

NOTICE TO BIDDERS ADDENDUM #1

Bid #CM-17-18-01-NEC-01-XX North Education Center Interim Village Project

Bid Package D: Paving Site Concrete and Improvements

Bid Package E: Laboratory Modulars

Bid Package F: Landscaping

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 disgualification.

CHANGE TO BID DOCUMENTS

> THE BID FORM FOR BID PACKAGE D IS REVISED TO INCLUDE A \$40,000 ALLOWANCE FOR REVISIONS TO THE SCIENCE MODULAR CONCRETE FOUNDATIONS (see Attachment H and reference item #41 below)

PRE-BID REQUESTS FOR INFORMATION QUESTIONS AND RESPONSES

(1) QUESTION: Please clarify the District will be ordering, installing and paying for the modular buildings.

RESPONSE: All modular buildings are being provided by others. The Phase 4: Science Modulars will be delivered as "shells", with plumbing and electrical to be completed onsite inplace by others, and Bid Package E completing all mechanical, laboratory, and finish scopes.

(2) QUESTION: Several buildings have the same room numbers and designation of classroom, etc. Please provide information on which buildings will be the laboratory buildings.

RESPONSE: Laboratories are Buildings B, C, and D as shown on sheet G1.10.2, among other sheets.

(3) QUESTION: Please provide a scope of work from Silvercreek for the portables. As an example, will Silvercreek provide embeds for the foundation. Will Silvercreek provide any ramps. Will Silvercreek deliver and install all portables including floor seams, roof seam patch, gutters, downspouts, skirting etc.

RESPONSE: All listed scopes above will be provided by Elite Modular/Silvercreek EXCEPT embeds for the concrete foundations at the Phase 4: Science Modulars (reference item #41 below). The Phase 3: Classroom Modulars will arrive as "plug and play", to be installed turnkey by Elite on asphalt installed by Bid Package D, with all final utility connections by others. The

interiors of Phase 4: Science Modulars will be built out in-place by Bid Package E as described in item #1 above.

(4) QUESTION: Please clarify all plumbing including condensate piping will be provided by others and is not included in this bid package.

RESPONSE: All plumbing including condensate piping will be by others.

(5) QUESTION: Please clarify all electrical, low voltage, fire alarm, wiring, devices, conduits will be provided by others and is not included in this bid package.

RESPONSE: All the listed scopes will be by others.

(6) QUESTION: Will bid package D be required to provide concrete bases for the site lighting?

RESPONSE: Concrete for the light pole bases ONLY will be by others (electrical Bid Package C). ALL other concrete for the project such as for mechanical equipment, parking kiosks, housekeeping pads, bollards, foundations for all fencing and gates, mechanical yards, etc will be by Bid Package D.

(7) QUESTION: Bid Package E: 3.109 Allow for taping, finishing, and painting for one accent wall in each of the modular units (Both the Phase 4: Science Modulars and the other Phase 3: Classroom Modulars, excluding restrooms), assumed to run the longest dimension of each unit and full height. Assume the Phase 3: Classroom Modulars accent walls will require the removal of factory-installed tackable panels or marker boards.

Typically the walls of modular buildings are tackboard. Will these walls have drywall installed by others?

RESPONSE: Per Attachment A, Elite Modular is providing drywall only (no tackboard) from the factory on the highlighted areas of the Phase 3: Classroom Modulars, to be taped and painted by Bid Package E. There will be no tackboard removal required. Accent walls in the Phase 4: Science Modulars per Attachment A will be rocked, taped, and painted by Bid Package E.

(8) QUESTION: Bid Package E: 3.117 Provide flooring systems TBD, likely carpet tiles and/or VCT or similar type installed with adhesives over plywood subfloor.

Will a plan be forthcoming so that we can quantify the materials and labor?

RESPONSE: Flooring systems in Phase 4: Science Modulars will be vinyl composition tile (VCT). ARMSTRONG Random Installation, 1/3 Staggered Pattern: T3616 Tea Time (60% Coverage), T3613 Java (30% coverage), T3611 Mushroom (10% Coverage). Colors: 3 colors minimum, 12" x 24" tiles (standard), 1/8" thick, predominately running in the North/South direction.

Phase 3: Classroom Modulars (and restroom modulars) will have flooring by Elite Modular.

(9) QUESTION: Bid Package E: 3.120 Eyewashes and safety showers including handrails and attachments. Rough-in plumbing and final connection will be by Plumbing contractor.

Please clarify this requirement. Is this bid package to install the Eyewashes and safety showers including handrails and attachments for final connection by the plumbing contractor, or is the plumbing contractor supplying and installing these items?

RESPONSE: Eyewashes and safety showers and associated handrails are to be provided and installed as part of Bid Package E per the Laboratory drawings (see sheets LF0.11 and LF0.13 for schedule and symbols). Plumbing contractor (Bid Package B not part of this scope) will provide rough-in and final connection.

(10) QUESTION: Bid Package D: C1.4, L1.12, A1.22.2, Please confirm what pavement type and section is required for the "Fire Access Lane" within the limits of the Interim Village area. Architectural and Landscape drawing calls for permeable concrete fire lane per the civil drawings, however the civil drawings call out note (18) 4" AC over 7" AB.

RESPONSE: See Attachments B, C, D, and E for the Final DSA approved plans and specifications for Phases 2 and 3, which modify and clarify the hardscapes at Interim Village. The Fire Access Lane is to be AC per the DSA approved civil plan.

(11) QUESTION: Bid Package D: 2.0.72 & 73: Is the paving and site concrete prime trade contractor expected to include cost for installing maintaining and removing erosion and sediment control BMPs during and/or after their work?

Will the removal of existing BMPs installed prior to paving and site concrete in the roadway and parkings lots be removed by another prime trade contractor?

For example: Construction entrances, fiber roll, check dams. If yes to either questions above, please provide SWPPP drawings and quantities so requirements are known.

RESPONSE: Bid Package D should include the as-needed removal and (if necessary) replacement "in kind" of BMPs from the Mass Grading civil sheets C2.1 and C2.2. If this work is to be subcontracted, please make sure to list the subcontractor on the Designation of Subcontractors form in the Bid Documents if their value is more than 0.5% of the total Contract price.

(12) QUESTION: Bid Package D: 32.13.13 & 32.13.14, 2 spec sections labeled 32.13.13 are provided in the phase 2 spec "A 2500 PSI mix & a 3000 PSI mix". Both sections are stated to be used for walkways? Which mix is to be used for which facilities?

RESPONSE: The 2,500PSI mix will be for curbs, gutters, and walks. The 3,250PSI mix will be for driving sections.

(13) QUESTION: Bid Package D: 32.13.13 & 32.13.14, A 520-C-2500 PSI mix is called for in details on sheet c1.8 "sidewalks, curbs, gutters" Various details on Sheet C1.7 call for a 560-C-3250 mix, please confirm if that mix is to be used and that there is no applicable project specific specification and SSPWC applies?

RESPONSE: The 2,500PSI mix will be for curbs, gutters, and walks. The 3,250PSI mix will be for driving sections. The hardscape is all per County Standard drawings so those documents can also be consulted.

(14) QUESTION: Bid Package D: 32.13.13 & 32.13.14, What facilities is mix specified in 32.13.14 "4000 PSI" to be used for?

RESPONSE: There is no 4,000PSI mix to be used on the project.

(15) QUESTION: Bid Package D: 32.12.16, Please confirm all the following components of the asphalt concrete paving section are to be included in the proposal. Soil Sterilizer, Primer, Seal Coat, Headers

RESPONSE: All components as specified shall be provided.

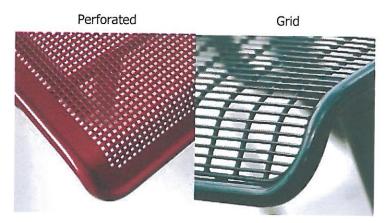
(16) QUESTION: Bid Package D: 32.12.16, Call out for headers were not seen on the plans, please confirm at which locations they are required and the quantity.

RESPONSE: Headers are not specified on the plan, but are in the specifications. Headers will be required per specifications when there is an exposed edge of AC/Base section when finished surface is placed on top of existing finished rough graded area. This will be the case in the Interim Village mostly because the parking and roads are bounded by curb.

(17) QUESTION: Bid Package D: 32.12.16, Part 2.03 of 32 12 16 appears to dictate a double lift 3/4" mix base course and 1/2 surface course for 4" pavement section and, single lift 1/2" mix coarse for 3" pavement sections. Please confirm this is the requirement or if the 4" section can be paved in a single lift.

RESPONSE: The 4" section will be a double lift.

(18) QUESTION: Bid Package D: L-1.12 12.93.00, Please confirm if the seats for the picnic tables are to be grid or perforated type.



RESPONSE: Seats will be grid type.

(19) QUESTION: Bid Package D: C1.4, C5.3, It was stated in the pre-bid meeting that Lot G is to be included in this bid package. Sheets C1.4 & C5.3 call it out as "future" and does not designate improvements to be installed. Please provide clarification and direction on scope to be included for Lot G. Example: Cross Gutters, Curb, Gutter, Sidewalk, Pavement Section, Striping, Signage, Kiosk Foundations,

RESPONSE: Lot G in its entirety is part of the bid scope. Assume curb/gutter around the perimeter, ADA compliant flatwork on the north side connecting to the main entrance drive, striping, signage, and paving thicknesses typical of other parking lots. Assume a pad for one parking kiosk.

(20) QUESTION: Bid Package D: C1.4, A1.22.2, L1.12, For AC Pavement structural section in the interim village:

Sheet A1.22.2 calls out "Asphalt Paving Per the Landscape DWGS" Sheet L-1.12 calls out "(4) Asphalt paving Per Architects Plan" Sheet C1.4 calls out "(19) See Architects Plan"

Please provide clarification and detail of the Asphalt paving required for the Interim Village area.

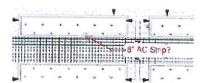
RESPONSE: This clarification will appear on the forthcoming Construction Change Directive "CCD 1". The area is to be paved per the civil plan.

- (21) QUESTION: The following dealer arrangements exist per the specification:
 - 2.01 METAL LABORATORY CASEWORK
 - A. Manufacturers: Products complying with this specification may be provided by the following manufacturers. All products specified in this section shall be the provided by a single manufacturer. Corrosive and flammable liquid/solvent storage cabinets may also be provided by the manufacturers listed with their descriptions.
 - Laboratory Casework:
 - Air Master Systems, 6480 Norton Center Drive, Muskegon, MI 49441 Tel 231 798-1111. Represented by Dow Diversified
 - Bedcolab Ltd, 2305 Francis Hughes Avenue, Laval, Quebec, Canada H7S 1H5 Tel 514 384-2820, Represented by Dow Diversified
 - c. CiF Lab Solutions, 53 Courtland Avenue, Vaughan, Ontario, Canada L4K 3T2 Tel: 905 738-5821. Represented by Dow Diversified
 - d. ICIscientific, 1865 Highway 641 North, Paris, TN 38242-8814 Tel; 731-642-4251, Represented by Labs by Design
 - Kewaunee Scientific Corporation, P O Box 1842, Statesville, NC 28687 Tel: 704 873-7202. Represented by ISEC
 - f. Mott Manufacturing Ltd., 452 Hardy Road, P. O. Box 1120, Brantford, ON, Canada N3T 5T3 Tel; 519 752-7825 Represented by Saxton Bradley
 - g. Approved substitution.

Is Hamilton Laboratory Solutions an "Approved Substitution"?

RESPONSE: Hamilton Laboratory Solutions is NOT an acceptable manufacturer.

(22) QUESTION: Bid Package D: L1-1.12, L-5.1, A1.22.2; 32.32.23, Detail H on sheet L-5.1 calls for "concrete base only under north-south edge of planters facing parking lot otherwise block glued to asphalt..." For areas where planter blocks are adjacent to pavers is it anticipated that and 8" asphalt paving strip is to be placed under block?



Would the District consider making the planter block walls part of the landscape scope? As it is normally work done by a landscaper, and the installation spec (3.3) requires install of fabric and soils, which is landscape scope, during the block install process.

RESPONSE: Use the concrete base per Det H/L-5.1 for all areas where block is not glued to asphalt. Planter block scope will remain in Bid Package D and will need to coordinate with Landscaping Bid Package F. Bid Package F will install fabric and soil in planters.

(23) QUESTION: Bid Package D: L1-1.12, L-5.1, A1.22.2; 32.14.13, Section 2.3 calls for concrete edge restraints per plan. No edge restraint detail is seen on the plan. Plan view sheets and L-5.1 detail "I" shows asphalt concrete paving adjacent to paver. It is noted by our paver subs and suppliers that this does not meet the manufacturers recommendation or best practice for edge installation. At minimum a concrete curb or concrete base course and "wet set" of perimeter pavers is needed to have strait and restrained edges. Please confirm if a concrete base course or curb is to be used or included in proposal price.

RESPONSE: It will be aluminum metal edging, similar to detail D, sheet L5.1, with the top of the aluminum edge flush with asphalt. Detail will be added to detail sheet. See hardscape sequencing notes in item #45 below.

(24) QUESTION: Bid Package D: L1-1.12, L-5.1, A1.22.2; 32.14.13, Sheet A1.22.2 calls for permeable pavers. Other plan and spec information is for non permeable pavers. Please confirm call outs for permeable pavers are incorrect, and pavers are to be non permeable.

RESPONSE: See Attachments B, C, D, and E for the Final DSA approved plans and specifications for Phases 2 and 3, which modify and clarify the hardscapes at Interim Village. The area is to be AC paved per the DSA-approved civil plan.

(25) QUESTION: Bid Package D: L1-1.12, L-5.1, A1.22.2; 32.14.13, Will pavers be subject to loading from construction equipment or delivery truck and trailers for construction of portable classrooms?

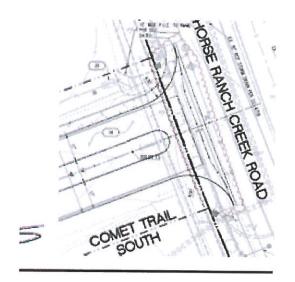
It is noted the minimal pedestrian type structural section for the pavers will not withstand equipment or vehicular loading.

RESPONSE: See item #45 below for sequencing required for Interim Village hardscapes. Asphalt should be in place and modular units should be set (by others) before other hardscape scopes (which could be damaged by modular install) should proceed. Bid Package D contractor will be responsible for means and methods and sequencing of hardscapes to meet the critical modular installation dates.

(26) QUESTION: Bid Package D: C1.6; 2.0.16, Are the spandrels, cross gutter, sidewalk and curbs outside the property boundary at Horse Ranch Creek road and depicted on drawing C1.6to be included in this bid package?

Are encroachment or other permits required for off-site work?

Are these to be acquired by the Prime trade contractor as stated in section 2.0.16?



RESPONSE: Currently the curb cut for the south entrance at Horse Ranch Creek Road is NOT constructed.

Bid Package D base bid will include the turnkey construction of curb cut and hardscape connection between Comet Trail South and Horse Ranch Creek Road, similar to the configuration shown as "EXISTING" on Sheet L-1.6. Scope shall include (but is not limited to) permitting with County of San Diego; traffic control; sawcut and remove asphalt to middle of HRCRoad; removal of existing landscape, curb, gutter, DG path at HRCR down to section subgrade.

Excavation from road subgrade, installation and tie-in of water line, and backfill of waterline to road subgrade will be completed BY OTHERS.

Bid Package D will include subgrade prep, base and asphalt (including all requirements from item #15 above); curbs, ramps, truncated domes and cross gutter; backfill of curbs as needed; striping and signage to connect to Horse Ranch Creek Road.

Bid Package F will include the re-routing and/or replacement of irrigation along the existing DG path as required for the new crossing; replacement of existing DG path including headers if applicable; and replacement planting as needed in the curb backfill areas.

(27) QUESTION: Bid Package D, Will the sub-grade be at +- .10' to balance compacted 90%. If backfill dirt is needed is there a borrow pit on-site. Does this bid package need to include the cost for construction water. The plans call for CAB under the brick paver's. Can recycled class II base be used L 5.1(I). Do the brick paver's require a header board

RESPONSE: Reference Item #42 below for finish grade at which site will be delivered. Backfill dirt will be available from utility spoils (generated by others) and other grading operations at the far south end of the project. District will pay for construction water from two meters at two hydrants on Horse Ranch Creek Road nearest the Interim Village. Contractor will be responsible for hoses, water trucks, water towers, and/or any other means to transmit water to construction. Yes, recycled class II base can be used. Yes, the concrete pavers will have a hard edge. It will be aluminum metal edging, similar to detail D, sheet L5.1, with the top of the aluminum edge flush with asphalt. Detail will be added to detail sheet.

(28) QUESTION: Bid Package D: Civils, Can you please show the limits of the work for package CM-17-18-01-D-Paving, site concrete and Improvements.

RESPONSE: The Limit of Work for all scopes is shown on T1.01 (as well as other locations), and includes the clarifications at the connection of Comet Trail South to Horse Ranch Creek Road per item #26.

(29) QUESTION: Irrigation plan sheet L-2.7, valve A-22 has no symbol shown, please advise what type of valve this is, and what system it connects to, if required.

RESPONSE: Valve A22 is now a drip valve, also see revised irrigation set of plans since all medians narrower and irrigation revised since bid set. Reference Attachments B, C, D, E.

(30) QUESTION: Irrigation plans L-2.3, L-2.5, L-2.7, and L-2.9, there are 2 sleeves symbols shown for the mainline crossing paving.

RESPONSE: Yes, this is correct, there are additional spare sleeves shown on the plan.

(31) QUESTION: Irrigation legend shows the irrigation controller to be a 2 wire system. The irrigation specifications requires an extra control wire and common wire to the end of each circuit. 2 wire

systems can add additional stations without the use of running additional spare wires. Please advise if this is required.

RESPONSE: Irrigation spec will be revised, no need for additional spare wires.

(32) QUESTION: The irrigation legend on plan L-2.12 seems to be missing the models of a few items on this plan, it looks like it should be for the mainline, sleeves, and the drip fittings. Please advise.

RESPONSE: Mainline, lateral, and sleeves manufacturer as noted in specs.

(33) QUESTION: Please see attach plan pages, L-4.2, L-4.3, L-4.5, L-4.6, L-4.7, L-4.9, there are many shrubs identified on these pages that are missing call outs of the plant material variety. Please advise.

RESPONSE: The plan sheets have changed quite a bit since the bid set went out, plants (trees, shrubs, groundcovers) have been revised and changed, see attached planting plan set. Reference Attachments B, C, D, E.

(34) QUESTION: Scope of work 3.134 requires 2 additional spare sleeves at each location the irrigation crosses paved areas. Please advise what size these sleeves would be?

RESPONSE: Item 3.134 was a boiler plate inclusion. Additional spare sleeves shall be as shown on the drawings. Reference Attachments B, C, D, E.

(35) QUESTION: Planting legend L-4.1, there is no spacing provided for the grasses plant variety, Muhlenbergia rigens. Please provide.

RESPONSE: Muhlenbergia rigens to be 3' O.C., legend has been revised. Reference Attachments B, C, D, E.

(36) QUESTION: Planting plan L-7.1, detail D, there are conflicting notes on these detail for the requirement of root barrier from edge of pavement, one says 5', the other says 8'. Please advise.

RESPONSE: Root barrier should be 5' from pavement, detail has been revised.

(37) QUESTION: Plan L-5.1, detail C, architect is to select the color of the DG. Please advise what color as there is a large cost difference for this.

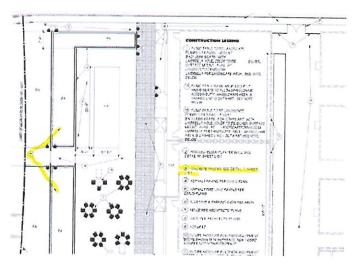
RESPONSE: Assume a base or standard color, such as from KRC Rock or other supplier.

(38) QUESTION: Bid Package D: Document 00950, are all employees required to attend Zero Harm site safety and health orientation? Section 2.0.29 states only foreman and site supervisors are required to complete the training. However, Document 00950 states all employees must attend training prior to working on the project.

RESPONSE: All employees are required to attend Zero Harm training. Balfour Beatty will make arrangements for classes to be conducted onsite as attendance and scheduling permits.

OTHER CLARIFICATIONS

- (39) See Attachments B, C, D, and E for the Final DSA approved plans and specifications for Phases 2 and 3. These documents replace in their entirety the original plans and specifications for Phases 2 and 3. Plans and Specifications for Phase 4 remain unchanged until final DSA approval.
- (40) Civil and Landscape sheets are intended to be complimentary regarding flatwork. In general, Landscape sheets are intended to provide information on finishes, joint details and other architectural elements. In the event of discrepancies, the Civil drawings will prevail.
- (41) Phase 4: Science Modulars are changing to below-grade structural concrete foundations which will be included in the base bid for Bid Package D. These foundations will allow the modular entrances to be on-grade without ramps. Reference Attachment F for typical foundation details. Bid Package D includes the turnkey scope for the below-grade structural foundations for the 3 Science Modular Buildings B, C, and D, including (but not limited to) excavation, subgrade preparation, backfill, and handling of spoils per other instructions in the Bid Documents; stem walls which provide a crawl space with 24" clear, including penetrations for utilities as needed; spread footings; a 4" thick reinforced "rat slab" (in lieu of the "OPTIONAL 2" GOPHER SLURRY" called out on sheet F-2.50 of Attachment F); 2 each access ports for each of the three buildings; venting of stem walls; all embedded metal items including structural connection embeds, access port embeds and grates. The foundation will NOT include waterproofing and/or a vapor retarder. Concrete foundations must be completed and have reached design strength by March 1, 2018 in order to receive Science Modulars (to be installed by others). The Base Bid of Bid Package D includes these foundations, which are not yet approved by DSA. The Bid Form is now revised in Attachment H to include a \$40k allowance to cover any changes or revisions upon DSA approval.
- (42) Site will be delivered to Bid Packages D, E, and F at +/- 0.1' of finish grades as called out in the mass grading plans. Reference Attachment G, including the cut for the road sections. All hardscape finish surfaces will be at elevations per Phase 2, 3, and 4 plans. Any required excavation to reach section thicknesses for various hardscapes is included in Bid Package D, including the transport of spoils to the southern end of the project, spreading, and compaction to 90%.
- (43) Lab sinks and fixtures as called out on sheets LF0.11 and LF0.13 are to be provided and installed as part of Bid Package E, with final plumbing connections by others.
- (44) Bid Package E will include early submittal preparation and any expediting fees which may be required to deliver Fume Hoods, Laboratory casework, and any other "long-lead" items no later than March 15, 2018.
- (45) Bid Package D should make provisions for 3 separate move-on's. Delivery and installation of all modular units (by others) on asphalt paving or concrete foundations at the Interim Village is critical to the project. All hardscape work in Bid Package D must be sequenced so as to be prepared for 15 Classroom modular deliveries on February 12, 2018 and 3 Science Modulars on March 1, 2018, including the installation of headers, forms, temporary infills (and removals as needed) of soil, asphalt, class II base, sand, wood or other materials, overtime, acceleration, and/or any other measures which may be needed to achieve the required schedule. Other hardscape finishes may be completed after the delivery of the modulars.
- (46) In addition to the Signage scope described in item #3.123 of Document 09000 "Division of Work" in the Bid Documents, all interior and exterior signage for ALL 15 Classroom and 3 Science modulars will be included in Bid Package E. Reference sheets A10.21 and others for details.
- (47) Sheet L-1.12 incorrectly makes reference to pavers inside the planters at Interim Village (see snapshot below). There are NOT concrete pavers inside the raised block planters. Reference detail H on L-5.1 for details on planter construction. Bid Package D will construct the block planters and Bid Package F will provide filter fabric, soil, and planting.



(48) Per spec 32 12 16 Asphaltic Concrete Paving, section 2.02, Seal Coat is required. Primer is also required, but per SSPWC 302-5.3, Grade SC-70 can be substituted.

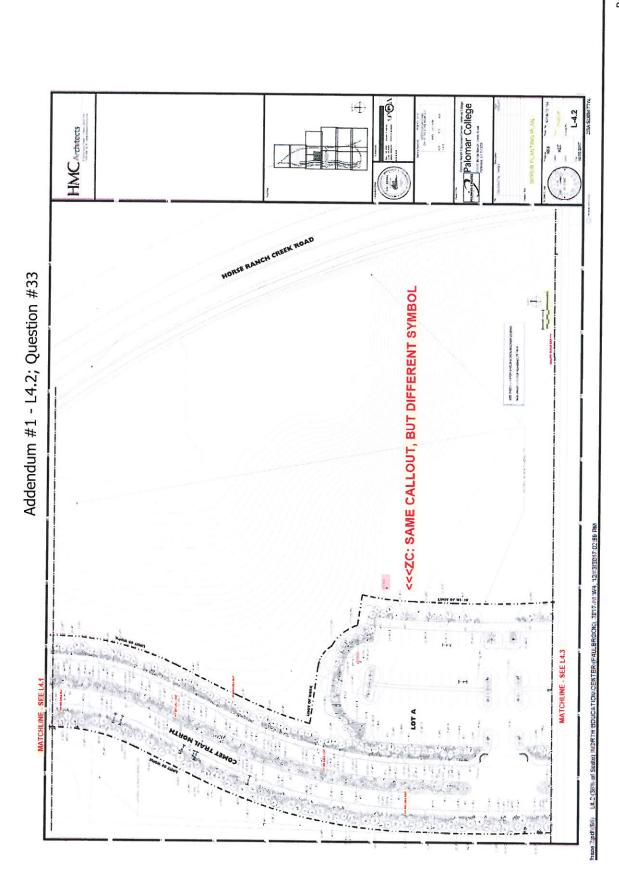
(49) Per spec 32 12 16 Asphaltic Concrete Paving, section 3.01, scarification is required to 6" minimum and 90% compaction.

(50) Paving section under ALL Modular units at Interim Village will be 3" AC on 6" of base, in a single lift.

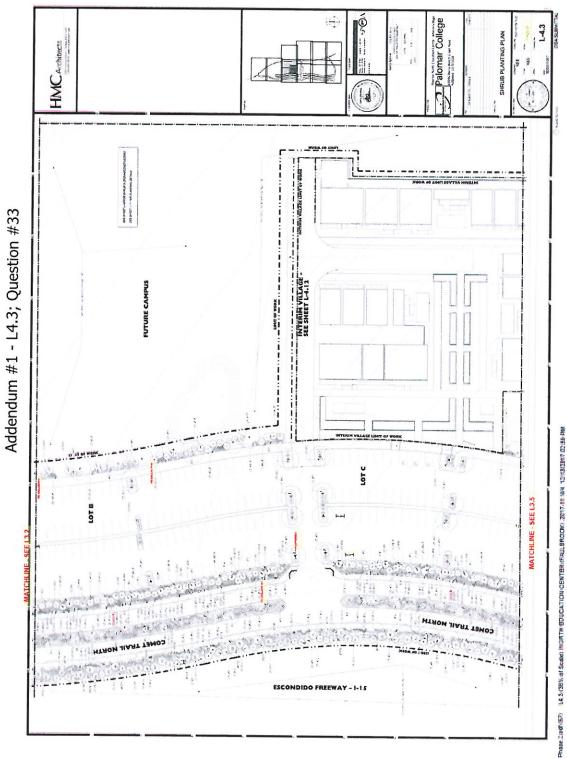
END OF ADDENDUM #1

Date Issued: December 18, 2017

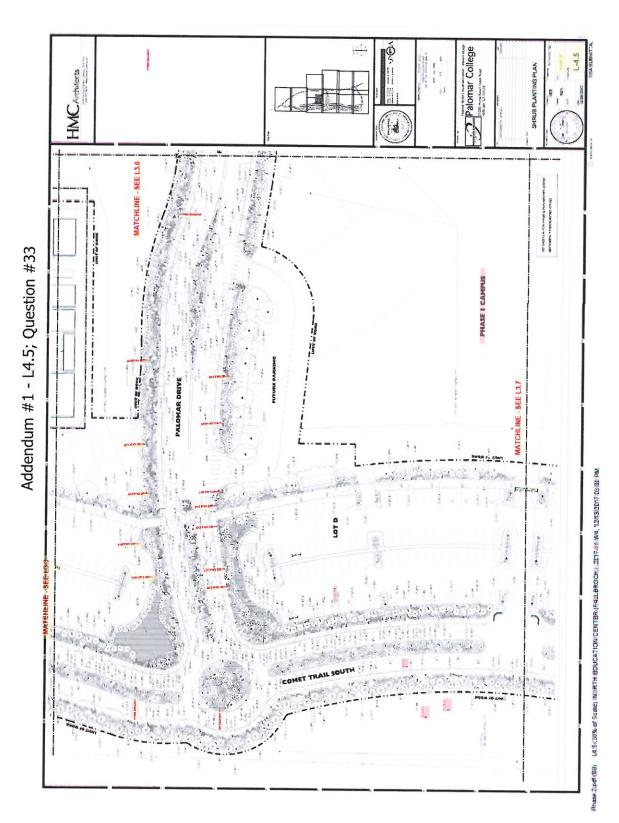
Ron Ballesteros-Perez, Assistant Superintendent Vice President Finance & Administrative Services Palomar Community College District



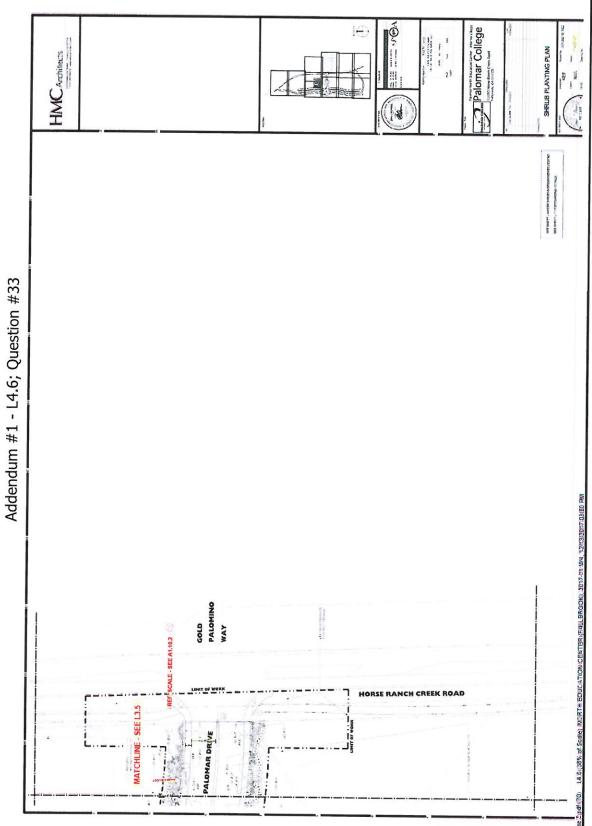
Bid #CM-17-18-01-NEC-01-D, E, and F North Education Center Interim Village Project Palomar Community College District



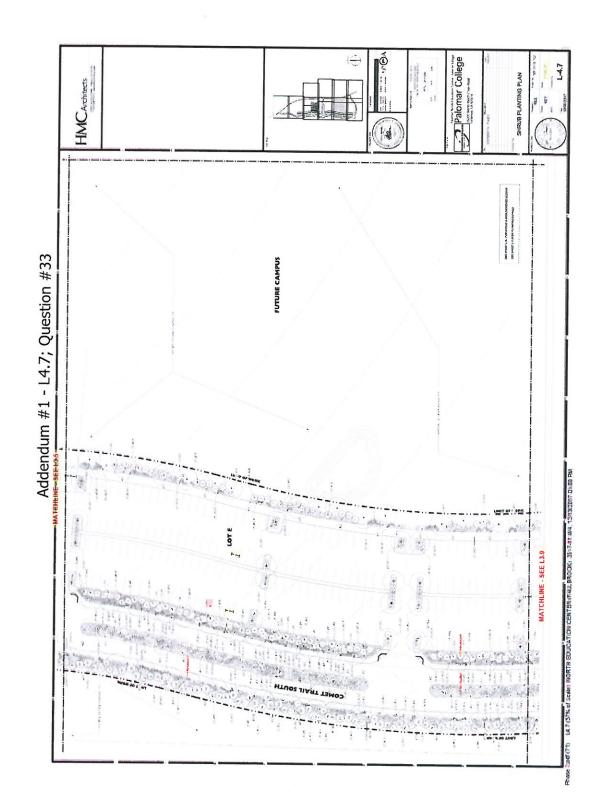
Bid #CM-17-18-01-NEC-01-D, E, and F North Education Center Interim Village Project Palomar Community College District



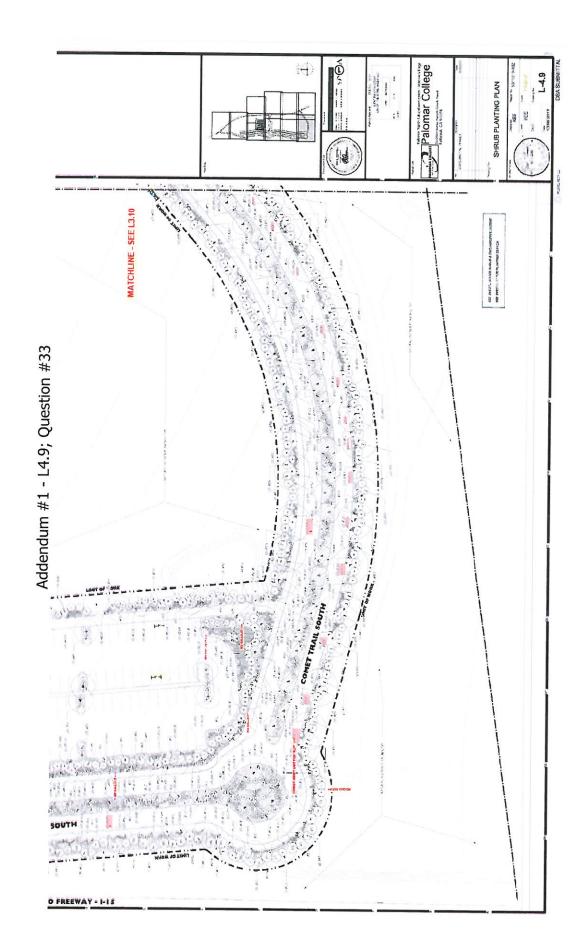
Bid #CM-17-18-01-NEC-01-D, E, and F North Education Center Interim Village Project Palomar Community College District



Bid #CM-17-18-01-NEC-01-D, E, and F North Education Center Interim Village Project Palomar Community College District



Bid #CM-17-18-01-NEC-01-D, E, and F North Education Center Interim Village Project Palomar Community College District



CHORNEL LA CHADE TABLE MORTH HOUGH TON CENTER FRUIBROOK, 2017-11 WAY, 1971 JUNE 1001 TW

Bid #CM-17-18-01-NEC-01-D, E, and F North Education Center Interim Village Project Palomar Community College District.