

MONROE MIDDLE SCHOOL BOILER REPLACEMENT 2023

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PROJECT LOCATION

MONROE MIDDLE SCHOOL
2800 BAILEY LANE
EUGENE, OR 97401

PROJECT TEAM

OWNER:

EUGENE SCHOOL DISTRICT 4J
715 WEST 4TH AVENUE
EUGENE, OREGON 97402-4295
PHONE (541) 790-7417 OFC, (541) 968-0950 CELL
CONTACT: KIRK GEBB

MECHANICAL ENGINEER:

SOLARC ENGINEERING LLC
3059 WHITBECK BLVD
EUGENE, OREGON 97405
PHONE (541) 654-2241
CONTACT: GENE JOHNSON, P.E.

PROJECT DESCRIPTION

THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING ELEMENTS:

DEMOLITION BY CONTRACTOR:

1. REMOVE TWO (E) HW BOILERS, NATURAL GAS BURNERS, ASSOCIATED EXHAUST FLUES, CONTROLS AND ACCESSORIES. RETAIN (E) ELECTRICAL FEEDERS BACK TO NEAREST JUNCTION BOXES SUITABLE FOR EXTENDING TO NEW BOILERS.
2. REMOVE ALL STEAM AND CONDENSATE PIPING AND SUPPORTS NOT USABLE FOR SUBSEQUENT NEW PIPING. RETAIN ANY USABLE SUPPORTS WHERE NEW PIPING AND/OR ACCESSORIES MAY BE MOUNTED IN THE SAME LOCATION(S).
3. REMOVE ONE (E) CONDENSATE PUMP PACKAGED UNIT, AND ASSOCIATED ELECTRICAL FEEDER AND ACCESSORIES.
4. REMOVE ONE (E) INSTRUMENT AIR COMPRESSOR, INSTRUMENT AIR DRYER, AND ALL ACCESSIBLE PNEUMATIC CONTROL COMPONENTS. RETAIN IN-PLACE EXISTING CONTROL ENCLOSURES THAT ARE IN GOOD CONDITION FOR FUTURE USE BY THE DISTRICT.
5. REMOVE ONE (E) SHELL-AND-TUBE DOMESTIC WATER HEAT EXCHANGER AND ALL ASSOCIATED SUPPORTS AND ACCESSORIES.
6. REMOVE ONE (E) DOMESTIC HOT WATER STORAGE TANK (APPROX. 2000 GALLONS).
7. REMOVE OVERHEAD HW & FUEL GAS PIPING WHERE SHOWN ON DEMOLITION PLAN, RETAINING (E) PIPING SUITABLE FOR USE IN SUPPLYING NEW EQUIPMENT. (REFER TO PIPING DIAGRAMS AND PLANS)
8. REMOVE TWO (E) OVERHEAD HYDRONIC EXPANSION TANKS AND AIR SEPARATOR.
9. REMOVE TWO (E) DOMESTIC WATER HEATERS.
10. REMOVE (E) BOILER HOUSEKEEPING SLABS (TWO).
11. REMOVE ALL REMAINING FUEL OIL PIPING AND APPURTENANCES INSIDE BOILER ROOM. CUT OFF ORIGINAL OIL PIPING FLUSH WITH CONCRETE, AND PLUG WITH A MINIMUM OF 6" OF NON-SHRINK GROUT.
12. DURING DEMOLITION, CARE MUST BE TAKEN TO AVOID DAMAGE TO (E) **EQUIPMENT TO REMAIN UNDISTURBED**, INCLUDING:
 - a) HWS/R PUMPS AND ASSOCIATED PIPING **BEYOND** POINT OF CONNECTION OF NEW BOILERS SHOWN ON PLANS;
 - b) ALL (E) ELECTRICAL PANELS.
13. MOST OR ALL ASBESTOS MATERIAL HAS ALREADY BEEN ABATED BY DISTRICT. HOWEVER, CONTRACTOR SHALL REMOVE (E) VALVES BY CUTTING OUT WHOLE, AND SETTING ASIDE FOR PICK-UP BY DISTRICT'S ASBESTOS ABATEMENT CONTRACTOR. ASBESTOS MAY ALSO BE PRESENT IN SEALANTS AND IN/UNDER BOILER FIREBOX. CONTRACTOR SHALL AND DISTRICT SHALL MEET PRIOR TO DEMOLITION WORK TO DISCUSS HANDLING OF ASBESTOS-CONTAINING MATERIALS.

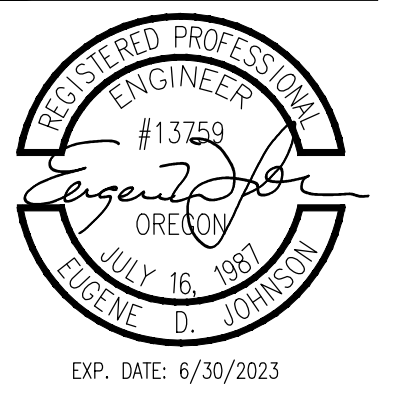
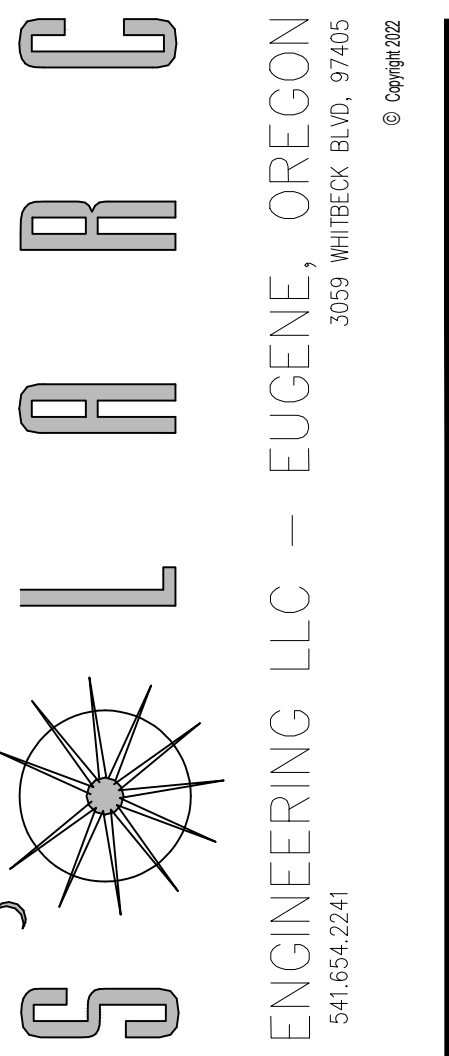
NEW WORK BY CONTRACTOR:

1. PREPARE (E) SLAB AND PROVIDE NEW 7-1/2" EQUIPMENT PAD FOR NEW BOILERS AS SHOWN ON DRAWINGS.
2. PROVIDE MACHINE ROOM GRAY EPOXY COATING TO FLOOR MEETING DISTRICT STANDARDS. PRODUCTS MUST BE APPROVED BY THE DISTRICT.
3. PAINT WALLS AND CEILING WITH DISTRICT STANDARD "4J WHITE", BY SHERWIN WILLIAMS.
4. PROVIDE NEW HWS/R PIPING, CONNECTING TO EXISTING AS SHOWN.
5. PROVIDE NEW NATURAL GAS PIPING, CONNECTING TO EXISTING AS SHOWN.
6. INSTALL AND COMMISSION NEW BOILERS FURNISHED BY OWNER AS SHOWN AND SPECIFIED.
7. PROVIDE LOW VOLTAGE COMMUNICATION WIRING AS REQUIRED BETWEEN NEW BOILERS FURNISHED BY OWNER, AND PROVIDE A POINT OF CONNECTION FOR DISTRICT'S EXISTING BUILDING AUTOMATION SYSTEM (AUTOMATED LOGIC).
8. PROVIDE NEW ELECTRIC FEEDER CIRCUITS FOR EACH BOILER, EXTENDING FROM EXISTING JUNCTION BOXES OR ELECTRICAL PANELS.
9. PROVIDE CLEANING AND FLUSHING OF NEW BOILER AND RELATED PIPING MODIFICATIONS. FLUSHING MATERIALS AND METHODS SHALL BE COMPLETED AS RECOMMENDED BY BOILER MFR.
10. PROVIDE STARTUP SERVICES OF QUALIFIED BOILER MANUFACTURER'S REPRESENTATIVE. COORDINATE WITH DISTRICT STAFF ON STARTUP A MINIMUM OF ONE WEEK PRIOR TO STARTUP DATE.
11. NOTE: DEMO AND NEW WORK RELATED TO (E) AUTOMATED LOGIC DDC SYSTEM IS BY OWNER. CONTRACTOR SHALL PROVIDE COORDINATION AND ASSISTANCE IN DISTRICT'S COMMISSIONING OF DDC CONTROL AS PART OF THE STARTUP OF NEW BOILERS AND OEM BOILER CONTROLLER.

APPLICABLE CODES

CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMANCE WITH THE FOLLOWING CODES IN EFFECT:

- 2017 OREGON ELECTRICAL SPECIALTY CODE
- 2017 OREGON PLUMBING SPECIALTY CODE
- 2014 OREGON MECHANICAL SPECIALTY CODE
- 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE
- 2014 OREGON STRUCTURAL SPECIALTY CODE
- 2018 OREGON BOILER & PRESSURE VESSEL SPECIALTY CODE



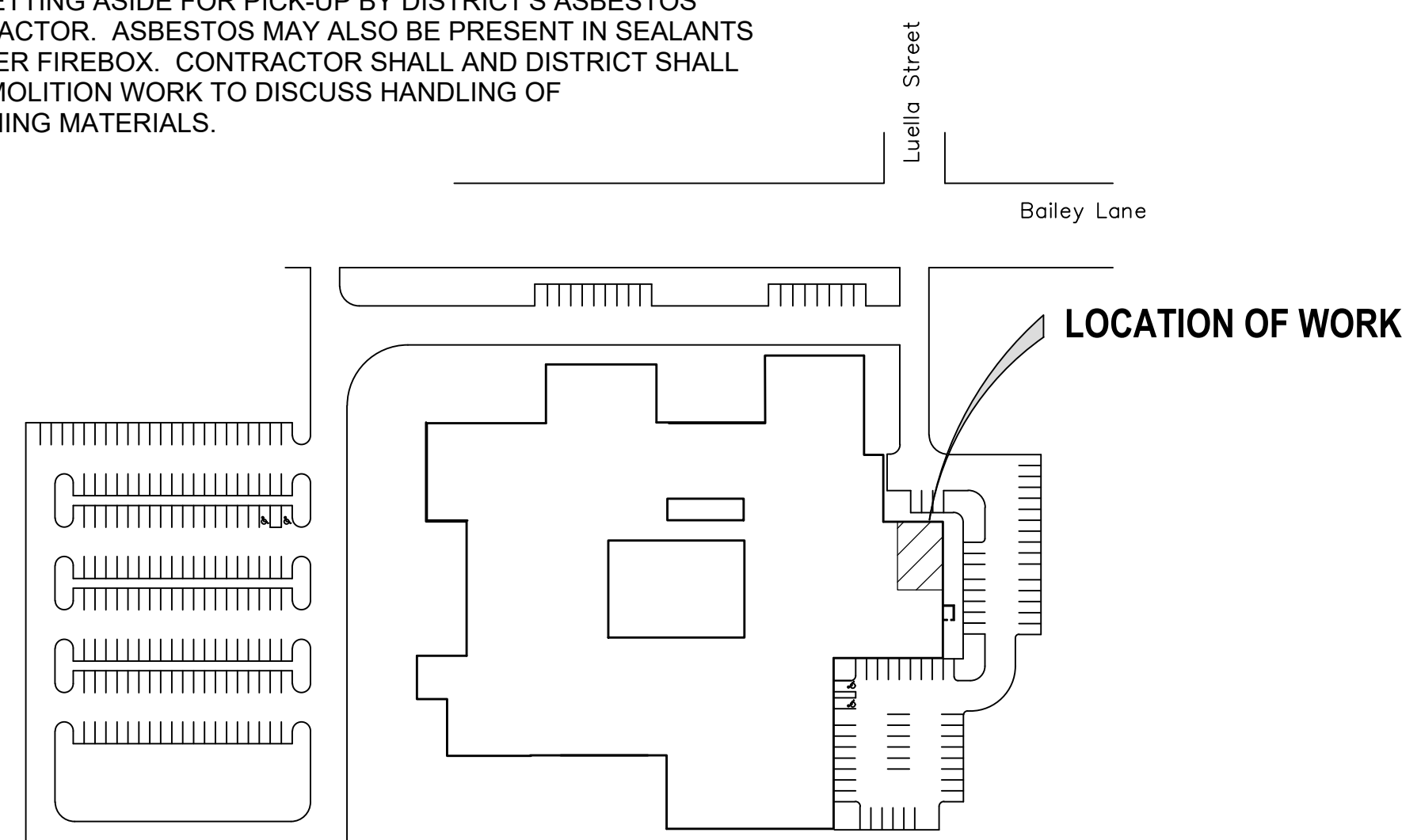
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**4J MONROE MIDDLE SCHOOL
BOILER REPLACEMENT - 2023**
EUGENE SCHOOL DISTRICT 4J
2800 BAILEY LANE
EUGENE, OREGON 97401

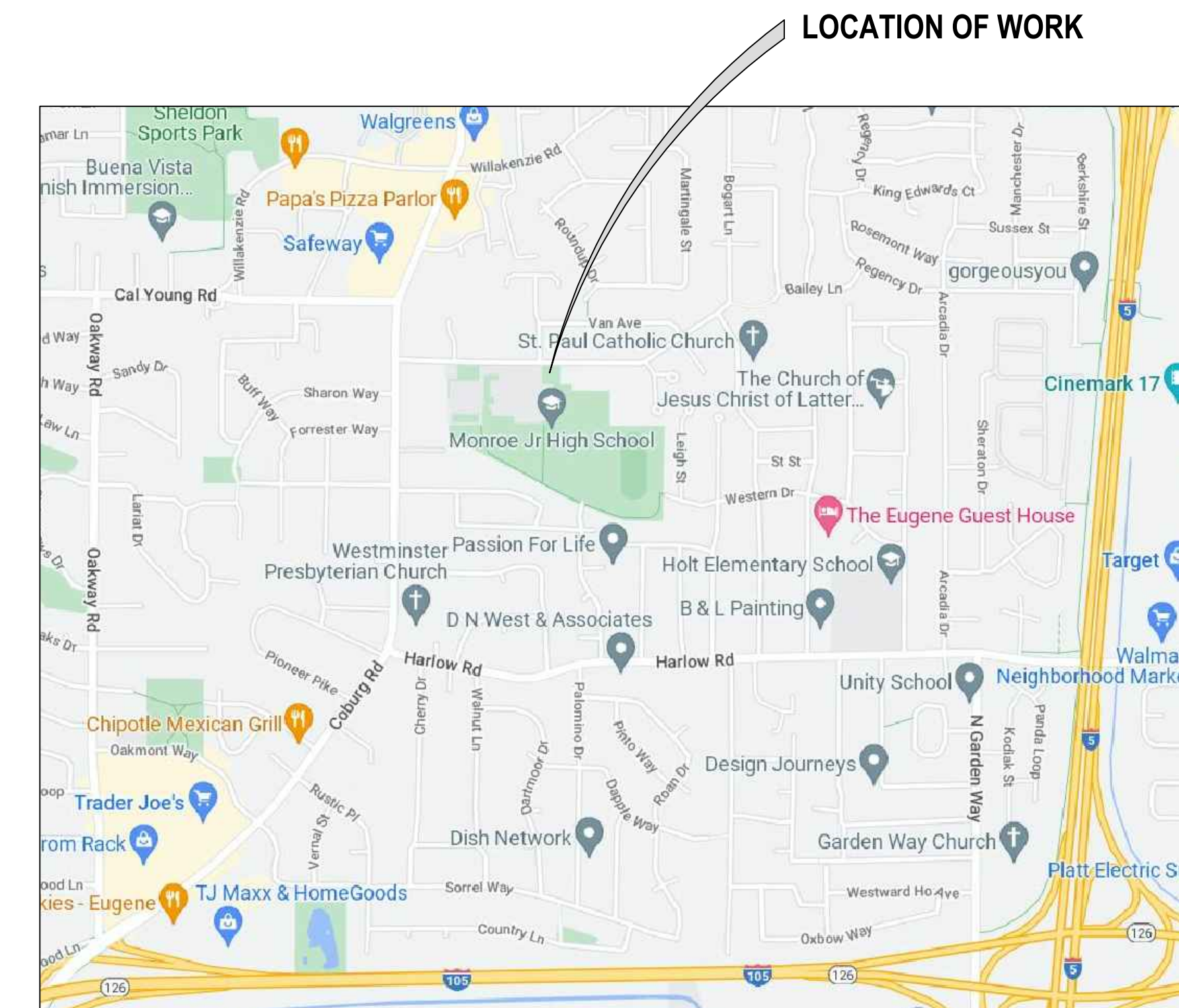
PROJECT NO: 22-004
ISSUE DATE: 11/25/22
DRAFT DATE: 11/22/22
DRAWN BY: EDJ
CHECKED BY: GJ
REVISED:

COVER SHEET

G-001
SHEET X OF X



14 SITE PLAN
1" = 125'



16 VICINITY MAP
NTS