



December 9, 2024

TO: ALL BID DOCUMENT HOLDERS OF RECORD

FROM: Gary Elias, Facilities Construction Coordinator

SUBJECT: **ADDENDUM NO. 2 TO BID DOCUMENTS FOR Middle School Gym HVAC, BID NUMBER 24/25-13**

This Addendum forms a part of the bid documents for the project identified above. All remaining portions of the bid documents not specifically mentioned or otherwise revised by this Addendum remain in full force and effect. Only those firms whose representative(s) were present at the Mandatory Pre-Bid Meeting may submit a bid.

The bid documents are modified as set forth below:

1. Update the Project Manual, General Conditions (DOCUMENT 00 70 00- 7), under "Materials and Work," 1.9.11. Contractor will be responsible to warehouse Owner Provided materials if the Contractor is not yet ready to install the material.
2. Responses to questions received from proposers concerning these bid documents are included herein as EXHIBIT I.

**Failure to acknowledge this addendum in the bid forms will subject the bidder to disqualification.**

Sincerely,

Gary Elias  
Facilities Construction Coordinator

## EXHIBIT I

1. Q. Is the Roofing on each gymnasium out of warranty already? Who was the Roofing Contractor when these gymnasiums were built?

A. They are still under warranty. Doty, Griffiths, Stauffer, and Sussman were done by San Marino.
2. Q. Are there any OCIP, PLA, CWA, DVBE, etc. requirements on this project?

A. No.
3. Q. Will the gymnasiums be empty and not used during the construction period?

A. No. We can coordinate with the school site on when they use the buildings.
4. Q. Will the gymnasiums be empty and not used during the construction period?

A. No. We can coordinate with the school site on when they use the buildings.
5. Q. Will temporary cooling and/or heating be required?

A. No.
6. Q. Is there a Controls Contractor that is currently retained by the Owner?

A. No, Controls Contractor will be your subcontractor.
7. Q. Will the Controls Contractor be directly contracted with the Owner for this project?

A. No, Controls Contractor will be your subcontractor.
8. Q. Is Duct Cleaning for the existing ducts "to remain and be reused", required for this project? If so, will it include the exhaust systems?

A. No duct cleaning to existing will be required.
9. Q. Is Pre-Test Air Balance / Pre-reads required prior to demolition?

A. No.
10. Q. Is Builder's Risk Insurance required?

A. No.
11. Q. Please clarify the requirement to bid as Encompass Systems Certified. Does this pertain to the Prime / General Contractor itself or to the Controls Subcontractor?

A. This would pertain to the subcontractor.

12. Q. Reference to the 130-day duration, is this per school gym or the entire project of four gyms? It seems vague and incomprehensible if we were to consider the product submittal, approval, and procurement processes.
- A. 130 days is for all four middle school gyms starting from the Notice to Proceed date. What is the Budget and/or Estimate for each school of this project? Please provide asap for bonding Purposes.
13. Q. What is the Budget and/or Estimate for each school of this project? Please provide asap for bonding Purposes.
- A. \$800,000 per school site.
14. Q. Is there a schedule of delivery of the OFCI equipment for each school? Please advise.
- A. Currently showing 12-18 weeks. Should arrive sometime around April 2025.
15. Q. Will each individual school have a staging area for materials?
- A. Contractor is responsible to warehouse materials until ready to install.
16. Q. When OFCI equipment is delivered to the job site but not ready for installation, will the school be responsible for its security?
- A. Contractor is responsible to warehouse materials until ready to install.
17. Q. Please clarify the work hours for the project and if the gym will remain closed for the duration of the project.
- A. Monday through Saturday, 7 AM to 4 PM. We will have to coordinate gym use with the school site during construction.
18. Q. Please provide the contact information for any district / facility required contractor for the following trades:
- A. -Roofing contractor is San Marino for all four gyms.  
-Fire life safety Frank Hoover, fhoover@dusd.net  
-Building automation Jason Dykes, jdykes@dusd.net
19. Q. 36.02
- A1: Will electric power be provided during construction or is there a cost allowance to carry in the project?
- B1: What are the temporary HVAC requirements for this project? The existing roof openings will not be available during construction and the equipment currently does not have cooling capabilities.

- B3: If temporary HVAC is required, can the equipment be powered from a local electrical room, will there be an electrical cost allowance to carry in the project or does it need to be powered with a generator.
- A. A1: Yes.  
B1: None.  
B3: It is not required.
20. Q. 36.04  
B: Please clarify what work areas will require temporary fencing / barriers. The majority of this work is located on the roof or within the gym, and one of the gyms has roof access from inside of the gym.
- A. The stage area around the roof access within the gym will be closed off for school use. Laydown areas should be temp fenced off. Those areas can be established during preconstruction meeting.
21. Q. As per section 01 52 13, please confirm that the district is expecting the GC to provide a full and furnished job site trailer.
- A. No, not required for this project.
22. Q. Per specs 00 01 15 working hours are M-F 7AM - 4PM and Saturday 7AM - 4PM, Please confirm all work can be done during school occupied hours. If not, please advise permitted hours of work.
- A. Yes, all work can be done during school hours. District will coordinate schedule with all sites.
23. Q. As per section 01 70 00, please confirm the district is expecting the GC to provide full maintenance for HVAC equipment for 1 year after the job is completed.
- A. Please see bid document -General Conditions Document 00 70 00- 38 and 00 70 00-39 Section 14.
24. Q. The bid form is stating not to include any allowances in the bid amount however, in section 01 21 00 for each school, it states that allowance in the amount of \$ 20,000.00 should be included in the bid (\$80,000.00 total). Please clarify.
- A. Please see Bid document -General Conditions Document 00 70 00- 38 and 00 70 00-39 Section 14.
25. Q. The agenda given during the job walk states that the job should be completed by April 27, 2024. Please advise when the district anticipates the start date of the work, duration of the project and projected completion date.
- A. 130 Days to complete from the start of project.
26. Q. Per bid docs HVAC equipment is OFCI.

Mechanical plans, equipment schedule notes, state that the equipment should receive duct smoke detectors.

Please answer the following questions for all 4 schools.

- a) Are the duct smoke detectors part of OFCI
- b) Does the interlock of the duct smoke detectors need to be local or global shut down
- c) Is there an existing fire alarm system in each school, if there is, please provide the company contact information that provides maintenance to the systems?

- A. a) Duct smoke detectors are not OFCI.
- b) Alarms trigger entire campus.
- c) Jam Corporation, E3 Panels.

27. Q. Per mechanical plan keynote, "Existing ductwork to be repair as needed typical", or proper and fair bidding please provide linear footage of ducts to be repair and size of the ducts.

A. Duct sizing and length of duct is available on the mechanical drawings.

28. Q. Griffith and Stauffer Middle Schools, sheet M7.02 note#8, we believe that incorrect as it refer to a vertical duct support when it the actual drawing plans it shows horizontal ducts. Please clarify.

A. Detail 8/M8.01 shall be used to support horizontal portions of the ductwork. Detail 9/M8.01 shall be used to support the vertical portions of the ductwork.

29. Q. Please advise if a professional duct cleaning is required and if so, please provide specifications for procedures.

A. Duct cleaning unnecessary.

30. Q. Griffith and Stauffer Middle Schools existing ductwork has an exterior insulation. Please advise if the new expose duct on the roof needs to have exterior insulation as well.

A. Should match existing.

31. Q. Doty Middle School plans call for a concentric duct but, plan also calls for the smoke detector to be installed in the supply duct. Please provide details of duct smokedetector installation in the concentric duct.

A. Smoke detector shall be mounted to the interior of the RTU's supply air compartment after the fan and filters of the associated unit, per CMC 609.1.

32. Q. Please clarify who will take responsibility for any mechanical failure/manufacturer defective warranty on this equipment.

- A. Please see bid document -General Conditions Document 00 70 00- 38 and 00 70 00-39 Section 14.
33. Q. Please advise who will be responsible for delivery of the Owner furnished equipment. If the contractor is responsible, please advise location of the new equipment.
- A. Contractor will be responsible to house owner purchased equipment.
34. Q. Please provide us with full equipment and accessories submittal of what the Owner is providing.
- A. Please see Bid Document.
35. Q. Per plans, some of the existing equipment to be demo needs to be sent back to the district. Please advise if contractor is responsible of delivering this equipment and to which location.
- A. Yes, contractor is responsible to deliver equipment to district location to be determined.