

ADDENDUM NO. 2

TO THE BID DOCUMENTS FOR THE
SHERIFF COLORADO RIVER STATION REMODEL PROJECT
AT
1111 BAILEY AVENUE, IN NEEDLES

The following changes and/or additions shall be made to the plans and/or specifications. All other requirements of the contract documents shall remain the same. The Bidder shall acknowledge receipt of the addendum by inserting its number and date in the Bid Proposal.

Revise Bid Opening Date:

From: Thursday, April 27, 2023, at 10:00 a.m.

To: Wednesday, May 3, 2023, at 10:00 a.m.

Changes to Bid Documents:

Replace Bid Proposal with Revised Bid Proposal

Changes to the Bid Packages:

1. Replace file "ATT-PFMD-031423 Drawings-Sheriff Colorado River Station Remodel-1220" with file "Addendum No.2-Drawings-CRP Approved Plan Set 04.07.23", reviewed for code compliance by Willdan Engineering.
2. Add the attached Lead Paint Inspection Report dated August 12, 2022, and Commercial Structure Asbestos Survey dated April 8, 2023.
3. The compressive strength of concrete shall be 4,000 PSI as stated in the Special Conditions Section 1.36 and supersedes the 4,500 PSI concrete strength requirements called out in the Technical Specifications.
4. Add additional Technical Specifications which include Section 11 3100 Appliances, Section 32 1313 Concrete Paving, Section 32 1373 Concrete Paving Joint Sealants, Section 32 1713 Parking Bumpers, Section 32 1723 Pavement Markings, and Section 32 1726 Tactile Warning Surfacing.

Questions and Answers

1. Abatement. Please advise if there is any abatement scope in this building?
Answer: Yes, abatement is included in the scope. See attached asbestos and lead reports.
2. Phasing. Special condition 1.5 Phasing, please advise if construction will be phased on this project? Please provide phasing plans if it will.
Answer: No, construction will not be phased.

3. Fire Alarm. Bid documents state the existing fire alarm system is manufactured by Notifier and is part of an existing "Campus Ethernet IP Network". During the job walk this information was found to not be accurate. The existing panel is from 1968 and is no longer UL Listed and non-addressable.
- Please confirm if the EOR will allow for EST as a manufacturer of the fire alarm system in lieu of the manufacturer stated in Specification 28 31 00.
 - Please confirm if a GUI Graphic Annunciator is required and where it shall be installed for these two buildings even if it is not required by Code.
 - One EST-4 FACP can provide all required detection, monitor, control and notification to the separate buildings and is able to provide a networked solution if necessary. Please confirm if it is still the EOR's intent to have a Campus Ethernet IP Network (Class X) for the two buildings with separate FACP's.

Answers: 3.a. EST is acceptable as a listed fire alarm manufacturer.

3.b. A GUI (graphic annunciator) is required to be part of the fire alarm system, as noted in specification section 28 3100 paragraph 3.01.A.2. Location to be in Room 103 as shown (FAA) on sheet E2.6.

3c. The project shall be bid as designed.

4. Fire Alarm. The jail area is understood to have "delayed egress" which requires the fire alarm system to have active area smoke detection and manual pull stations within 3' of each exit location for the entire building.

Answer: The Jail area is not in the scope of work. The wall between the Jail and Sheriff's offices is a 2-hour Fire Wall separating the building into two different "buildings". There are two existing doors to remain in that Fire Wall. Neither of these two doors are egress and do not require delayed egress hardware or connection to the Fire Alarm system. Both doors will have to be field labeled as 90-minute fire rated doors with all hardware required to make the able to be field labeled.

- Please provide a floor plans of the incarceration and any other areas of the building not already included in bid documents complete with mechanical schedules and plans.

Answer: Unnecessary

- Smoke detection in the detention cells will require "caging" to prevent damage by the incarcerated individual occupying the cell. Please confirm the fire alarm contractor will be responsible for the required protective cages if not existing.

Answer: Unnecessary.

- Most AHJ's require a remote annunciator in the incarceration area to allow staff the best opportunity to know the circumstances of the alarm and to prepare the incarcerated individuals for departure if evacuation is required. Please confirm this scope should be part of the submitted proposals for the fire alarm system.

Answer: Unnecessary.

d. An emergency generator was noted on the job walk and will require monitor for “low fuel”, “fail”, “leak” and “run” functions. Please verify these four (4) low voltage points of connection are available on the existing emergency generator.

Answer: No modifications to the existing generator or its controls are proposed in the project.

5. Fire Alarm. A Post Indicator Valve (PIV) or Back Flow Preventer Valve (BFP) will be required as part of the fire sprinkler system. Please advise if the PIV or BFP will be on lock-out or provided with low voltage points of connection for monitor by the fire alarm system.

a. Please provide the location of the PIV or BFP is to be installed if low voltage points will be provided for connection to the fire alarm system.

Answer: A Post Indicator Valve (PIV) is shown on sheet A1.1, keynote #10. See other site keynotes for 6” detector check with by-pass meter and Fire Department Connection. This shall have a low-voltage connection to FA panel in Sheriff’s office.

6. Canopy & Solar PV Panels. Special condition 1.35 calls for a new solar PV carport as directly contracted under scope of this bid.

Please advise on the following:

- a. Does this include solar panel, or just the carport?
- b. Does the County have a preferred vendor as noted in 1.35?
- c. Please provide design criteria for the carport and for the solar panels if included in the scope.

Answers: This project includes a solar photovoltaic (PV) carport so yes solar panels would be included. No, the County doesn’t have a preferred vendor. The contractor to work with the manufacturer and its design engineer to provide the design criteria for Marks Architects and San Bernardino County’s Project and Facilities Managements review and approval. The allowance for the PV carport is \$500,000.

7. Parking Lot finishes. Special condition 1.36 calls for Parking Lot finishes. Please provide site plan and specification for replacing asphalt with concrete pavement.

Answer: See sheet A1.1. Special Conditions 1.36 states: Contractor to demolish existing asphalt in the secured parking lot and complete a parking lot resurfacing project to install concrete and re-strip stalls with proper signage to meet current code to include excavate 6” of native soil, install base and compact, install new concrete paving with 4,000 PSI concrete, stripe to previous condition, truncated dome to meet current code. Demo any existing curbs and sidewalks and prep subgrade with proper compaction and elevations, install forms and rebar, pour concrete curbs and sidewalk. It should be noted that Keynotes #15, #16 & #17 on sheet A1.1 may be deleted since they are superseded

by the bidding exhibit related to the shade structures in the parking lot. See attached added specifications sections for concrete paving and site improvements.

8. Appliances. Floor plan A2.2 calls for appliances in break room. If appliances are to be provided and installed by the contractor, please provide specifications.

Answer: See provided specifications for appliances in the break room.

9. Backup generator. Please advise replacement of existing backup generator is a part of this project? Please provide specifications if it is.

Answer: Existing generator will remain and provide emergency power for entire Sheriff's office remodel area and the existing jail. Contractor shall verify existing conditions.

10. Temporary Power for Existing Facility: a. Will Verizon be providing their own temporary generator During long cut over period for switchgear? b. Will we need temporary power for court rooms, jail cells, library, and city center during outages? c. Is the County generator services providing generators?

Answer: Temporary power shall be required to keep Verizon equipment, court building, jail cells, and city council chambers operational.

11. ATS Transfer Switch. Demolition plan sheet E0.2 calls to remove automatic transfer switch. On E2.4 it shows an ATS outside past the switchgear. Is this a relocated ATS or is this a new ATS to go with existing generator?

Answer: The ATS is going to be removed. The new ATS (outdoor rated) shall be located outdoor to work with the existing generator.

12. Calendar Days. In the special conditions 1.5 under phasing, it says 365 calendar days? During the job walk it was mentioned about 1 ½ year duration. It appears to get outdoor switchgear, it is taking around a year and sometimes longer. Please confirm project duration according to long lead items.

Answer: The construction timeframe will be 18 months from issuance of the Notice to Proceed. Due to long lead times on switchboards, it is possible to rush the submittal approval and get switchboard ordered, with the co-approval of the serving utility to check the portion of the switchboard per utility requirements. The typical manufacturer lead times for Square-D or Eaton are 44 weeks to 60+ weeks.

13. Will Verizon be providing their own temporary generator During long cut over period for switchgear?

Answer: See response to question 10.

14. Will we need temporary power for court rooms, jail cells, library, and city center during outages?

Answer: Yes, for the jails and portion of the City building. Not for the library and court room.

15. Is the County generator services providing generators?

Answer: No, the County's generator services is not providing the generators. Contractor to provide temporary generators.

16. On demo plan it shows us removing automatic transfer switch. On E2.4 it shows an ATS outside past the switchgear. Is this a relocated ATS or is this a new ATS to go with existing generator?

Answer: See response to Question 11.

17. In the special conditions 1.5 under phasing, it says 365 calendar days? I believe during job walk 1 ½ years was talked about although wanting to make it shorter if possible. It appears to get outdoor switchgear, it is taking around a year and sometimes longer. Is it possible to rush a submittal approval and get switchgear ordered, before sheriffs move out? Or verify timeline.

Answer: See response to Question 12. Yes, the awarded contractor can rush the switchgear submittal so contractor can place needed order due to concern with long lead time.

End of Addendum No. 2



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EB:mv

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