



## **NOTICE TO BIDDERS**

### **ADDENDUM #1**

#### **Bid 101-17 Escondido Health Center & Behavioral Health NB-2, Tenant Improvements Palomar Community College District**

---

The following changes, additions, deletions, clarifications or corrections shall become part of the Bid & Contract Documents for the above listed project. This Addendum #1 forms a part of the contract document and modifies the original bidding documents. Acknowledge receipt of Addendum #1 in the space provided on the bid form. Failure to do so may subject bidder to disqualification.

### **Escondido Health Center Tenant Improvement**

#### **SPECIAL CONDITIONS**

##### **Item No. AD-1.1 Special Conditions**

1. Construction of the EEC Health Services Remodel project will be occurring during the Winter break and Spring Semester with students, faculty and staff active throughout campus. Construction activities **CANNOT** disrupt academic programs and activities.
2. The project must be constructed in one phase.
3. Work done on this remodel will be occurring in very close proximity to occupied offices and classrooms. The contractor must walk the adjacent hallways and all areas of the construction activities each morning to determine what needs to be cleaned up and/or repaired so that the construction site is neat, orderly and safe. Any required repair and/or clean-up will be done prior to arrival of students and staff.
4. All existing site and building components (e.g. pavement, sidewalks, interior finishes, utilities, etc.) are to be protected as required to prevent damage. Repair of any damage is the full responsibility of the Contractor.
5. The contractor must allow a period of one week in which the District will install FF&E and move staff into the newly remodeled spaces.
6. All work done for data/IS cabling, etc. **MUST** be done by a separate trade contractor that specializes in the installation of data and AV systems and wiring. The work **CANNOT** be done by the electrician unless the electrical company has a separate in house data wiring division that knows and understands data systems. See added comments regarding certifications, etc. on NB remodel document.
7. Contractor scope of work to include replacement of door at existing Health Services to "standard" door.

8. Construction water must be taken from available hose bibs or the fire hydrant on the north side of the main building (requires Contractor to acquire water meter from City of Escondido at their cost).
9. Contractor parking will be provided in Parking Lot #2 located west of the main building for 5 spots. In addition, 1 non-ADA parking spot will be provided for locating a dumpster during the project.
10. Notice must be given to the District in advance of all major deliveries of material and equipment so that staff, faculty and students can be notified.
11. This campus has a zero tolerance policy. Should any construction worker be found to harass any individual on campus, they will be permanently removed from the project.
12. The District will not supply any copies of the bid documents, prints or specifications to the successful contractor for use during the project. Contractor supplies their sets of prints and specifications. The contractor's main point of entry into the project site for material deliveries will be through Valley Parkway entrance west of the 800 wing. All major deliveries (semi) must be coordinated through Palomar College with advance notice given.
13. All material staging must be done within the construction zone (just in time delivery). Contractor will not be allowed to stage material outside in the parking lots.
14. During the demolition portion of the project, the contractor will be allowed to stage one dumpster in the area depicted on the Exhibit. This area must be fenced and cleaned/swept daily as it is an active parking lot. When hauling material to these dumpsters, the contractor must give right-of-way to pedestrian/vehicle traffic.
15. Allowances:

The Contractor shall include the following Allowances within their base bid price for the project scope of work:

- **Unforeseen conditions Allowance - \$10,000**  
Allowance is for additional work required due to existing conditions in the buildings differing from that represented in the bid documents.
- **Backing Allowance - \$1,000**  
Installation of miscellaneous backing not shown on the plans as directed by the District.

Allowance funds can only be utilized after written approval by the District. Any Allowance funds not used during the project shall be 100% returned to the District via a deductive Change Order.

## **DRAWINGS**

### **Item No. AD-1.2 Reference Drawings**

A. The following revised drawings dated 11/29/2016 are hereby issued:

A1.1  
A2.1  
A10.10  
A10.12  
A10.13

## **SPECIFICATIONS**

### **Item No. AD-1.3 Revised Specifications**

A. The following revised specification section is hereby issued:

10 14 00 Identification Signs

## **Behavioral Health NB-2 Tenant Improvement**

## **SPECIAL CONDITIONS**

### **Item No. AD-1.4 Special Conditions**

1. Construction of the NB Building Remodel project will be occurring during the Winter break prior to the start of the Spring Semester with students, faculty and staff active throughout campus. Construction activities **CANNOT** disrupt academic programs and activities.
2. The project must be constructed in one phase.
3. Work done on this remodel will be occurring in very close proximity to occupied offices and classrooms. The contractor must walk the perimeter of the job site each morning to determine what needs to be cleaned up and/or repaired so that the construction site is neat, orderly and safe. Any required repair and/or clean-up will be done prior to arrival of students and staff.
4. All existing site and building components (e.g. pavement, sidewalks, interior finishes, utilities, etc.) are to be protected as required to prevent damage. Repair of any damage is the full responsibility of the Contractor.
5. The contractor must allow a period of one week prior to the start of the Spring Semester in which the District will install FF&E and move staff into the newly remodeled spaces.
6. The District standard for HVAC controls is Delta Controls. All components for HVAC controls must be compatible with Delta and be integrated into the District's master system.
7. All work done for data/IS cabling, etc. **MUST** be done by a separate trade contractor that specializes in the installation of data and AV systems and wiring. The work **CANNOT** be done by the electrician unless the electrical company has a separate in house data wiring division that knows and understands data systems and has the proper certifications/licenses as required by the District IS/AV Standards which is RCDD certified.
8. Note that scope of new fire alarm work includes NB Building area adjacent to main area of remodeling.
9. Contractor will be allowed to install temporary fencing around the construction laydown area after review and approval of the District.
10. Contractor parking will be provided the red shaded area on the attached Exhibit which can also be used for staging a dumpster. Contractor parking will also be available within the future Nursery area located east of the project site (see exhibit. In addition, 3 parking passes would be available for 3 spots located within the facilities parking area located just north of the project location.

11. Notice must be given to the District in advance of all major deliveries of material and equipment so that staff, faculty and students can be notified.
12. This campus has a zero tolerance policy. Should any construction worker be found to harass any individual on campus, they will be permanently removed from the project.
13. The District will not supply any copies of the bid documents, prints or specifications to the successful contractor for use during the project. Contractor supplies their own sets of prints and specifications.
14. The contractor's main point of entry into the project site for material deliveries will be via Comet Circle East and the east fire lane. All major deliveries (semi) must be coordinated through Palomar College with advance notice given.
15. Contractor staging may be done in the areas(s) shown on the contract documents.
16. During the demolition portion of the project, the contractor will be allowed to stage dumpster(s) in the staging area. This area must be fenced and cleaned/swept daily as it is a pedestrian access way. When hauling material to these dumpsters, the contractor must always have a minimum of 2 workers so that one can stop pedestrian traffic.
17. All work must be coordinated with contractor replacing the stairs and ramps on both the north and south sides of the NB Building which is being performed under a separate contract. Access must be provided to occupants of the NB-2 room on the south side of the building at all times.
18. Coordination and scheduling of the movement of any/all IS IDF room equipment that exists in the area of remodel must be done in advance with the IS department and must be done so as to not interrupt service to the occupants in the balance of the building.
19. Allowances:

The Contractor shall include the following Allowances within their base bid price for the project scope of work:

- **Unforeseen conditions Allowance - \$10,000**  
Allowance is for additional work required due to existing conditions in the buildings differing from that represented in the bid documents.
- **Backing Allowance - \$1,000**  
Installation of miscellaneous backing not shown on the plans as directed by the District.

Allowance funds can only be utilized after written approval by the District. Any Allowance funds not used during the project shall be 100% returned to the District via a deductive Change Order.

## **DRAWINGS**

### **Item No. AD-1.5 Reference Drawings**

- B. The following revised drawings dated 11/29/2016 are hereby issued:

A1.0  
A1.1  
A2.1  
A10.12  
M-2.1  
E1.2

**SPECIFICATIONS**

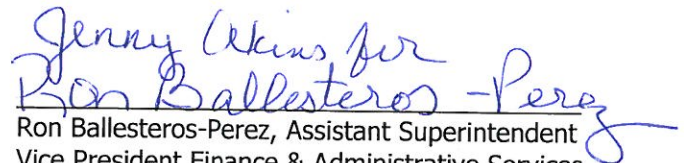
**Item No. AD-1.6 Revised Specifications**

B. The following revised specification section is hereby issued:

10 14 00 Identification Signs

**END OF ADDENDUM #1**

Date Issued: December 1, 2016

  
Ron Ballesteros-Perez, Assistant Superintendent  
Vice President Finance & Administrative Services  
Palomar Community College District