

Response to Comments, May 17 Email

Can you provide the following:

1. ComCheck.

Answer: We are putting together the report.

2. Soils report.

Answer: See the attached final geotechnical report.

3. Statement of Special Inspections.

Answer: Special Inspections are specified in section 014535 Special Inspections and in individual technical specifications. The City of Portland has hired SW Cole to perform the third party special inspections. These reports will be reviewed by Oak Point for conformance with the documents.

4. Provide a phasing for demolition/construction/occupancy document with associated timeframes each phase work is expected to be completed.

Answer: The phasing plans/schedule are indicated on sheets CP101 and CP102.

5. The separate demolition permit is required for each phase of demolition work. See attachment for demolition permit application. Please apply for the demolition work to be done in 2017 and clarify the phase of work in the permit application.

Answer: The general contractor will be filing the demolition permit under separate cover.

Response to Comments, May 23 Email

G101

Q: On a proposed site plan show how these calculations were arrived at. In looking at CS102 North Site Plan, it looks as if there is limited frontage that offers access. Clearly show how these calculations have been arrived at.

A: Please see attached sketch. We have revised these values, reducing the frontage for the educational wing. While there is a concrete asphalt path around the perimeter of the school, and the area meets the definition of open space, the northeast pocket is getting far away from fire department access lanes as discussed in the handbook to this section, and we have removed that area from the calculation. We also noted the sprinkler increase for the assembly wing should be for single story, so this has been increased to 3.0. This sheet will be reissued to show these changes.

Q: The code analysis does not include the associated ADA code analysis. Please add this code study.

A: The building has been designed to meet the 2010 ADA Standards for Accessible Design issued by the Department of Justice. We will add this requirement to the applicable codes section.

Q: The code analysis does not address fixture count requirements in restrooms. Provide calculations as to how fixture counts were arrived at per the UPC. Include drinking fountains in this analysis.

A: Refer to the attached fixture count spreadsheet.

G102

Q: This area is referenced as temporary refuge. The code references an “area of refuge”. Is this what you are referring to?

A: This is in reference to a “Refuge Area” under IBC, Section 1025.4. The word temporary was used per the NFPA 101 handbook discussion on this type of space.

Q: Clarify if the doors and hardware in the fire wall meet the requirements of openings in Section 706.8. The door in room A29 goes from an area within the firewall to an area outside of the firewall. It is unclear if the door and hardware meets these requirements.

A: All of the doors and hardware meet the requirements of section 706.8. None of the openings are more than 25 percent of the length of the wall. In addition, where the building is sprinkled, we are not limited to the size of the opening (exception 2).

Q: I see that the two lobby areas are shown as fire walls. I do not see where the details are for the extension of these fire walls are called off. Please clarify the intent.

A: Fire wall details are located on sheets AE547, AE548 and AE549.

Q: Provide food service line with ADA accessibility requirements in cafeteria.

A: The food service drawings are on sheets Q-101 through Q115 in volume three of the documents.

Q: Clarify the requirements from the stage to the seating area. I do not see a ramp connecting to the audience as required by code.

A: The ramp is plan left of the stage, entering from the cafeteria and discharging on the stage.

AD001

Please refer to sheets CP101 and CP102 for project phasing notes and schedules.

AE003

Refer to resubmitted AE003 sheet for updated UL listings and corrected rating.

AE320

Q: Clarify if this is a stepped building per Section 706.6.1 and if so provide needed fire rating as required by code.

A: Yes, we have considered this as a stepped building. The design utilizes the exception to this section with a 1-hour rating on the lower roof assembly for 10-feet horizontally. Therefore eliminating the requirement to provide a rating on the wall above the low roof assembly.

Q: This is a Type 2B building, clarify exterior sheathing

A: The exterior sheathing is Dens-Glass, Fiberglass Mat gypsum sheathing.

AE504

Q: Per Section 2603.5.2 provide thermal barrier as required by code.

A: The spray foam insulation is within the stud bay, protected on each side by 5/8" gypsum board which exceeds the requirements of 2603.4 Thermal Barrier which requires 1/2" gypsum board.

AE601

The notes do not pertain to this job and were deleted via addendum.