

TRANSMITTAL

Date: November 26, 2018

To: GBC Construction

2273 NW Professional Dr. Suite 200

Corvallis, OR 97330

Attn: Lindsey Devine

CC: City of Sweet Home

Community & Economic Development Dept. 1140 12th Ave, Sweet Home OR 97386

Attn: Joseph S. Graybill PE

From: Andrew Kraus

Job: 16158 — Sweet Home City Hall

Re: Change Proposals

As discussed at the pre-construction meeting, we ask that GBC please provide a Change Order Proposal for the following items; incorporating both cost and schedule implications. Proposed changes have been identified by a 'delta 1'.

Change Proposal #1 Plan Review Updates

- Enlarged Plan reference Change enlarged toilet area reference from 5/A7.1 to 5/A6.1
 Toilet Room Expansion Expand toilet room 'Men 131' and 'Women 132' to include (1) additional fixture each room per attached 1/A2.1, 5/A6.1 2&4/A8.2
- 3. Toilet Room designations Change directional indication of Toilet Rooms on sheet A8.2 per attached sheet A8.2. (North, South...)
- 4. Rod and Shelf Change keynote 7 per attached 1/A2.1

Change Proposal #2 Modify doors to 'Conference 127'

- 1. Provide a second door to 'Conference 127' (Door 127B) per attached 1/A2.1
- 2. Change door 127 and 127B to a sliding "barn-door" style door and hardware similar to attached sketch CP1-2.
- 3. Doors to be 3'-6" wide x 7'-0" high double-side (all sides / edges finished)
- 4. Modify the position of adjacent doors as indicated to provide appropriate clearance.

Change Proposal #3 Alternate Window Replacement

- 1. In lieu of the two windows identified for replacement in 'Planning & Bldg 109' (keynote '1'), replace the other two (center two) per attached 1/A2.1
- 2. Provide unit pricing for replacement of additional existing windows with new, operable units. (Cost per window)

Change Proposal #4 Add additional sola-tube skylights

1. Provide unit pricing for additional sola-tube skylights.

Transmittal | 11-26-18 Page | 2

- a. Please provide a cost-per-unit for additional units to match detail 2/A7.01
- b. Please provide a cost-per-unit for additional units without the GWB soffit. Provide standard trim-ring for ACT installation.

Change Proposal #5 Billing and Planning Counters

- 1. Modify height and configuration of 'Planning Counter 108' to 35" and 42" a.f.f. per attached drawings 1/A2.1; 17, 18 & 22/A7.1
- 2. Replace sliding glass system with drop-down security shutter at 'Planning Counter 108' per attached drawing 2/A8.1
- 3. Modify soffit at 'Planning Counter 108' per attached drawings 1/A2.3

<u>Note</u>: Office 141 has been shaded to reflect "Limited Scope Area" as discussed in the pre-construction meeting.

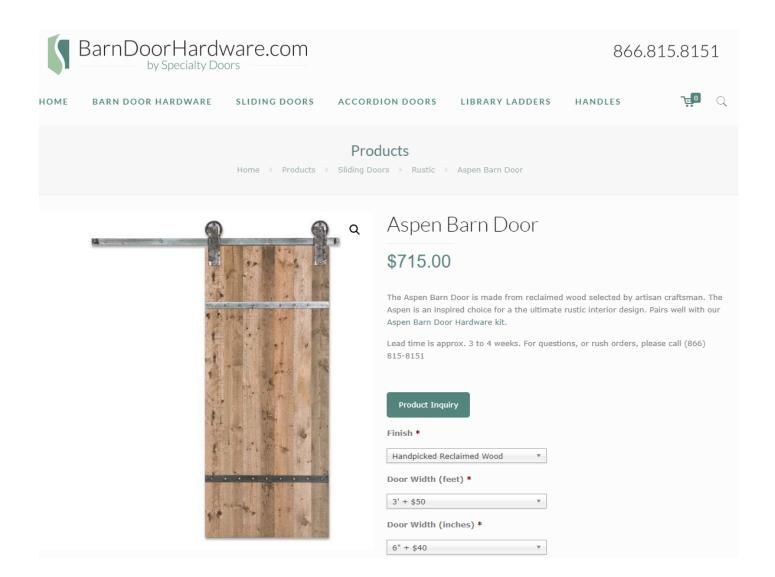
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Sketch CP1-2

Change Proposal #2

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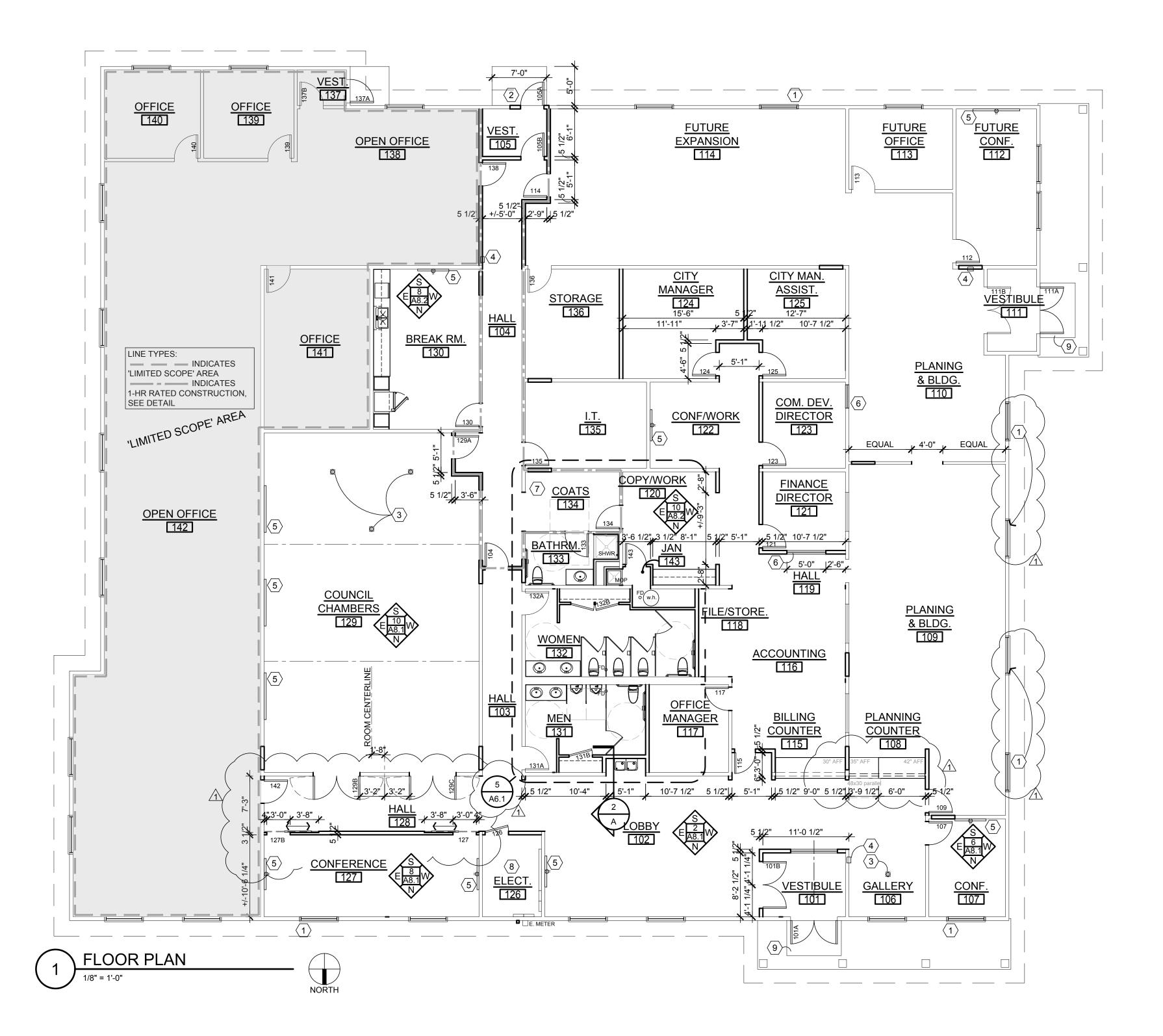


GENERAL NOTES:

- 1. TYPICAL INTERIOR WALL CONSTRUCTION TO CONSIST OF 5/8" TYPE "X" GWB ON EA. SIDE OF STUDS AT 16" O.C. W/ ACOUSTICAL BATT INSULATION, UNLESS OTHERWISE INDICATED. PROVIDE MOISTURE-RESISTANT GWB AT ALL PLUMBING WALLS AND WET LOCATIONS. SUBSTITUTE TILE BACKER-BOARD AT TILE LOCATIONS. EXTEND FRAMING AND INSULATION TO STRUCTURE ABOVE. EXTEND GWB 6" MINIMUM ABOVE A.C.T. OR AS REQ. FOR SUPPORT OF INSULATION.
- 2. PATCH AND REPAIR GWB AS REQUIRED BY EXISTING CONDITIONS AND/OR NEW WORK. UPON COMPLETION, ALL GWB SHALL BE FULLY FINISHED, PRIMED AND PAINTED UNLESS OTHERWISE INDICATED.
- EXISTING ROOF AND CRAWL SPACE ARE ASSUMED TO BE FULLY INSULATED. MAINTAIN AND/OR OR REPLACE INSULATION AND/OR VAPOR BARRIER AS WARRENTED BY NEW WORK.
- 4. CONTRACTOR TO VERIFY CONDITION OF EXISTING FLOOR STRUCTURE AND SUBSTRATE PRIOR TO INSTALLING NEW FLOOR FINISHES. SEE SPECIFICATION FOR STANDARD PREP. REQUIREMENTS.
- 5. PROVIDE AND INSTALL NEW WINDOW BLINDS AT ALL WINDOWS AND INTERIOR RELITES. (PRIVATE OFFICE SIDE)

⊗ KEYNOTES:

- REPLACE (E) WINDOW W/ (N) OPERABLE WINDOW; TEMPERED GLASS PER BLDG. CODE REQUIREMENTS.
- 2. REPLACE (E) WINDOW W/ (N) EXTERIOR DOOR, CONC. STOOP AND CANOPY ABOVE. PROVIDE ACCESSIBLE PATH TO (E) SIDEWALK.
- 3. PROVIDE NEW FLOOR-TYPE ELECTRICAL AND DATA OUTLET.
- 4. FIRE EXTINGUISHER VERIFY LOCATION WITH FIRE OFFICIAL PRIOR TO INSTALLATION.
- 5. WALL-MOUNT T.V. LOCATION PROVIDE SOLID-BLOCKING, POWER AND PATHWAY FOR DATA CONNECTION. T.V. AND MOUNTING HARDWARE BY OWNER.
- 6. RELITE LOCATION SAFETY GLAZING IN WOOD JAMBS TO MATCH EXISTING RELITES.
- COAT ROD AND SHELF: KV 880 SERIES EXTRA-DUTY OVAL CLOSET ROD W/ MOUNTING FLANGES AND 12" DEEP SHELF ON KV 1198 EXTRA-DUTY SHELF BRACKETS; SPACING PER MFGR RECOMMENDATIONS. PROVIDE SOLID BLOCKING ALL SUPPORT
- 8. ELECTRICAL ROOM LAYOUT TO BE DETERMINED BY BIDDER-DESIGN ELECTRICAL DESIGNER.
- 9. REPLACE (E) WALK-OFF MAT SEE FINISH PLAN





SWEET HOME CITY HALL

3225 MAIN STREET SWEET HOME, OREGON 97386

⚠ PLAN REVIEW 11/26/18

Drawing: FLOOR PLAN

Job No: 16158 JULY 27, 2018 Date:

Drawn By:

Checked By:

Sheet No:

GENERAL NOTES - REF. CLNG.

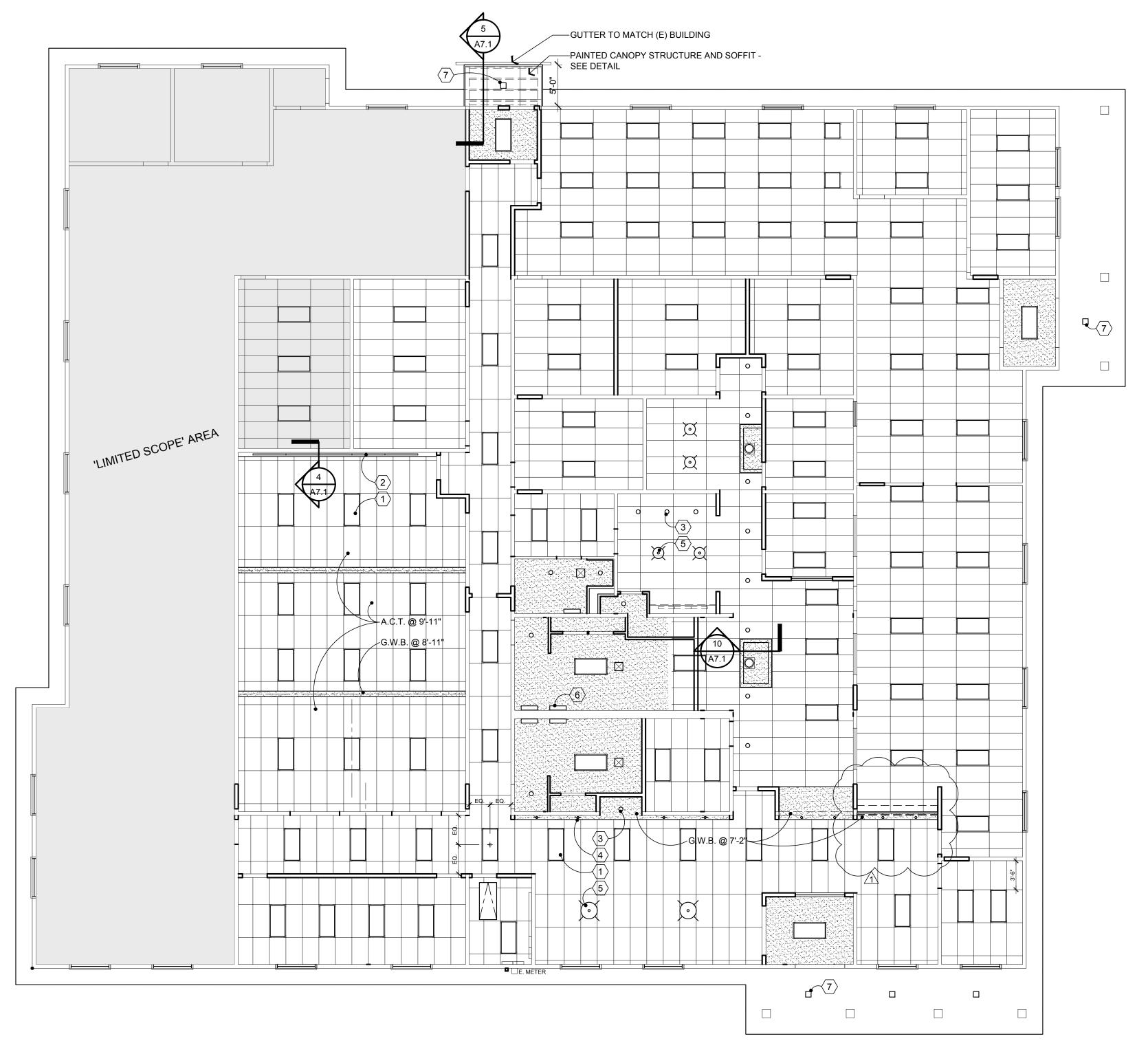
- 1. NEW SCOPE OF WORK PROVIDES NEW SUSPENDED ACOUSTICAL CEILING TILE (A.C.T.) AND NEW GWB CEILING FINISHES WHERE INDICATED.
- CEILING TILE LAYOUT AND LIGHTING LAYOUT IS SCHEMATIC AND MAY BE MODIFIED BASED ON BIDDER-DESIGN LIGHTING LAYOUT.
- 3. CEILING DIFFUSERS WILL BE ADDED TO LAYOUT, BASED ON BIDDER-DESIGN H.V.A.C. DESIGN. LIGHTING DESIGN WILL GENERALY TAKE PRIORITY OVER DIFFUSER LAYOUT.
- 4. CEILING HEIGHTS TO BE AT 8'-0" ABOVE FINISH FLOOR (A.F.F.) UNLESS OTHERWISE INDICATED.
- 5. SEE SPECIFICATION FOR ADDITIONAL INFORMATION, INCLUDING A.C.T. AND LIGHT FIXTURE SEISMIC RESTRAINT.
- 6. DIMENSIONS, WHERE INDICATED, ARE INTENDED TO LOCATE A.C.T. GRID FOR

① KEY NOTES - FIXTURE TYPES

FIXTURE TYPES ARE TYPICAL; SIMILAR SYMBOL = SIMILAR FIXTURE TYPE

1. 2X4 LAY-IN: SIM. TO FLUXWERX, TRANSOM SERIES

- 2. SLIM-LINE, LINEAR WALL-WASH FIXTURE FOR COVE INSTALLATION
- 3. RECESSED CAN LIGHT
- 4. RECESSED WALL-WASH CAN LIGHT
- 5. CEILING MOUNT DECORATIVE PENDANT: SIM. TO VISA LIGHTING, MODEL #CM2000, BRONZE MATTE FINISH
- 6. WALL-MOUNT VANITY LIGHT: SIM. TO TECH LIGHTING, SAGE 13 WALL/BATH, SATIN NICKEL FINISH
- 7. EXTERIOR DOWN-LIGHT, STYLE SIMILAR TO EXISTING







SWEET HOME CITY HALL

3225 MAIN STREET SWEET HOME, OREGON 97386

⚠ PLAN REVIEW 11/26/18

Drawing:

REFLECTED CEILING PLAN

Job No: 16158

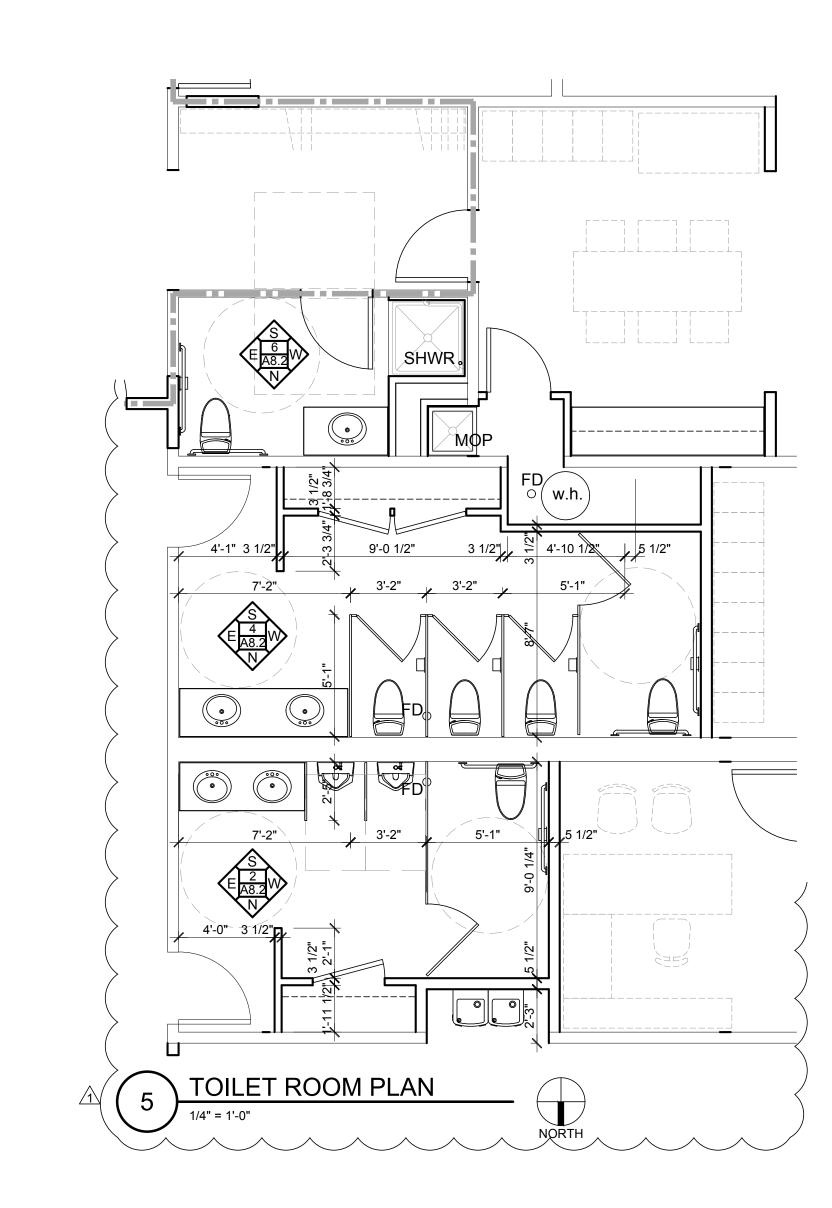
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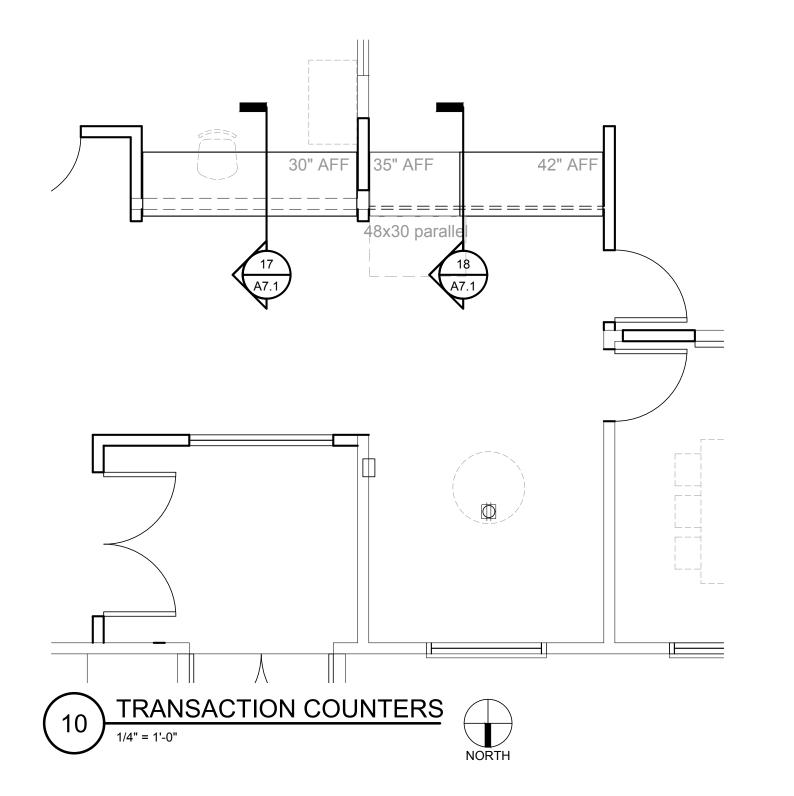
A2.3





SWEET HOME CITY HALL

3225 MAIN STREET SWEET HOME, OREGON 97386



PLAN REVIEW 11/26/18

Drawing:

ENLARGED PLANS

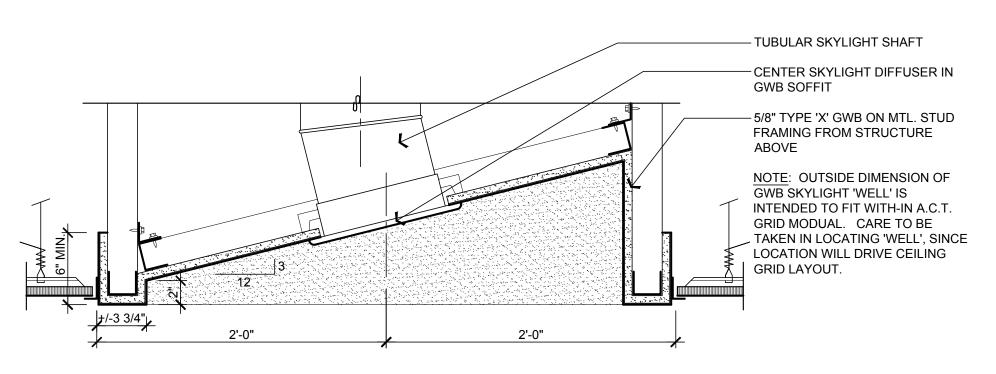
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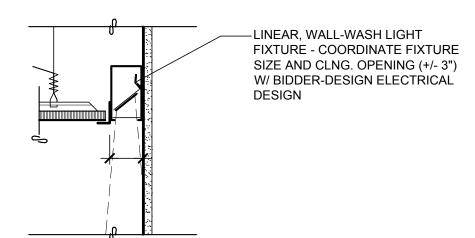
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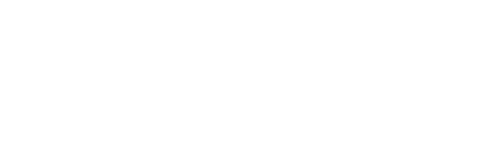
A6.1





WALL-WASH LIGHTING





LAY-IN ACOUSTIC PANELS OR DIRECT (SCREW) ATTACHED $\frac{5}{8}$ " GYPSUM WALL BOARD. LOAD CRITERIA: VERTICAL LATERAL: OSSC SEISMIC ZONE - SEE STRUCTURAL OSSC T1604.5 OCCUPANCY CATEGORY: DUTY CLASSIFICATION: HEAVY-DUTY PER ASTM C-635. CROSS RUNNER DEFLECTION: GRID LIMITATIONS:

MAXIMUM GRID SPACING: 4'X4'. INTERSTITIAL SPACE HEIGHT 15' MAXIMUM INTERIOR NON-BEARING PARTITIONS: INDEPENDENTLY SUPPORTED AND BRACED - SEE DETAILS.

REFERENCE SOURCES PER HIERARCHY: 2010 OSSC ASTM C 635, ASTM C636, ASTM E 580/E 580M ASCE 7-05. SECTION 13.5.6

B. LATERAL BRACING - CEILINGS OVER 1,000 SF:

CISCA - GUIDELINES FOR SEISMIC RESTRAINT FOR DIRECT HUNG SUSPENDED CEILING ASSEMBLIES - SEISMIC ZONES 3 &4. MAY, 2004 NWCB FIELD TECHNICAL INFORMATION BULLETIN 401 - REVISED 10/09 CITY OF PORTLAND - CODE GUIDE IBC/25/#2.

A. SYSTEM COMPONENTS: MAIN RUNNERS

CEILING TYPE:

CROSS RUNNERS 7 X 25 X 25 GA. CARBON SHEET STEEL HAT CHANNELS, OR PROPRIETARY 'T' SECTION MEETING DUTY RATING SPECIFIED ABOVE @ 2' O/C. SUSPENSION WIRE #12 SWG GALVANIZED WIRE.

#18 SWG GALVANIZED WIRE - DOUBLE STRAND. TIE WIRE TENSION LOAD CAPACITY: 200# MIN. EA. $\frac{1}{4}$ "X3" SCREW EYES. STEEL DECK: CMI DC1 OR DC 24" METAL DECK SCREW EYES. RUNNERS— CONCRETE: EMBEDS OR $\frac{1}{4}$ " X $\frac{3}{4}$ " METAL HIT ANCHORS.

PROVIDE 4 WIRES OF MINIMUM NO. 12 GAUGE IN 4 DIRECTIONS 90° APART, AND CONNECTED TO THE MAIN RUNNER WITHIN 2" OF THE CROSS RUNNER AND TO THE STRUCTURE ABOVE AT AN ANGLE NOT TO EXCEED 45° FROM THE PLANE OF THE CEILING. THESE LATERAL SUPPORT POINTS SHALL PLACED 12' O.C. WALL. IN EACH DIRECTION WITH THE FIRST POINT WITHIN 4' FROM EACH COMPRESSION STRUT: LOCATE AT AND CENTER ON ALL LATERAL SPLAY WIRE LOCATIONS NOTED ABOVE. ATTACHED RIGIDLY FROM MAIN RUNNER TO

STRUCTURE ABOVE. ½"Ø EMT CONDUIT 5'-10" MAX LENGTH $\frac{3}{4}$ "Ø EMT CONDUIT 7'-8" MAX LENGTH 1"Ø EMT CONDUIT 9'-9" MAX LENGTH (1) 1-8"X20GA METAL STUD 12'-0" MAX LENGTH (2) BACK TO BACK 1-8"X20GA METAL STUD 15'-0" MAX LENGTH

C. PERIMETER CLOSURE - LAY-IN ACOUSTIC PANEL CEILINGS OVER 1,000 SF: PERIMETER SUPPORT ANGLE SHALL BE ATTACHED TO WALL FRAMING WITH MINIMUM #6 SCREW @24" O/C MAX AND. ANGLE SHALL HAVE A MINIMUM 2" HORIZONTAL LEG. ONE END OF GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE AT EACH OF TWO ADJACENT WALLS W/ RIVETS. THE OPPOSITE END OF THE GRID IN EACH HORIZONTAL DIRECTION WILL REST FREE UPON THE SUPPORT ANGLE W/ 3 / 4" CLEARANCE BETWEEN GRID END AND WALL.

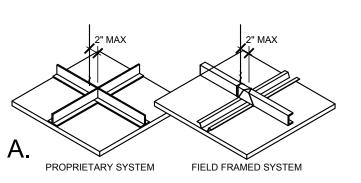
PROVIDE 1" CLEAR ON ALL SIDES OF PENETRATIONS. D. STABILIZER BARS - LAY-I N ACOUSTIC PANEL CEILINGS OVER 1,000 SF. GRID MEMBERS PERPENDICULAR TO THE WALL AT THE UNATTACHED SIDES OF THE GRID SHALL BE TIED TOGETHER (STABILIZED) AT A POINT NOT MORE THAT 8" FROM AND PARALLEL TO THE WALL, TO PREVENT THEIR SPREADING

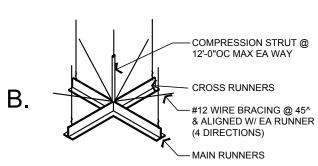
E. VERTICAL SUPPORT: MAIN RUNNERS SHALL BE HUNG USING SPECIFIED WIRE AT MINIMUM 4' O/C AND; CROSS RUNNERS AND MAIN RUNNERS SHALL BE SUPPORTED WITH ADDITIONAL HANGER WIRES WITHIN 8" OF ANY DISCONTINUOUS END, INCLUDING PERIMETER SUPPORT ANGLES.

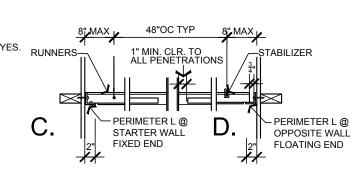
HANGERS SHALL NOT PRESS AGAINST PIPES OR DUCTS. HANGERS MORE THAN 1:6 OUT OF PLUMB SHALL HAVE COUNTERSLOPING WIRES ADDED. COUNTERSLOPING HANGERS SHALL BE INSTALLED WITH A MINIMUM 45 DEGREE ANGLE FROM HORIZONTAL. PROVIDE A TRAPEZE MADE OF MAIN RUNNER STOCK WHERE OBSTRUCTIONS TO STRUCTURE REQUIRE DIRECT ATTACHMENT. HANGER WIRES SHALL ATTACHE TO RUNNERS AND SUPPORT ABOVE WITH A MINIMUM OF THREE FULL TURNS WITHIN A 3 INCH LENGTH.

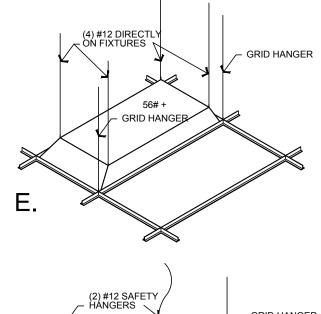
F. FIXTURE SUPPORT: LIGHTING FIXTURES AND AIR DIFFUSERS SHALL BE SUPPORTED DIRECTLY BY 12 GAGE WIRES TO THE STRUCTURE ABOVE BY A MINIMUM OF 4 HANGERS ONE AT

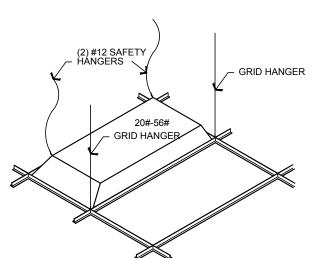
EXCEPTION: FIXTURES NOT OVER 56 POUNDS IN WEIGHT BUT MORE THAN 20 POUNDS IN WEIGHT. MAY BE SUPPORTED AND ATTACHED DIRECTLY TO THE CEILING SYSTEM RUNNERS W/IN 3" OF GRID INTERSECTIONS BY A POSITIVE ATTACHMENT SUCH AS SCREWS OR BOLTS. AND, SHALL HAVE (2) #12 GAGE HANGERS DIRECTLY FROM THE FIXTURE HOUSING TO THE STRUCTURE ABOVE. FIXTURES WHICH WEIGH NOT MORE THAN 20 POUNDS AND WHICH RECEIVE NO TRIBUTARY LOADING FROM DUCT WORK MAY BE POSITIVELY ATTACHED TO AND SUPPORTED BY THE CEILING RUNNERS ALONE.









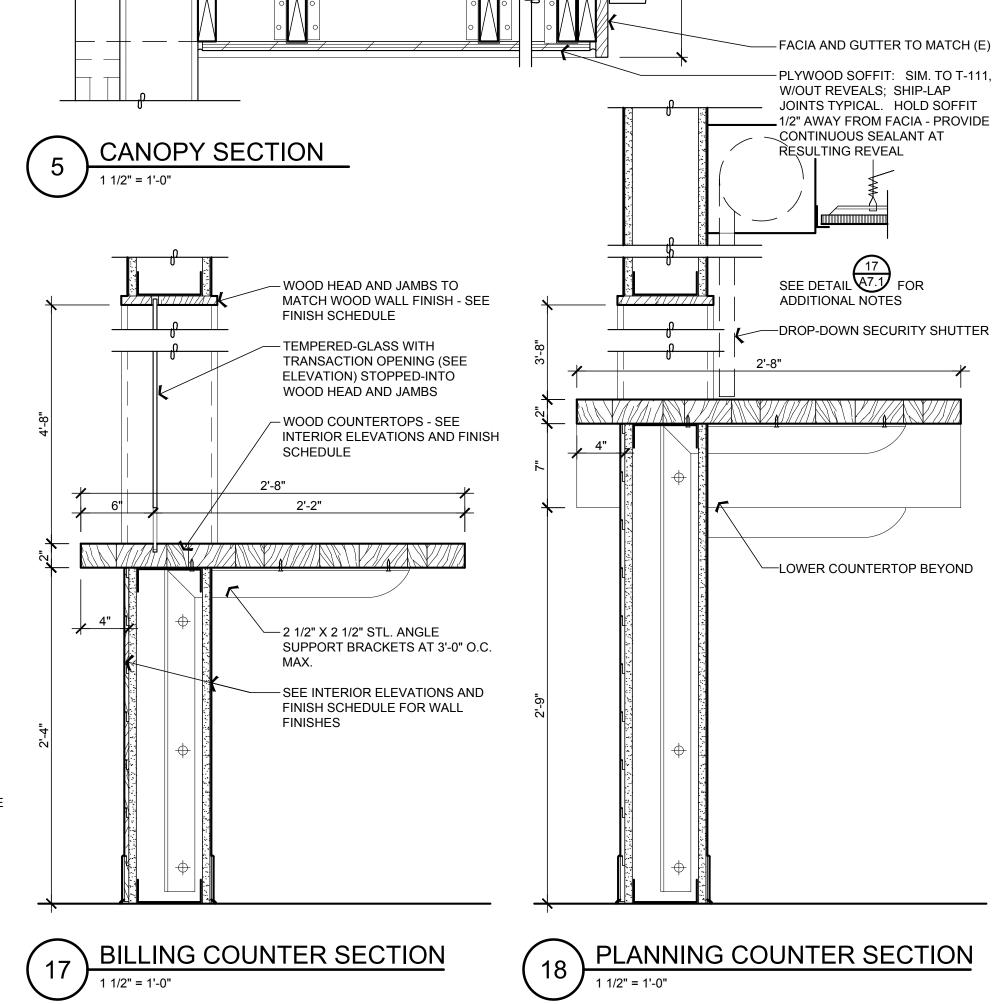


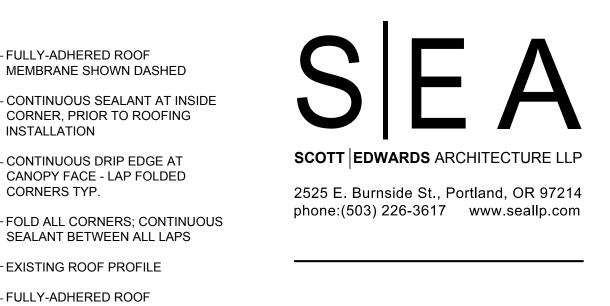
-SEALANT AT INTERIOR PAINTED WOOD DOOR AND FRAME TYPICAL @ TOILET ROOM STORAGE AREAS

FINISH

-1/2" REVEAL TYP. AT FRAME PERIMETER TO FORM FLUSH

STORAGE RM. DOORS





FULLY-ADHERED ROOF MEMBRANE SHOWN DASHED

INSTALLATION

CORNERS TYP.

CONTINUOUS SEALANT AT INSIDE CORNER, PRIOR TO ROOFING

CONTINUOUS DRIP EDGE AT CANOPY FACE - LAP FOLDED

SEALANT BETWEEN ALL LAPS

MEMBRANE W/ TERMINATION BAR

TIGHT TO UNDERSIDE OF (E)

TAPERED 2X'S TO ESTABLISH

STRUCTURAL DRAWINGS FOR

SURFACES TO BE PRIMED AND

PAINTED TO MATCH (E) BLDG.

DRIP EDGE - SEE FLASHING

-EXISTING ROOF PROFILE

- FULLY-ADHERED ROOF

SLOPE - 1/2 / 12. SEE

NOTE: ALL WOOD

FRAMING

ISOMETRIC

SWEET HOME **CITY HALL**

3225 MAIN STREET SWEET HOME, OREGON 97386

RATED ASSEMBLY NOTES

THE FOLLOWING SELECT NOTES ARE APPLICABLE TO THE ASSEMBLIES REPRESENTED. PER GA-600-2006 FIRE RESISTANCE DESIGN MANUAL GENERAL EXPLANATORY NOTES:

10. WHEN NOT SPECIFIED AS A COMPONENT OF A TESTED WALL OR

PARTITION SYSTEM, MINERAL FIBER, GLASS FIBER, OR CELLULOSE

IN METAL OR WOOD STUD SYSTEMS.

DESCRIPTION.

FLASHING ISOMETRIC

FIBER INSULATION OF A THICKNESS NOT EXCEEDING THAT OF THE STUD DEPTH SHALL BE PERMITTED TO BE ADDED WITHIN THE STUD CAVITY 15. GREATER STUD SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED

22. WHEN NOT SPECIFIED AS A COMPONENT OF A FIRE-RESISTIVE RATED WALL OR PARTITION SYSTEM, WOOD STRUCTURAL PANELS SHALL BE PERMITTED TO BE ADDED TO ONE OR BOTH SIDES. SUCH PANELS SHALL BE PERMITTED TO BE APPLIED EITHER AS A BASE LAYER DIRECTLY TO THE FRAMING (UNDER GWB) AS A FACE LAYER (OVER GWB) OR BETWEEN LAYERS OF GWB IN MULTI-LAYER SYSTEMS. WHEN SUCH PANELS ARE APPLIED UNDER THE GWB OR BETWEEN LAYERS OF GWB THE LENGTH OF THE FASTENERS SPECIFIED FOR ATTACHMENT OF THE GWB APPLIED OVER THE WOOD STRUCTURAL PANEL SHALL BE INCREASED BY NOT LESS THAN THE THICKNESS OF THE WOOD STRUCTURAL PANELS. FASTENER SPACING FOR THE GWB AND THE

NUMBER OF LAYERS OF GWB SHALL BE AS SPECIFIED IN THE SYSTEM

ONE HOUR RATED PARTITION (GENERIC) GA FILE NO. WP 1340 ONE LAYER 5/8" TYPE 'X' GWB APPLIED PARALLEL OR AT

RIGHT ANGLES TO EACH SIDE OF 1 5/8" MTL. STUDS AT 24" O.C. WITH 1" TYPE 'S' DRYWALL SCREWS AT 8" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE STUDS.

JOINTS STAGGERED 24" ON OPPOSITE SIDES. (NLB)

ONE HOUR RATED PARTITION (GENERIC) GA FILE NO. WP 1350

RIGHT ANGLES TO EACH SIDE OF 3 5/8" MTL. STUDS AT 24" O.C. WITH 1" TYPE 'S' DRYWALL SCREWS AT 8" O.C. AT VERTICAL JOINTS AND 12" O.C. AT FLOOR AND CEILING RUNNERS AND INTERMEDIATE STUDS.

ONE LAYER 5/8" TYPE 'X' GWB APPLIED PARALLEL OR AT

JOINTS STAGGERED 24" ON OPPOSITE SIDES. (NLB)

1 HR RATED PARTITION - NONCOMBUST

Job No:

DETAILS

Drawing:

Date: Drawn By:

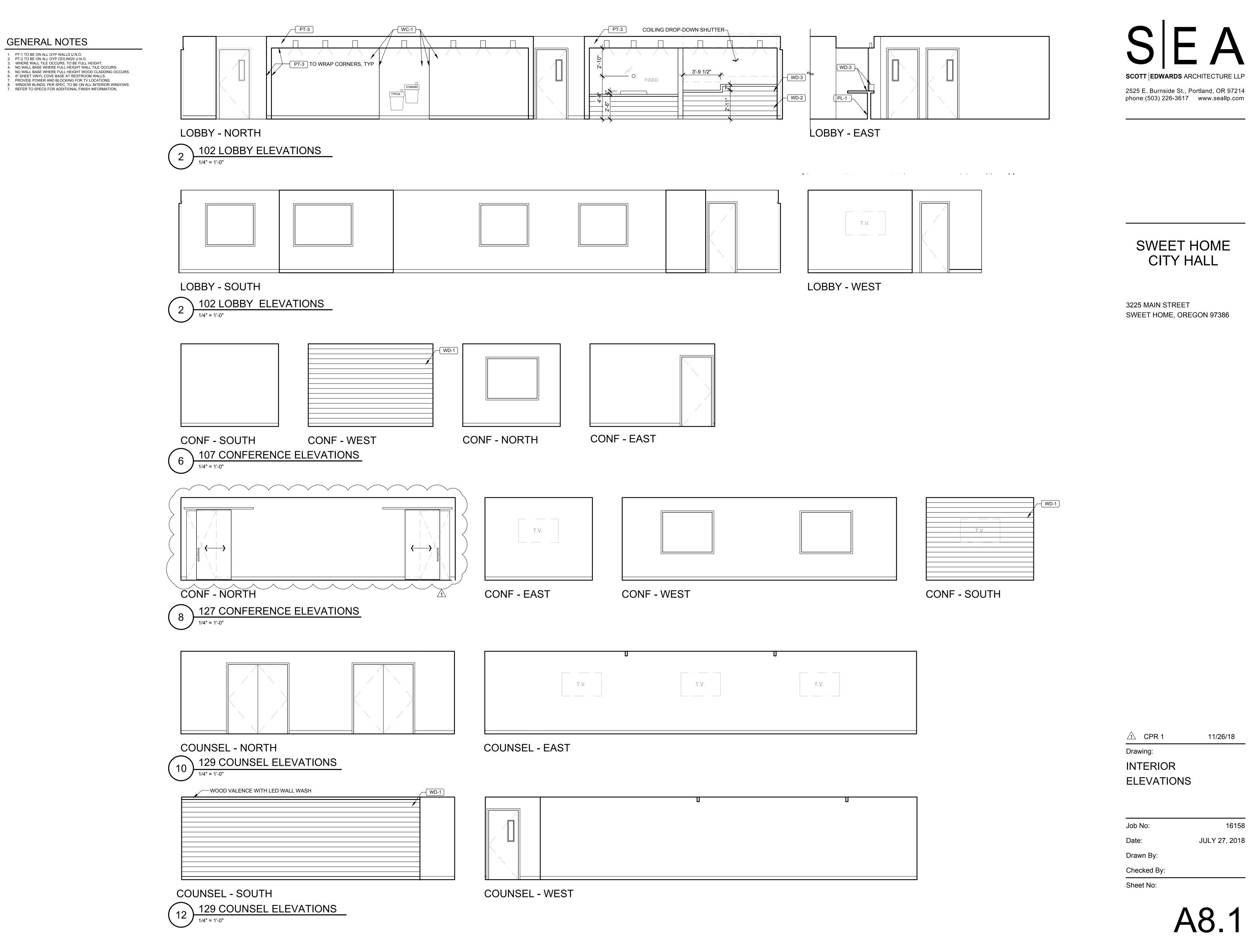
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1-HR RATED WALL ASSEMBLY

16158

JULY 27, 2018



11/26/18

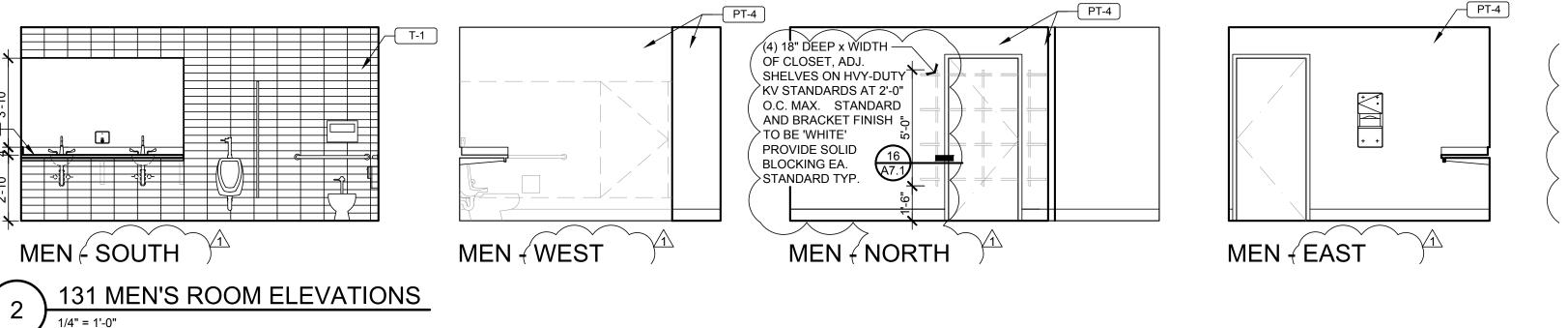
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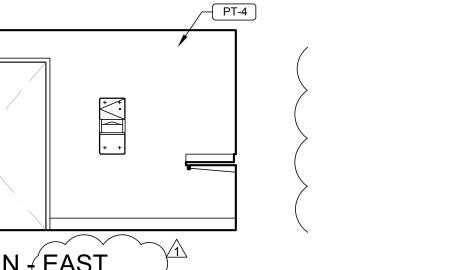
JULY 27, 2018

TOILET ACCESSORY SCHEDULE					
CODE	DESC.	MNF	MODEL#	FINISH	DIMENSIONS
GB-1	GRAB BARS	BOBRICK	B-5806 (18", 36", 42")	STAINLESS	REFER TO DRAWINGS
PTD-1	PAPER TOWEL DISP. / WASTE RECEPTACLE	BOBRICK	B-43699	STAINLESS	13" W X 28" H X 2.5" D
SC-1	SHOWER CURTAIN	BOBRICK	204-3	VINYL - WHITE	70" W X 72" H
SCH-1	SHOWER CURTAIN HOOK	BOBRICK	204-1	STAINLESS	1" W X 2.5" H
SCR-1	SHOWER CURTAIN ROD	BOBRICK	B-207	POLISHED	ADJUSTABLE 36" - 72"
SCD-1	SEAT COVER DISPENSER	BOBRICK	B-221	STAINLESS	16" W X 11" H X 2" D
SD-1	SOAP DISPENSER - WALL	BOBRICK	818615	STAINLESS	7" W X 6" H X 2.5" D
SND-1	SANITARY NAPKIN DISPOSAL	BOBRICK	B-270	STAINLESS	7.5" W X 10" H X 14" D
TPD-1	TOILET PAPER DISPENSER	BOBRICK	B-2888	STAINLESS	6" W X 11" H X 6" D

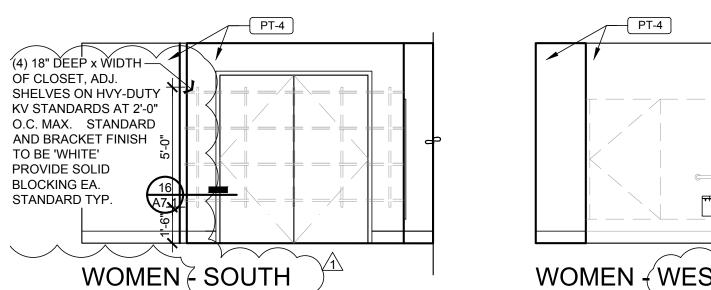
GENERAL NOTES

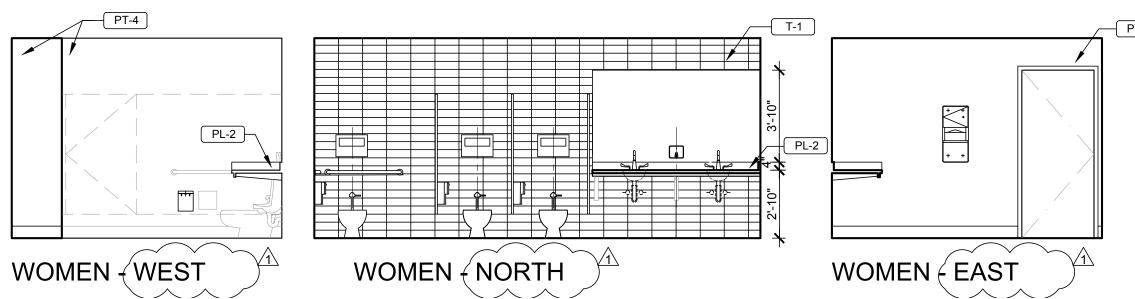
- 1. PT-1 TO BE ON ALL GYP WALLS U.N.O.
 2. PT-2 TO BE ON ALL GYP CEILINGS U.N.O.
 3. WHERE WALL TILE OCCURS, TO BE FULL HEIGHT.
 4. NO WALL BASE WHERE FULL HEIGHT WALL TILE OCCURS.
 5. NO WALL BASE WHERE FULL HEIGHT WOOD CLADDING OCCURS.
 6. 6" SHEET VINYL COVE BASE AT RESTROOM WALLS.
 7. PROVIDE POWER AND BLOCKING FOR TV LOCATIONS.
 8. WINDOW BLINDS, PER SPEC, TO BE ON ALL INTERIOR WINDOWS.
 7. REFER TO SPECS FOR ADDITIONAL FINISH INFORMATION.

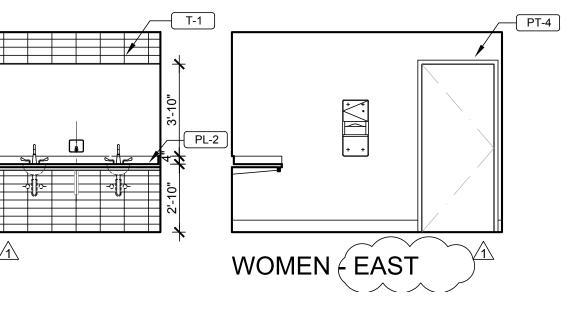




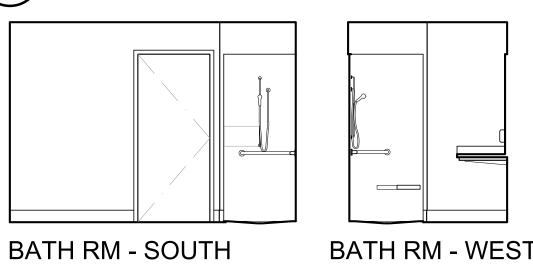


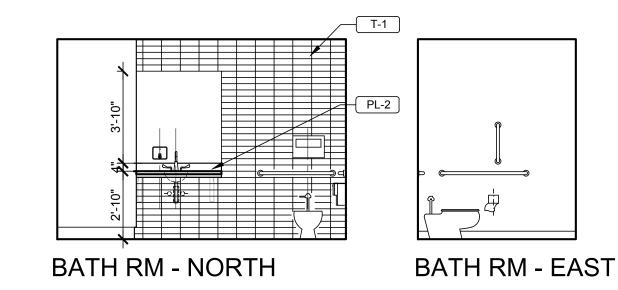




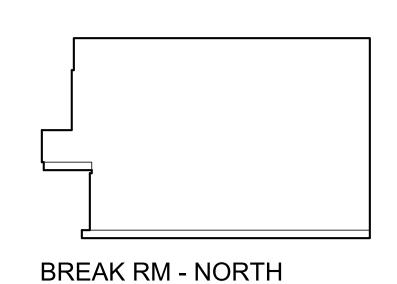


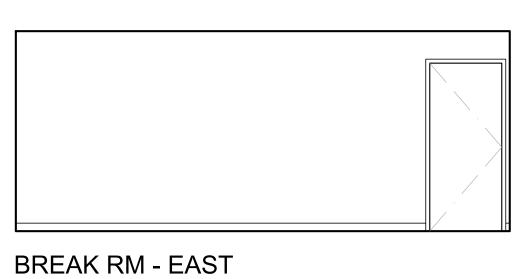


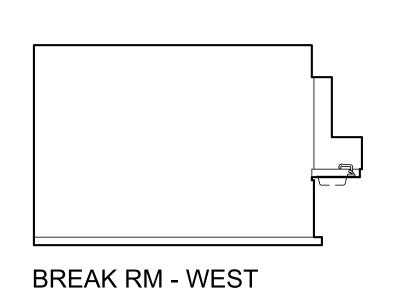


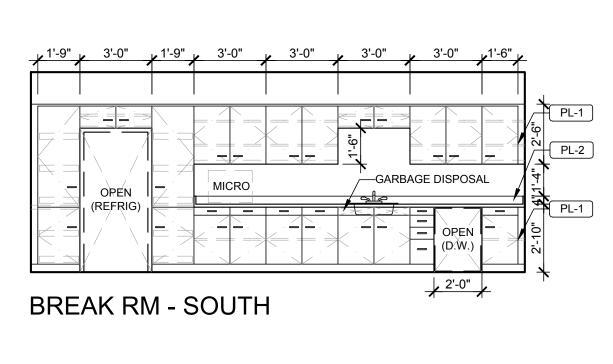




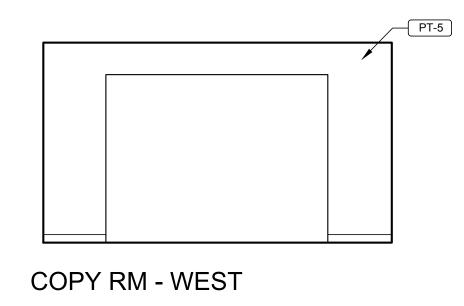


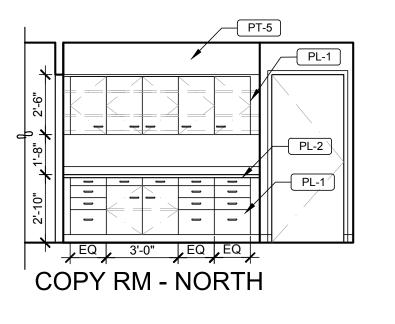


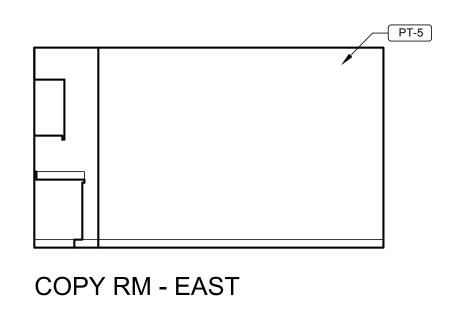


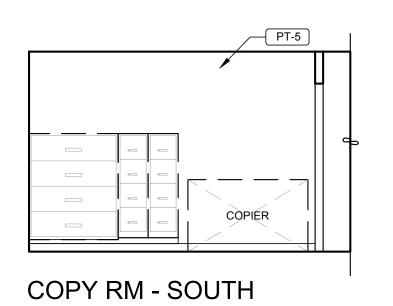












120 COPY/WORK ROOM ELEVATIONS 1/4" = 1'-0"

Drawing: INTERIOR

Sheet No:

ELEVATIONS

⚠ CPR 1

Job No: 16158 Date: JULY 27, 2018 Drawn By: Checked By:

SCOTT EDWARDS ARCHITECTURE LLP

2525 E. Burnside St., Portland, OR 97214

phone:(503) 226-3617 www.seallp.com

SWEET HOME

CITY HALL

SWEET HOME, OREGON 97386

3225 MAIN STREET

11/26/18