

FacilityBUILD
Job Order Contracting
5904 FLORENCE AVENUE NORTHEAST
ALBUQUERQUE, NEW MEXICO 87113
505 828-0060 LIC. #88676
FAX: 505 823-0161

General Notes

No.	Revision/Issue	Date

Project Name and Address

City of Albuquerque
Los Altos Pool
Landscape

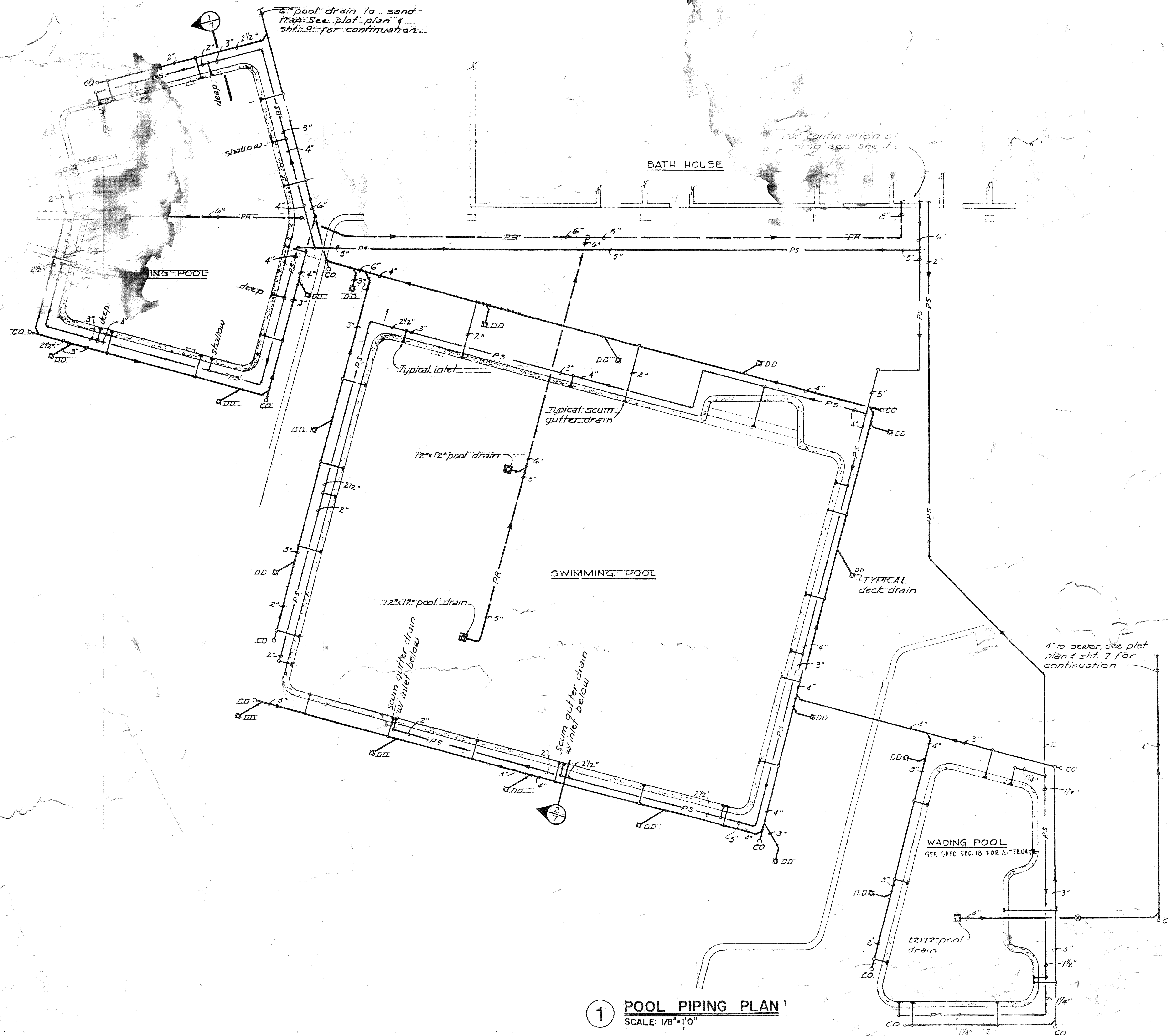
Date 3/14/07

Scale varies

Sheet

LA

A-1



1 POOL PIPING PLAN
 SCALE: 1/8"=1'-0"
 (FOR INFORMATION ONLY)

CITY PROJECT #
 88000002

CLASS I CONSTRUCTION

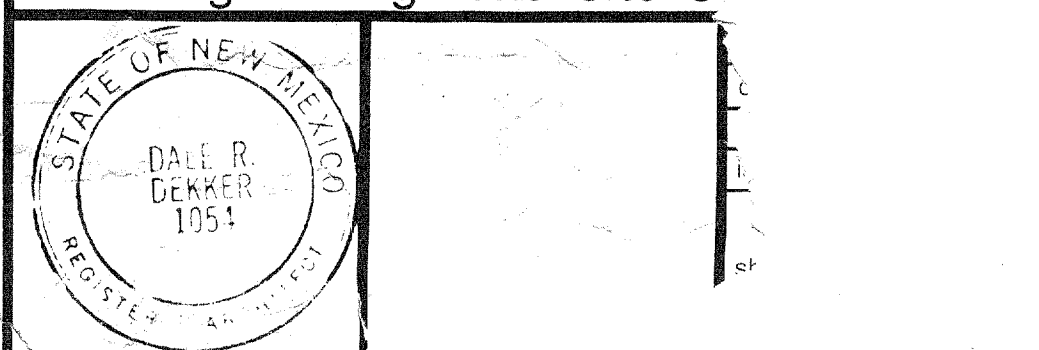
no.	date	revision

dekker & associates
 architects/engineers/planners

600 First St. N.W., East Wing Albuquerque, N.M. 87102

Los Altos Pool Renovation
 Parks & Recreation
 City of Albuquerque

Existing Underground Site Utility



SECTION 09200 - PAINTING

Delivery and Storage: Deliver materials to job site in new, original, and unopened containers bearing manufacturer's name, trade name, and label analysis. Store where indicated in accordance with manufacturer's instructions.

Protection: Protect work of other trades. Correct any painting related damages by cleaning, repairing or replacing, and refinishing, as directed by Architect.

JOB CONDITIONS:

Apply water-base paints only when the temperature of surfaces to be painted and the surrounding air temperatures are between 50 degrees F and 90 degrees F unless otherwise permitted by the paint manufacturer's printed instructions.

Apply solvent-thinned paints only when the temperature of surfaces to be painted and the surrounding air temperature are between 45 degrees F and 95 degrees F unless otherwise permitted by the paint manufacturer's printed instructions.

Do not apply paint in snow, rain, fog or mist; or when the relative humidity exceeds 65%; or to damp or wet surfaces; unless otherwise permitted by the paint manufacturer's printed instructions.

Painting may be continued during inclement weather only if the areas and surfaces to be painted are enclosed and heated within the temperature limits specified by the paint manufacturer during application and drying periods.

PRODUCTS:

COLORS AND FINISHES:

Paint colors, surface treatments, and finishes, are indicated on the Drawings. If not indicated, colors, treatments, and finishes will be selected from manufacturer standards.

Color Pigments: pure, non-fading, applicable types to suit the substrates and service indicated.

MATERIAL QUALITY:

Provide the best quality grade of the various types of coatings as regularly manufactured by acceptable paint materials manufacturers. Materials not displaying the manufacturer's identification as a standard, best-grade product will not be acceptable.

Provide undercoat paint produced by the same manufacturer as the finish coats. Use only thinners approved by the paint manufacturer, and use only within recommended limits.

SCHEDULE OF MATERIALS: Products and numbers referenced below are WELLBORN, except as otherwise indicated. Equal products of approved listed manufacturers will be acceptable.

Enamel Undercoat: #66 Enamel Undercoat or Sudden Seal Enamel, Semi-Gloss: Pax-Glo Semi Gloss Enamel, Acrylic Satin: Interior Latex Satin Enamel Metal Primers: #645 Zinc Chromate Primer, Red Oxide Primer, or #965 White Metal Primer Galvanized Metal Primer: Well-Prep Vinyl Wash Primer Interior/Exterior Enamel (Metal): #90 Semi-Gloss Enamel Epoxy Coating: Flex-Tile Epoxy

CAULKING AND SEALANTS:

Acrylic Emulsion Sealant: Acrylic-emulsion or latex-rubber-modified acrylic-emulsion sealant compound, permanent flexible, non-staining and non-bleeding, paintable; recommended by manufacturer for exterior exposure and general interior exposure.

Mildew Resistant Silicone Rubber Sealant: Silicone rubber-based, one-part elastomeric sealant, complying with TT-5-081543, Class A; compounded specifically for mildew resistance and recommended by manufacturer for interior joints in wet areas; passing ANSI A136.1 test for mold growth.

SCHEDULE OF PAINTING:

Exterior Work:

Iron and Steel (Non-Galvanized)

One Coat: Metal Primer (omit and touch-up only if shop primed)
Two Coats: Exterior Enamel

Iron and Steel (Galvanized)

One Coat: Galvanized Metal Primer
Two Coats: Exterior Enamel
Note: Prime backside of all gravel guards and metal flashing.

Interior Work:

Iron and Steel (Non-Galvanized)

One Coat: Enamel Undercoat
Two Coats: Alkyd Semi-Gloss Enamel

Iron and Steel (Galvanized)

One Coat: Galvanized Metal Primer
Two Coats: Acrylic Satin Enamel

Gypsum Board (Epoxy)

Texture with all purpose joint compound (gypsum bond only)

One Coat: Enamel Undercoat
Two Coats: Epoxy coating

INSPECTION:

Applicator must examine the areas and conditions under which painting work is to be applied and notify the Contractor in writing of conditions detrimental to the proper and timely completion of the work. Do not proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the Applicator.

Starting of painting work will be construed as the Applicator's acceptance of the surfaces and conditions within any particular area.

Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions otherwise detrimental to the formation of a durable paint film.

SURFACE PREPARATION:

General: Perform preparation and cleaning procedures in strict accordance with the paint manufacturer's instructions and as herein specified, for each particular substrate condition.

Remove all hardware, hardware accessories, machined surfaces, plates, lighting fixtures, and similar items in place and not to be finish-painted, or provide surface-applied protection prior to surface preparation and painting operations. Remove, if necessary, for the complete painting of the items and adjacent surfaces. Following completion of painting of each space or area, reinstall the removed items by workmen skilled in the trades involved.

Clean surfaces to be painted before applying paint or surface treatments. Remove oil and grease prior to mechanical cleaning. Program the cleaning and painting so that contaminants from the cleaning process will not fall onto wet, newly-painted surfaces.

Ferrous Metals: Clean ferrous surfaces, which are not galvanized or shop-coated, of oil, grease, dirt, loose mill scale and other foreign substances by solvent or mechanical cleaning.

Touch-up shop-applied prime coats wherever damaged or bare, where required by other sections of these specifications. Clean and touch-up with the same type shop primer.

Galvanized Surfaces: Clean free of oil and surface contaminants with non-petroleum based solvent, such as vinegar. Clean rust spots as in paragraph 1 for ferrous metal and spot-primer with Galvanized Metal Primer.

Gypsum Board (Drywall): All surface to receive paint must be thoroughly clean and joint compound dry.

Spot-prime steel corner lath with Alkyd Primer Sealer before water-thinned products are applied to wall surfaces.

Application of Texture Finish to Gypsum Drywall (where required):

Surface Preparation and Primer: Prepare and prime drywall and other surfaces in strict accordance with texture finish manufacturer's instructions. Apply primer to all surfaces to achieve texture finish.

Finish Application: Mix and apply finish to drywall and other surfaces indicated to receive finish in strict accordance with manufacturer's instructions to produce a uniform texture without starved spots or other evidence of thin application, and free of application patterns.

Finish: Walls and Ceilings indicated "Painted Gyp. Board": Medium orange peel texture (roller application).

Remove and texture droppings or overspray from door frames, windows and other adjoining work.

Caulking: Caulk joints before final coat of paint is applied to adjacent surfaces.

Where joint depth exceeds 3/4 inch, back joint to that depth with compressible, closed-cell polyurethane backer rod or non-staining caulk.

Caulk meeting edges of millwork/casework and backsplash where joint is not otherwise sealed.

CLEAN-UP AND PROTECTIONS:

Clean-up: During the progress of the work, remove from the site all discarded paint materials, rubbish, cans and rags at the end of each work day.

Upon completion of painting work, clean window glass and other paint-splattered surfaces. Remove spattered paint by proper methods of washing and scraping, using care not to scratch or otherwise damage finished surfaces.

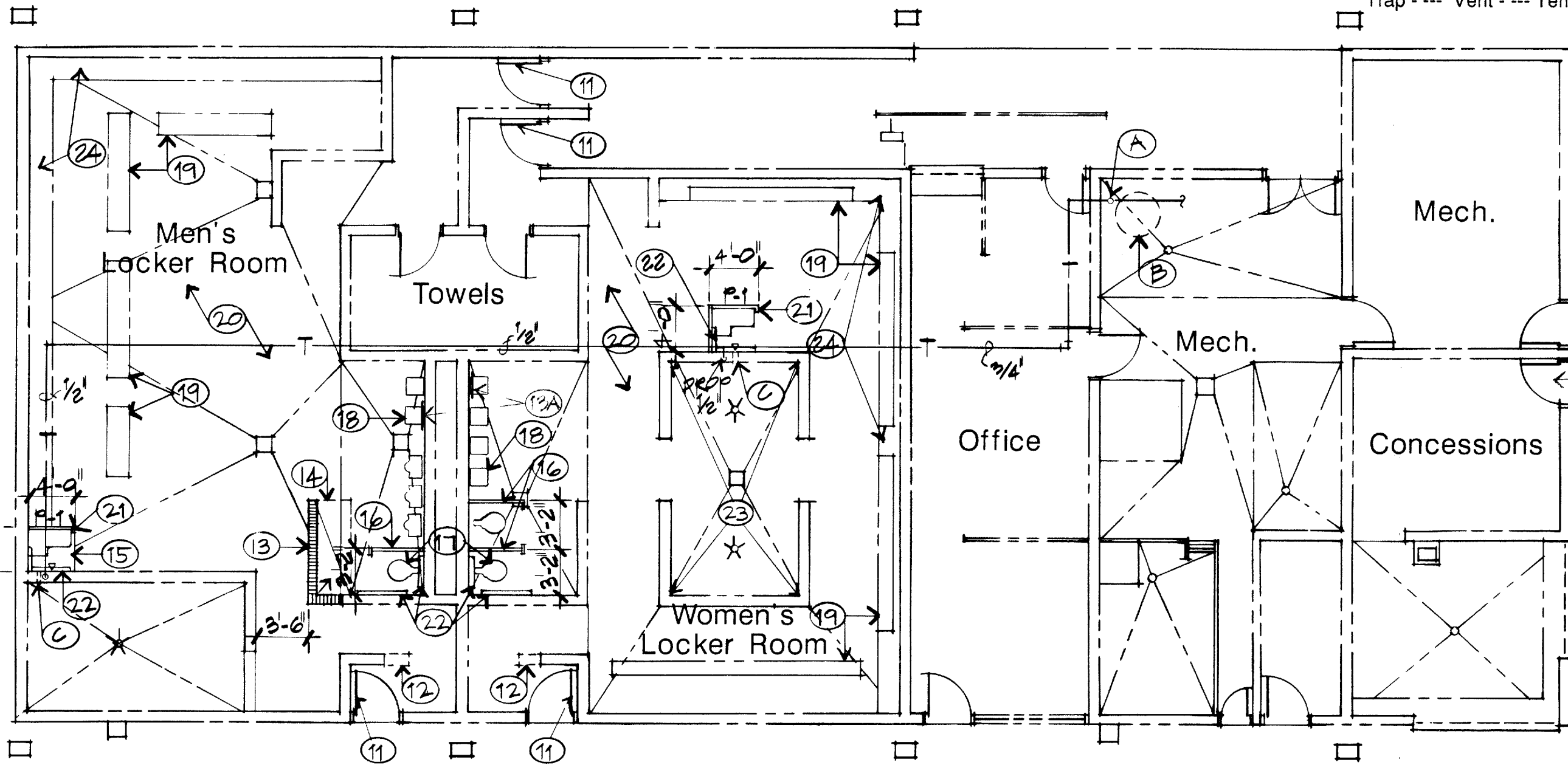
Protection: Protect work of other trades, whether to be painted or not, against damage by painting and finishing work. Correct any damage by cleaning, repairing or replacing, and repainting, as acceptable to the Architect.

Provide "Wet Paint" signs as required to protect newly-painted finishes. Remove temporary protective wrappings provided by others for protection of their work, after completion of painting operations.

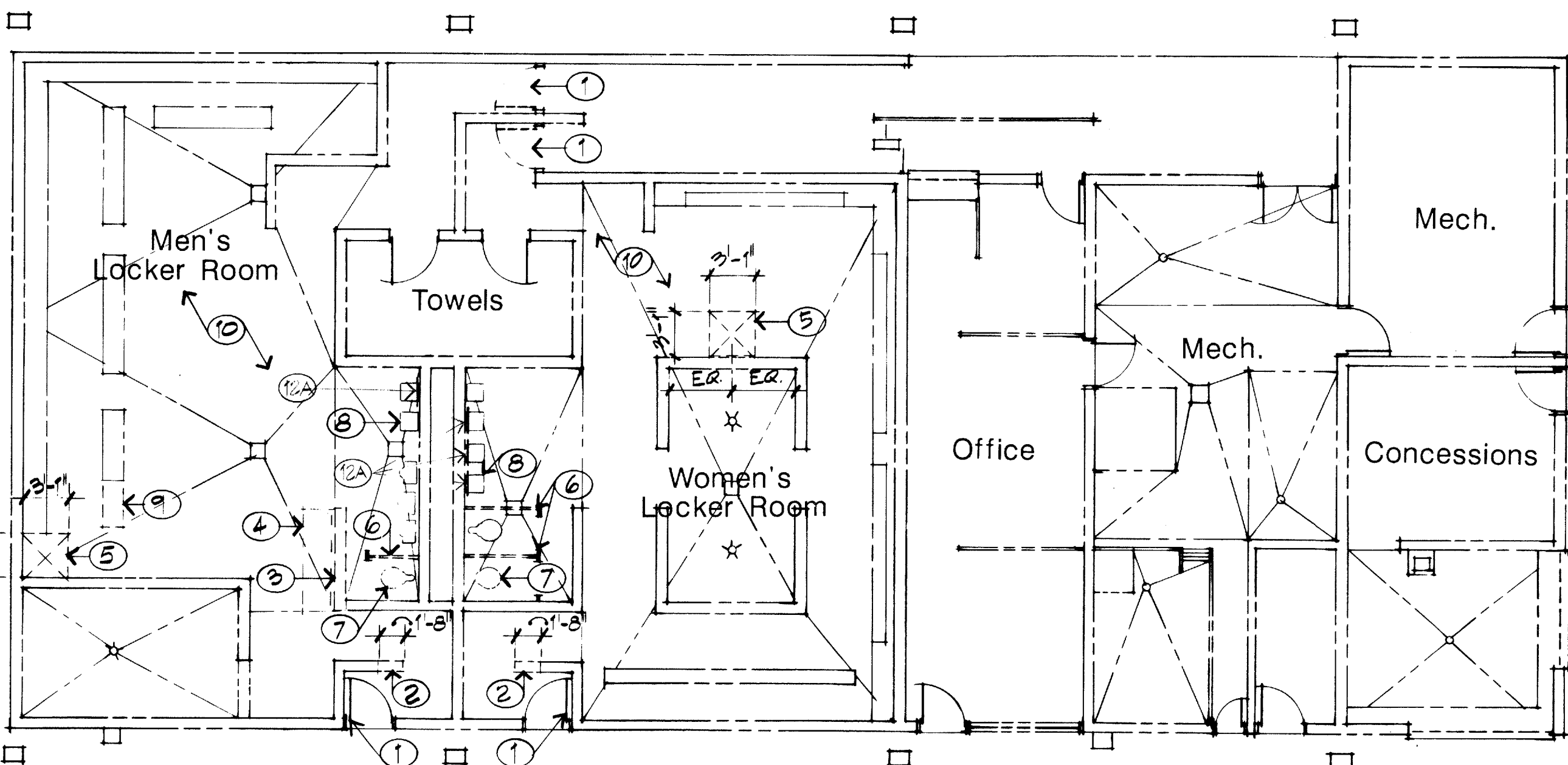
At the completion of work of other trades, touch-up and restore all damaged or defected painted surfaces.

General Notes

- All existing doors to receive new cylinders to match the lockset described in Keyed Note 11, unless noted otherwise. All these doors shall be keyed to match the new locker room doors.



2 Floor Plan - Bath House



1 Demolition Plan - Bath House

Keyed Notes - Mechanical

- Connect 3/4" piping at existing 1 1/4" tempered water line.
- Existing hot water storage tank.
- Core thru existing block wall as low as possible and insert 2" drain transfer pipe from handicap shower floor into gang shower. Sleeve and caulk to be watertight.

Legend

- Existing Construction to Remain
- Existing Construction to be Removed
- New Construction

Plumbing Schedule

- P-1 Shower Fittings: Supply and install Symmons Model 020-500-295-ODC-V All Brass. Single compression valve, two-way diverter with lever handle, rigid institutional showerhead, hand shower with 59" stainless steel hose, wall outlet, in-line vacuum breaker and quick disconnect for hand held shower.

Trap --- Vent --- Tempered water - 1/2"

Keyed Notes

- Remove and dispose of existing door and frame.
- Remove existing brick wall - salvage brick for reuse.
- Remove existing brick wall - salvage brick for reuse. Remove and dispose of mirrors.
- Remove tile as required to install new wall and floor as per floor plan.
- Neatly sawcut existing concrete slab - remove and dispose of concrete (salvage existing tile for reuse).
- Remove and dispose of existing toilet partitions.
- Remove existing w/c for relocation.
- Remove existing lavatory for relocation.
- Remove 3'-4" off existing bench, cut off existing pole support at floor level and grind smooth.
- Remove areas of damaged concrete, cracked tile, and grout, typical throughout.
- Install new 3'-0" x 7'-0" x 1 3/4", 20 min. rated (@ Vestibule Only) 16 ga. hollow metal door and frame. Paint new hollow metal door and frame (Paint Color No. 3) - (Use Paint Color No. 2 @ doors to exterior only).

Hardware to include:

- | | |
|------------------|--|
| Butts: | 1-1/2 pr. Stanley FBB 168 |
| Closer: | 4-1/2" x 4-1/2" NRP, USP |
| Push: | Sargent 1250 series |
| Pull: | Ives B303-2, 6" x 16", US26D |
| Roller Latch: | Ives B200 series, 6" x 16", US26D |
| Stop: | Trimco 1259M w/ Metal Roller and "B" strike |
| Gasketing Seals: | Ives 407-1/2 |
| | Pemco S88 Silicon Seal |
| | (Provide weatherstripping, threshold eq. to Pemko 171A, & Door Saddle eq. to Pemko 217 AV @ Exterior doors only) |

CYLINDER:

- Repair area of floor with new concrete and tile to match existing. THESE EXISTING MIRRORS TO REMAIN.
- New brick wall to match existing. Re-use salvaged brick.
- NEW 12" x 24" BOBRICK B-1500 STAINLESS STEEL MIRRORS.
- Repair area of floor with new concrete and tile to match existing - slope to drain as indicated.
- Repair area of floor with new concrete and tile to match existing - Remove one CMU block at floor level and slope new floor in handicap shower slightly so it drains into men's main shower area.
- 3'-8" long toilet partition, floor to ceiling supported (Santana Poly-Mar H.D. "Navy Blue" or equiv.) No door required.
- Adjust existing water closet to handicapped mounting height (18" above finish floor to top of rim).
- Adjust existing lavatory to handicapped mounting height (34" above finish floor to top of rim). Insulate P-trap and hot water piping.
- Secure existing wood slats on benches.
- Repair areas of damaged concrete, tile, and grout with new construction to match existing, typical throughout.
- Shower cubicle with door, floor to ceiling supported (Santana Poly-mar H.D. "Navy Blue") with bracing for folding shower seat as per manufacturer's recommendations. Folding shower seat (Bobrick B-5171 or equiv.) mounted to shower screen as per manufacturer at 18" A.F.F. (Note: Coordinate with cubicle manufacture the recessing of terrazzo shower base and opening in CMU wall with opening in shower cubicle.)
- Stainless steel grab bars (Bobrick B-6206 or equiv.) - mount 2'-9" from finish floor to top of bar.
- Provide new ceramic floor tile @ shower area to match existing.
- Provide new ceramic tile floor to match existing and to wrap over former locker bases.

CLASS II CONSTRUCTION

no.	date	revision
de ker & associates architects engineers planners		
Los Altos Pool Renovation Parks & Recreation City of Albuquerque		
Demo./Floor Plans - Bath House		
STATE OF NEW MEXICO DALE R. DEKKER 1054 REGISTERED ARCHITECT	job no.	00000002
	drn. by	ckd. by
	issued	6/22/09
	sheet	A-2
		3 of 3

A pool cover system as described below shall be provided for the Los Altos swimming pool. Alternate makes of pool cover systems will not be considered unless equal to the specified system and must be submitted for approval not less than ten (10) calendar days prior to bid due date and include a list of at least five (5) public pool installations of not less than three years.

Pool Cover Material:

Material shall be woven high density polyethylene, ultraviolet stabilized 10 by 10 count per inch, 950 denier substrate laminated with 1.5 mil ultraviolet stabilized polyethylene on both sides, laminated on both sides of 1/8" thick closed cell, medium density, polyethylene foam. The combination of film, foam and woven components shall be non-toxic, non-absorbent, non-permeable and buoyant. Color shall be blue coating with white foam.

Thickness: 1/8 inch minus or plus 10%
Foam Density: 2 lbs. per cubic foot
Weight of Laminate: 1.5 oz. per square foot
Tensile Breaking Strength: Breaking Load and Elongation: 252 lbs.
Tear Strength per Tearing Strength of Woven Fabrics: 52 lbs.
Bursting Strength (Mullen Tester) per ASTM D751, Standard Methods
of Testing Coated Fabrics: 332 PSI
K Factor: 25 BTU/Sq. Ft. - Hr. / in.
Reinforced Edge Tear Strength: 220 lbs.
Open Seam Tear Strength: 70 lbs.
Grommet Pull Out: 600 lbs.

The blankets shall be divided into widths suitable for convenient daily operation, totally covering the surface of the pool without gaps or overlaps. The side edges of the blanket sections shall be reinforced and weighted with non-metallic material to prevent wind lift. The end edges shall be designed in such a manner as to prevent them from sliding into the water when they are being pulled across the water. Both ends of each blanket section shall be equipped with no less than three quick-release loops for easy connection to the winder or to the next blanket section. All seams and edges shall be sewn with lock-stitching using ultraviolet resistant polyester thread. Glued or heat-welded seams will not be considered adequate. The work shall be consistent with the recommendations of the Federal Consumer Protection Agency shall be permanently affixed at each blanket section.

Provide separate blanket for irregular shaped area at pool entry steps.

Rack storage reel shall be provided with 3 winding tubes. Storage reel frame, winding tubes, castors, brake shafts, cranks and fasteners shall be made of type 304 stainless steel. Wheels shall each be 6 inches in diameter, be rated 1500 pounds load capacity and have 2-inch polyurethane treads. The reel shall have two screw-type brakes with pads that lock directly to the pool block. Castors, cranks or other types of foot-operated brakes will not be considered equal. Each winding tube shall be 12 inches in diameter; have a wall thickness of .120 inches; and shall consist of a continuous length of tubing without joints or welds. Reels with tubes fabricated from two or more pieces of tubing joined together will not be acceptable. Wall thickness of frame shall be .120 inches. To facilitate field repair, stainless steel bolts and nuts for castors and cranks shall be made of frame parts, wheels, brakes, bearings and winding tubes. Reel frames with all-welded construction will not be considered equal.

Cover panels shall be provided with manufacturer's standard three-year full replacement warranty covering defects in material and workmanship. Storage reel shall be provided with manufacturer's ten-year warranty covering defects in material and workmanship. Copies of manufacturer's warranties for both cover panels and storage reel shall be signed by the manufacturer and included with the bid proposal. Failure to include these will result in disqualification to bidder.

A representative of the manufacturer shall visit each pool site to confirm measurements prior to ordering, assemble storage reels, train operating personnel and supervise initial installation of covers.



1. Neatly saw cut existing concrete ramp & remove down 2" below finish floor level & area of entry only. Replace with new 3000 psi concrete ramp, 1:12 maximum slope. Trowel joints on ramp surface at 2" o.c. as shown. Repair decking as required.
2. Clean existing glazing and window frames. Repair or replace existing stops on window frames, and install sealant between 2" x 4" steel tubes and window frames. Repaint steel tubes (Paint Color No. 3).
3. Repair area of damaged steel siding with salvaged siding, rivet securely in place in full bed of sealant. Coordinate installation so as not to delay Class I Construction.
4. Pool Blanket - (Alternate 1) equal to MAC BALL HEAT SAVER V.
5. Existing Vestibule. Paint interior to match gypsum board inside pool building (Paint Color No. 4). Repaint signage at entrance to locker rooms (Paint Color No. 3). Repaint vestibule doors and frames to exterior, both sides (Paint Color No. 2 outside, Paint Color No. 3 inside).

_____ Existing Construction to Remain
 _____ Existing Construction to be Removed
 _____ New Construction

CLASS II CONSTRUCTION

no.	date	revision

dekker & associates

architects/engineers/planners


600 First St. N.W. East Wing Albuquerque, N.M. 87102 505/247-1000

Los Altos Pool Renovation

Parks & Recreation

City of Albuquerque

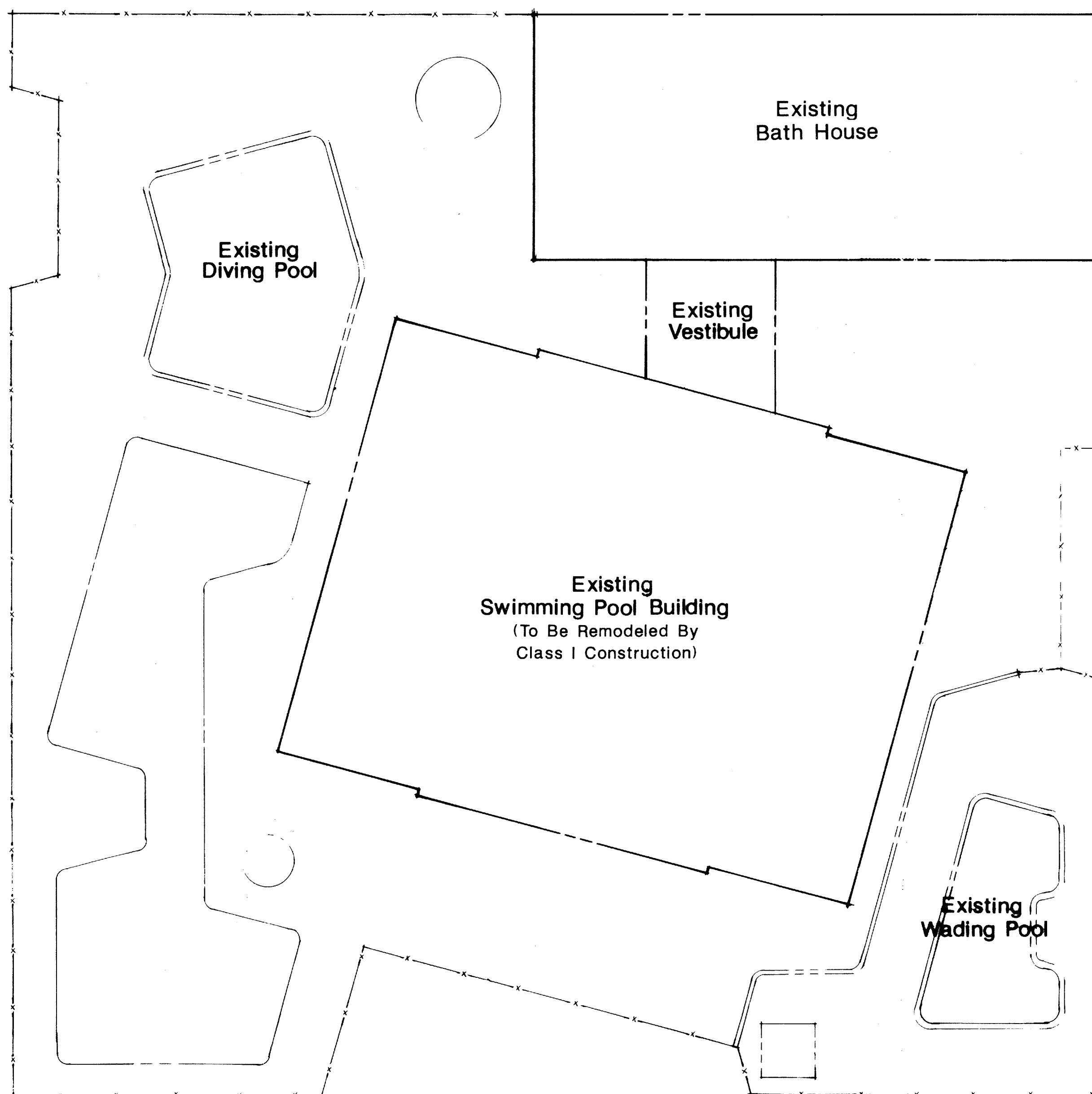
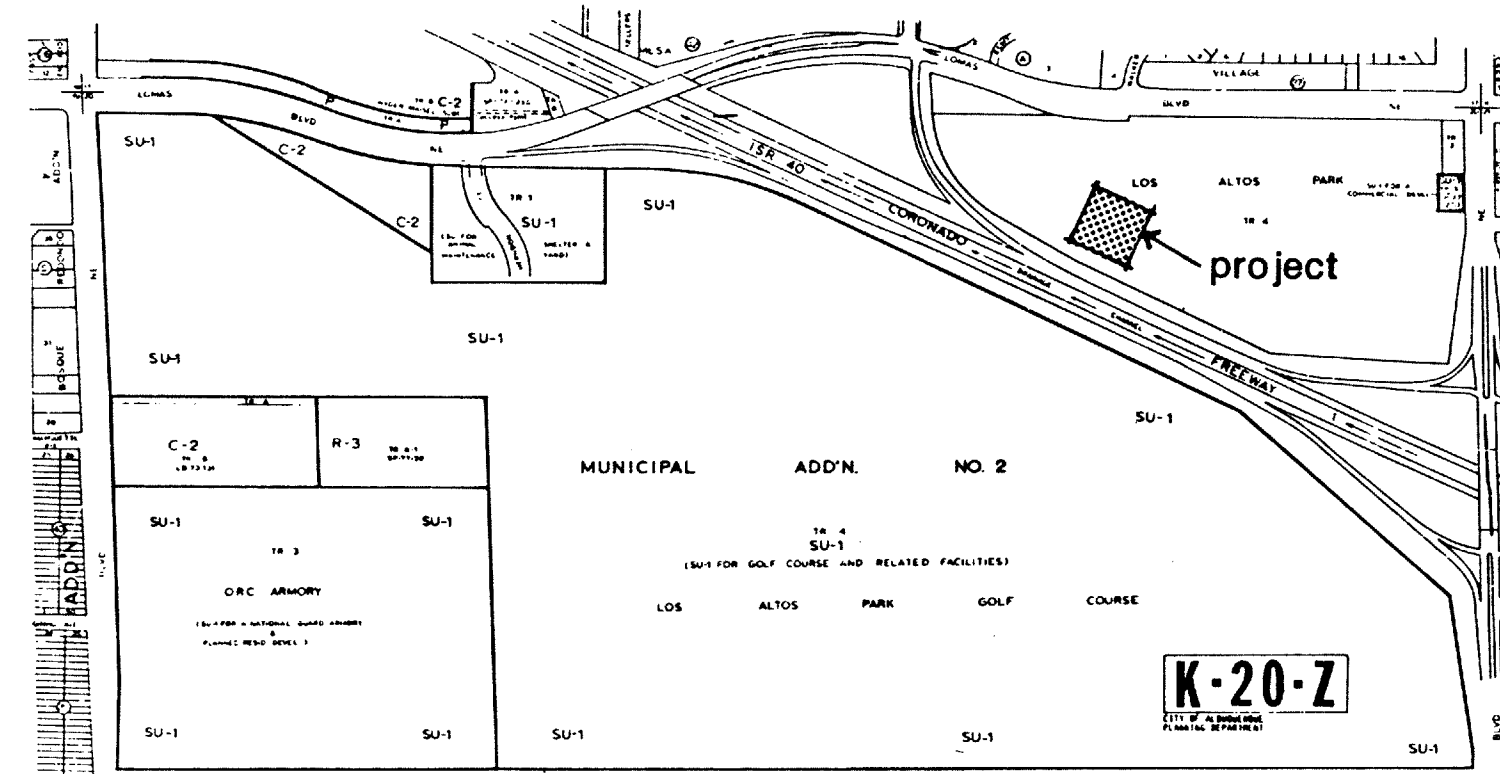
Floor Plan – Pool



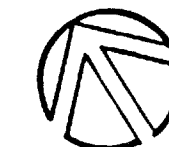
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issued	10/22/89
sheet	A-1
	2 of 3

Los Altos Pool Renovation

Vicinity Map
N.T.S.



1 Site Plan
1/4" = 1'-0"



General Notes

1. All work noted as "CLASS I CONSTRUCTION" shall be performed by the contractor.
2. All work noted as "CLASS II CONSTRUCTION" shall be performed by the owner.
3. Contractor shall coordinate his work with Class II work where noted.
4. Contractor shall field verify all dimensions.
5. Contractor shall field verify conditions prior to submitting his bid.

Index To Drawings

No.	Sheet	Description
1.	SP-1	Cover Sheet/Project Data
2.	A-1	Floor Plan - Pool
3.	A-2	Floor Plans - Bath House

CLASS II CONSTRUCTION

no.	date	revision
de ker & associates architects engineers planners		
Los Altos Pool Renovation Parks & Recreation City of Albuquerque		
Cover Sheet & Site Plan		
	SET II	job no. 88-008-02 dwn. by RW/SJP ckd. by SJP issued 6/22/89 sheet SP-1 1 of 2

DRC

CHECK SET REVIEW (100%) DATE: 7-5-89

SET # 11
DATE: 7-5-89 DRC
CHECK SET REVIEW (100%)

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

JULY 5, 1989

REF. NO. _____

TO: SEE DISTRIBUTION

FROM: COLLEEN K. FRENZ, PDD, DESIGN & DEV. DIV., PARKS & REC. DEPT.

SUBJECT: PROJECT NAME & NO. LOS ALTOS POOL RENOVATION (CLASS II CONSTRUCTION)

(X) PLANS () SPECIFICATIONS * (X) COST ESTIMATE
() OTHER _____

The attached set of the subject construction document is hereby submitted for your (Preliminary) (Final) 100% review Check Set review and comments.

MEETING LOCATION _____

RETURN DATE REQUESTED JULY 17, 1989

Comments should be submitted to Design & Development, Parks & Recreation, on or before the date requested above.

If you are unable to respond in the given time frame, please notify the Project Officer for the project as to the reason for delay and anticipated date of response.

If you review the documents and have no comments to make, please return this memo with a note to that effect.

The Parks & Recreation Project Officer for this project is:
COLLEEN K. FRENZ, Phone # 823-4012

DISTRIBUTION:

SET #

→ 9 Mike Walker, Director, Parks & Recreation
→ 9 Dale Scott, Assistant Director, Parks & Recreation
→ 9 Janet Saiers, Planner, Parks & Recreation
DRC: Andre Heule, Design Review Engineer, Pub.Wks. (ROGER GREEN)
10 TO BE DISTRIBUTED TO:
11 Engineering (Design, Inspection, Hydrology)
12 Transportation (Traffic, Planning & Program,
13 Street Maint.) Water Utilities (Water, Sewer)
14 Fred Malone, Environmental Health Department (Steve Smiley)
15 Paul Dykema, Urban Forester, Park Management
Frank Seminario, Project Coordinator, CIP
1 OFFICE COPY (Diane Scena) Design & Dev. Div.
2, 3, 4, 5, 6 RICK T., Robert A., Ray C., Steve S., Pete P., Design & Dev. Div.
8 Randy Ciron / Chuck Salazar, Aquatics

cc: Dan Duran, Assistant Director, Parks & Recreation
Pat Westbrook, Superintendent, Design & Development
Pete Turpin, Superintendent, Park Management
Terry Nighbert, CIP Official
Vickie Perea
Ray Hickam, Park Management