minimum
- Under slab insulation reduced to 2' around perimeter only.
- Reinforcement added to exterior concrete – rebar 24" on center in 6" back apron, wire mesh in 4" sidewalk and patio.
- Insulation under floor reduced to 2' around perimeter only.
- Note trench drain specs on page A1014. Concrete sub to quote trench drains.

Framing & Doors

- Please use steel studs of commercial standard size and gauge in framing.
- Barn Door type specified on page A1007. Final version verified with owner.

Insulation:

- Please quote both R38 and R49 in ceiling.
- Note that exterior walls and ceiling will only have insulation with white vinyl covering – no sheetrock.

Drywall & Painting

- Please note drywall only on interior firewalls and out-facing restroom walls. Exterior walls will be white vinyl-covered insulation. Interior restroom walls FRP.
- Sheetrock finish will be a light orange peel texture.
- Paint type and color TBD. Please quote decent-quality paint type.

Plumbing:

- The water and sewer stubs in front of the building are already connected to the main lines in the street. Sewer stub is approximately 5' deep, and the water stub is between 30" and 36" deep. The sewer can be hooked up directly to the stub. The water will require a meter from the City, which the Port will take care of arranging and paying for.
- Water and sewer stub ups are approximately 86' from the spot at the east end of the building where water and sewer lines enter and exit.
- Bathroom floor drains to have trap primer, trench drains have one trap primer at east end of building.
- Floors should slope 1% to drains.
- Concrete sub will quote trench drains. Plumbing sub should quote restroom drains.
- Yes, there is a hose bib on the outside front east corner. Yes, the hose bib in back of the Art Working Space will protrude into the cabinet.

Electrical:

- Note addition of exhaust fans in both restrooms and ceiling fans in all rooms except storage space and restrooms.
- Note lighting fixture specs on page A1015, including bollard lights to be placed in landscaped area in paved parking lot.
- Note heat pump size requirements on page A1015.
- Please quote Romex cable.
- Please note there are 5 meters, but only 4 are needed. 4 are 200 amp, and the house meter is 100 amp. Community Space, Port Storage, and exterior lighting should be placed on same 200-amp meter.

Paving:

- Remove all live material landscaping from plans. No bushes! Decorative rock only.
- No curbs or gutters.
- No striping or parking bumpers.
- Catch basin in parking lot will be WSDOT type 1 with herringbone grate, 24' round.
- Drainage will be routed to existing swale.