

Addendum No.1 - RFI Log
303 W. 5th Street Design-Build Project
September 26, 2025

| Item # | Item Title | Plan Ref | Spec Section | Description | Response | | |
|--------|-----------------------------|--------------------------------------|--------------|---|--|---|---|
| 1 | | RFP Exhibit D, page 5 | | States to protect in place the existing fire water service and backflow. The existing fire water backflow was observed to be 4". Has it been confirmed that this is sufficient to serve the building? Are there any fire sprinkler as-built drawings available for review? | Revise language referencing protecting in place the existing fire water and backflow device to include the following: "The DBE shall verify and confirm that fire water is sufficient to service the building and shall provide any upgrades or modifications as may be necessary to the system as part of the scope of work". The County does not have any information on Existing Fire Sprinkler System Drawings. | | |
| 2 | | | | Has the fire department been engaged for the FDC location? As no existing fire hydrant has been observed within 150' from FDC, please confirm if a new fire hydrant will be required? | The local fire authority has not been engaged to date. The DBE shall be responsible for determination of requirement for a fire hydrant and shall include any and all requirements as part of the scope of work. | | |
| 3 | | RFP Exhibit D, page 5 | | Direct us to protect the existing water service and meter and install a new backflow. Please confirm the existing service size and location | All available utility information has been provided to the proposing DBEs. Confirmation of exact size and location shall be part of the DBE's onsite review and due diligence. | | |
| 4 | | RFP Exhibit D, page 5 | | States there is an existing 4" sewer lateral to be protected in place. Are there any sewer as-built drawings available for review? Has it been confirmed a 4" lateral is sufficient to serve the building? | All available utility information has been provided to the proposing DBEs. Confirmation of adequacy of sewer lateral size to serve the building and any necessary modifications to the system shall be part of the DBE's responsibility and part of the scope of work. | | |
| 5 | | | | Was percolation testing performed and are there infiltrations rates available? | No percolation test has been performed. | | |
| 6 | | | | Confirm the existing gas line and meter are to be protected in place. Also, please provide the operating pressure. | Available utility information has been provided to as part of the RFP. | | |
| 7 | | RFP Exhibit D, page 3 | | States to refer to Geotechnical investigation report for over excavation, pavement sections, and utility trenching and bedding information, however the Geotechnical report in Exhibit Q does not include this information. Please provide geotechnical information for over excavation, pavement sections, utility trenching and bedding information. | Additional geotechnical information will be provided in a forthcoming addendum. | | |
| 8 | | | | Please provide geotechnical engineer's recommendations for perimeter walls. | Additional geotechnical information will be provided in a forthcoming addendum. | | |
| 9 | | | | As this project will follow the 2025 CBC, will the Geotechnical engineer provide an updated letter indicating this? | Updated letter will be provided in a forthcoming addendum | | |
| 10 | | RFP Exhibit D, page 3 | | States that only an Alta survey was provided. Will the County be providing a site topographic survey or will this be required to be performed by the design team? | Topographic survey will be part of the DBE scope of work. | | |
| 11 | | | | According to ALTA survey provided, there is the a Se Cal Edison power easement running under the building from Arrowhead. Based on the site walk it appears the main power comes in from 5th street. Please confirm if there is a new power easement from 5th street or if the power easement shown on the ALTA is active | Please see Dry Utility Report attached as part of this addendum. Any additional information that the County may receive will be provided in a forthcoming addendum. | | |
| 12 | | | | During our site walk, there was evidence that some rebar scanning and testing was performed. Please provide a report summarizing the findings, including any beam sizes and spacings? | The Seismic Assessment Draft report has been included as part of this addendum. | | |
| 13 | | | | Please confirm that the "Command Center" is not intended to be used for Emergency Operations, and that it has no elevated performance levels RE structure, equipment, function, etc | Confirmed. There is no essential services component to this project. The term "Command Center" shall be interpreted as a large multi-purpose room capable of supporting various groups of people including department staff, press, visiting dignitaries, and community groups. Room should be equipped with appropriate audio-visual equipment and monitors to support such functions. | | |
| 14 | | | | Please provide additional information regarding the storage rooms. Will they be used for standard storage, or will they require any high-density file storage systems? | Storage Rooms are for standard storage and no special accommodations are required. | | |
| 15 | | | | Please confirm that there are no 2nd floor spaces that are "high load areas" and would exceed a typical office occupancy? | Confirmed. All rooms and spaces on the 2nd floor shall be assumed to have standard office function loading requirements. No high density filing systems are anticipated. | | |
| 16 | | page 12 of RFP | | There is mention of base isolation experience. Please confirm that this requirement is not applicable to the project. | This is not applicable to this project. | | |
| 17 | | | | Has a hazardous material study been performed on the site to identify any remaining items needing to be abated? If so, please provide | Limited Asbestos & Lead Based-Materials Survey Report & Supplemental Asbestos Survey Report has been added as part of this addendum. | | |
| 18 | | Exhibit D Basis of Design, on page 2 | | It says each department will have their own separate security access to their suites, while page 9 indicated that access control is required on specific doors which does not indicate any for the department suites. Please confirm if separate secured access is desired for the departments? | Each department manages its own access control system. Coordination will be required with both departments and the access control vendor. | | |
| 19 | | | | Are any Revit or CAD files available to be provided? | No Revit or CAD files are available for this project. | | |
| 20 | | | | <p>Exception 4 to Section 140.4(d) Where the total capacity of all electric resistance heating systems serving the entire building, excluding those allowed under Exception 2, is no more than 1500.</p> <p>Exception 5 to Section 140.4(d) Where an electric resistance heating system serves an entire building that is not a hotel/motel building, and has a conditioned floor area no greater than 1000 square feet, and has no mechanical loading, and in an area where natural gas is not currently available.</p> <p>Exception 6 to Section 140.4(d) Heating systems serving as emergency backup to gas heating equipment.</p> <p>Exception 7 to Section 140.4(d) Supplemental electric resistance heating systems consistent with Section 140.4(d).</p> | <p>all electric resistance heating. Electric resistance heating systems shall not be used to space heat.</p> <p>Exception 1 to Section 140.4(d) Where an electric resistance heating system supplements a heating system in which at least 60 percent of the annual energy requirements is satisfied by renewable or recovered energy.</p> <p>Exception 2 to Section 140.4(d) Where an electric resistance heating system supplements a high-density heating system, and the heating capacity of the high-density system shall be 20 percent of the design heating load calculated in accordance with Section 140.4(d) at the design outdoor temperature specified in Section 140.4(b)(2).</p> <p>Exception 3 to Section 140.4(d) Where the total capacity of all electric resistance heating systems serving the entire building is less than 60 percent of the total design outdoor capacity of all heating equipment serving the entire building.</p> | <p>The Criteria Documents Basis of Design (dated July 23, 2025) indicates each VAV zone in the building shall include a terminal VAV box with an electric resistance coil (page 15). For the 2025 California Energy Code (3404 A) g), electric resistance for space heating is limited as noted below. The only viable means to utilize electric resistance heating would be to provide site-solar or recovered energy for at least 60 percent of the annual energy requirement for the facility. The RFP does not require site-solar as part of the scope. Confirm if site-solar energy is desired or provide an alternative means of compliance with the subject CEC requirements</p> | Assumption is that Exception 2 would pay as the heat pumps are taking most of the loss. Site solar is not part of this project. Additionally, please note, DBE may propose an alternative system entirely. See Addendum No.1 Narrative. |
| 21 | | | | The Criteria Documents Basis of Design (dated July 23, 2025) indicates that all above-grade plumbing fixtures, equipment, and associated piping are to be demolished (refer to page 21 - Plumbing System, Existing Systems and Scope of Demolition). Subsequent sections of the document reference below-grade piping materials being demolished. Please confirm that the extent of plumbing utilities within the building footprint to be demolished are limited to above-grade piping only. | Extent of plumbing utilities within the building footprint to be demolished are limited to above-grade piping only. | | |
| 22 | | | | The RFP notes that the existing SCE ductbank is in conflict and may require relocation. Please confirm who will be responsible for coordination with SCE regarding this potential relocation, and clarify the extent of County support in terms of covering relocation costs and securing the necessary permits. | Dry Utility Report has been added as part of this addendum. | | |
| 23 | | | | Would the County be open to considering higher-rated Level 2 chargers (10-22 kW) and/or reduced Level 2 CPE chargers within the parking lots in order to optimize the layout, preserve additional general parking spaces, and provide more flexible charging options for users? | Yes, the County would be open to alternate recommendations provided they do not necessitate significant additional costs | | |
| 24 | Contract | RFP | | RFP Documents Includes Exhibit A: "Design Build Agreement Sample". Will a Contract sample be provided prior to our submittal deadline? Please clarify | The "Design Build Agreement Sample" is the sample of contract documents the successful DBE would be required to sign. | | |
| 25 | TD/ Technical Specification | RFP | EXHIBIT D | RFP Documents Includes Exhibit D: "Criteria Documents - Basis of Design", prepared by IPA provides general specifications for interior finishes and materials in SD County Standard Specification also going to be provided to be used for Design and pricing purposes to prepare our proposals? Please clarify | County has already provided all County Standards via Basis of Design document. No additional County standard specifications are available. | | |
| 26 | Security Gate | RFP | EXHIBIT E | <p>The plans indicate new security gates at certain locations, but also reference "Architectural Security Gate" without specifying whether these are new or existing, or if they are to be protected in place. Can you please clarify the following:</p> <ul style="list-style-type: none"> Are the new gates intended to match existing ones? Should they be painted to match existing finishes? Are you an alternate design be provided for a new gate and fencing style altogether? | The design of the existing security gates and fencing does not meet the goals and objectives stated in this RFP. The County is looking for the DBE to propose an alternate design aesthetic. | | |
| 27 | Furniture | RFP | RFP | Section 1.02 mentions DB is responsible with coordination with the County's furniture vendor and IT Department, please confirm no furniture introductions between hours are to be included, assuming the County of SB already has a vendor in place. | That is correct. | | |

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| 28 | Furniture | RFP | RFP | Section 5- Project Budget - 44 - Can the furniture, fixtures and equipment supplied by county be provided? Is there a layout? | There is no current layout for furniture as this would be premature. The DBE shall provide a proposed layout that best meets their understanding of the stakeholder's space needs, goals and objectives. The Proposed Second Floor Layout provided as part of the RFP shall be viewed as a diagram only to confirm the space program can fit within the building envelope. It shall not be construed as the preferred layout. After the DBE has been selected and under contract, the County will engage a furniture vendor who will coordinate with the DBE design team on FF&E items. |
| 29 | Landscape | RFP | Exhibit D | Several mentions of landscape changes and "new state-of-the-art irrigation system", are we to carry a landscape consultant for these changes? Additionally, there is mention of a 90-day maintenance period, is the design build team to include a maintenance team recommendation or is this stating the plants/landscape specifications should require maintenance every 90 days? | The DBE is responsible for landscape and irrigation design and scope as part of the project. The 90-day maintenance period is a requirement of the scope of the project. Please also refer to landscape and irrigation specification guidelines provided as part of this addendum. |
| 30 | Ceramic Tile @ RR | RFP | Exhibit D | Restrooms are confirmed to have tile on all wall's full height, please confirm if backsplash at breakroom or subway tile counters to upper cabinets? | 4" backsplash to match countertop at breakroom is acceptable. Countertops and backsplash at breakroom shall be solid surfacing. |
| 31 | Storage Areas | RFP | Exhibit U | Identifies storage areas that are smaller than those shown in the Proposed Layouts document (Exhibit E). Is the storage space provided on the first level a required element—either by code or program—or can it be re-purposed for alternate uses? Additionally, is this space classified as S-2 occupancy due to its relationship to parking or specific occupancy requirements? | The grade level storage areas may be re-purposed based on DBE proposals. Our understanding is the classification of S-2 is their direct relationship to the parking. It is not due to any special storage requirements. All code related determinations are the responsibility of the DBE. |
| 32 | Water Service | RFP | Exhibit Q | During the site visit, it was observed that one water meter, along with two 2" Wilson 370L reduced pressure principle backflow preventers, feeds into the building located at the southeast corner of the project site. However, Exhibit Q - Figure 1 (Site Map with Geophysical Interpretation) does not indicate what these lines are servicing. Can you clarify what these lines are connected to or servicing within the building? | All available information has been provided to the proposing teams. |
| 33 | Structural Retrofit | RFP | RFP | Per the RFP Announcement Section 1.02, it mentions "...rehabilitate the existing two story building". Does this mean that the scope of work entail seismic upgrades/retrofit? | The need for a seismic upgrade has been evaluated by the County and has been determined to be voluntary if code related triggers are not met. If the seismic upgrade remains voluntary, it shall not be considered part of the scope of the project. If the DBE's proposed solution triggers a code required seismic upgrade, the DBE shall be responsible for including any code required upgrades. |
| 34 | Structural Documents | RFP | Exhibit E | 1. Per Exhibit E, the criteria document drawings by LPA shows modification to structure to accommodate the program. Can the DB teams propose alternate designs? 2. If we modify structure, we will need original structural drawings otherwise a detailed as-built effort will be needed which will require removal of finishes to expose all structure and depending on the extent we might need some non-destructive investigation and/or testing. | 1. DBE's are encouraged to provide innovative, creative design solutions. The Proposed Second Floor Layout should not be viewed as the preferred design solution. 2. There are no record drawings of structural available. The Seismic Assessment Draft Report is provided as part of this addendum. Any additional information required shall be the responsibility of the DBE. The County can make the building available for limited destructive investigation if requested. DBE should be mindful of modifications to existing structure that may trigger a code required seismic upgrade. |
| 35 | Structural Documents | RFP | Exhibit M | Exhibit M only contains record drawings from a remodel. Are structural record drawings of the original construction available? | No original drawings are available. |
| 36 | IDF Room | RFP | Exhibit D | Exhibit D notes IDF room power will connect to the building redundant UPS. - Does the building currently have an existing UPS system, or will this be new as part of the project? - If existing, please confirm whether the "redundant UPS" refers to a single UPS system with internal redundancy or two independent UPS systems. - Is the UPS to be backed up by an emergency generator, or will runtime be limited to the UPS battery capacity? - Additionally, if emergency power will extend beyond the IDF room, please confirm the intended source of emergency power (generator, central UPS, or other). | The Building does not currently have an existing UPS system. The UPS shall be purchased by the County and will not be part of the scope of work. No emergency generator is required. The UPS will operate solely on battery runtime. |
| 37 | Proprietary vendors | RFP | Exhibit D | Please clarify if there are any required or proprietary vendors? Fire alarm, HVAC Controls, Roof, etc. | All building systems shall be non-proprietary. The item of exception are the card reader systems which shall be Genetec System as mentioned in the Basis of Design Page 35. |
| 38 | PLA | RFP | RFP | Please advise if there is a PLA in place for this project | There is no PLA for this project. |
| 39 | Abatement Pricing | RFP | RFP | During Walk it was mentioned that there was a "Limited Abatement Report" and a "Destructive report", only for the areas noted in these reports. Please clarify if we need to provide Abatement prices for following these reports ONLY | DBE shall include required abatement of all areas identified in both the "Limited Abatement Report" and the additional "Destructive Report" as may be required due to construction activities. |
| 40 | Access from Adjacent lot | RFP | RFP | Will access to our Project be allowed from lot located south (Currently occupied by U-Haul Tenant)? Please Clarify | No |
| 41 | Exterior Soffit | RFP | Exhibit D & R | Exhibit D and Building Assessment Exhibit R calls for the exterior soffit to be receive new waterproofing, plaster and paint; will new light fixtures also be required in this new soffit? Please clarify | Yes |
| 42 | CAD Files | RFP | Exhibit E | Will CAD files for Exhibit E "Criteria Documents - Drawings" be provided? | Yes |
| 43 | | | | Please confirm whether structural as-built drawings are available. If so, kindly provide copies for our use. | No original or as built structural drawings exist. Additional structural information has been provided as part of this addendum in the Seismic Assessment Draft Report. This represents all of the information the County has available. |