

ADDENDUM NO. 1

PROJECT NO. HS-11-1
Rehabilitation of the Historic Hotel Sandford

Issue Date: February 18, 2011

The Invitation for Bid (IFB) issued on February 23, 2011, Rehabilitation of the Historic Hotel Sandford IFB is hereby modified as follows:

ITEM No. 1

SECTION/DIVISION

Section No. VII
Special Conditions
Page No. 75

INSERT THE FOLLOWING TEXT

Construction and Demolition Debris Diversion Deposit Program
Contractor shall comply with the City of San Diego Construction and Demolition Debris Diversion Deposit Program, as set forth in San Diego Municipal Code sections 66.0601 through 66.0610.

ITEM No. 2

SECTION/DIVISION

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Replace existing document with Amendment 1, Attachment 1

Questions and Answers

1. Q Does the Exhibit 3 bid document need to be submitted for each listed subcontractor at the time bids are due?

A. Yes
2. Q Could you please clarify what OE-Exhibit 1 is? We can only locate Exhibits 2 thru 5 in the RFP.

A. Use Amendment 1, Attachment 2
3. Q Section VIII is titled wages. Per pg 39- Note: To complete the Affirmative Action Plan, follow steps outlined in Section VIII, Employment of Project Area Residents and Utilization of Project Area Businesses How do the wages tie to Employment of area residents and utilization of area businesses? Are we missing any files?

A. Omit this document
4. Q Pg 12, Item #12 notes Indian Preference is required if contract performance is for an Indian Housing Authority.

A. We are not an Indian Housing Authority
5. Q Please provide a spec section for demolition, carpet, and carpet pads.

A. Spec sections 024119 and 096816 attached.

6. Q Do you want Cat5e or Cat6 cabling for the voice/data?

A. Cat6.

7. Q I noticed there are no riser details for the IDF's on each floor, are these existing and if so is there a need to replace the fiber or copper riser between closets on each floor?

A. There are no existing IDFs. The data and communications system shall be designed to provide each tenant with the ability to establish individual telephone, internet and cable television service from a service provider. Systems utilizing IDFs may be used. IDFs may be installed in the Linen Closets found adjacent to the main stairwell at floors 2, 3 and 4.

8. Q Can you identify where the IDF closets are on each floor, so we know how long our cable runs will be.

A. See response to item 7 above.

9. Q I noticed that the plans call out for an expansion joint on the north-east side of the roof, but there is no mention of expansion joints going vertical on either side. Should we include in our pricing expansion joints at the sides as well or leave them out?

A. There is an existing sheet metal cover plate on the vertical wall joint. The existing cover plate materials should be left in place and overlapped by the coping to expansion joint cover transition shown in the Construction Drawings.

10. Q Page A1-6 Keynote #5 calls out for a conductor head. What size? There is no detail.

A. Existing conductor heads and downspouts shall be replaced in kind. Match existing size and construction.

11. Q Page A1-6, is the plumber picking up keynotes #3 & #6?

A. GC to provide a response to this question.

12. Q We are unable to measure the gutter and downspout due to its location can you give us dimensions?

A. The approximate length of the gutter in the east light well is 75-feet. Downspouts typically extend from the roof to the ground floor (approximately 54-feet). The downspout in the north lightwell extends to the basement floor. It is the contractor's responsibility to verify sizes prior to bidding and construction.

13. Q The mechanical drawings call out new equipment curbs out of redwood, will you require galv. pads or flashing or do you have other methods to protect the curbs? If you would like us to pick these up we need size and quantity.

A. A detail is provided; see det. 2/A8-8.

14. Q Drawing A1-3 shows 2 new deck drains at existing deck. These drains and the continuation of piping scope discharge is not shown on the plumbing drawings. Please clarify the scope of work (piping discharge) beyond said deck drains and make and model of deck drain to be used.

A. The deck drain drawing is based on a Jay R. Smith drain, model DX2565. A larger DX2566 drain could also be used. Zurn also manufactures similar drains. The contractor will need to verify the exact location of the drains, complete the drain installations, and tie in to existing drain pipes after removal of the existing wood deck and roofing.

15. Q Detail A8-7 #5 describes inspection and testing of the roof drains to assure that no clogging of the drainage system is present. Access to the existing drainage piping will not be accessible as the walls are to remain. Please clarify extent of this testing scope and if the existing walls will be demoed for inspection of leaks in existing storm system.

A. The design item identified does not indicate "leaks" although "leaks" could be a concern with old plumbing lines. The intent of the item identified is that once the roofing work is completed, that the drain lines are clear and allow drainage. This is typically handled by snaking out the drain lines to the first turn at ground level, which often takes any existing clogging to the main sewer. No related wall demolition is indicated or intended to complete this work. On this project, there are some drain line outlets (these could be overflow lines) that are visible extending out of walls at the palm deck. Snaking the overflow lines to this area would be the intent of the clogging item identified. Note, there is a specification item that requires tie in of new drains for the roof with existing drain lines. This work would be similar to the discussion above regarding the access and installation for the new deck drains.

16. Q Would it be possible to change the time of on the bid acceptance to 2:00 PM in lieu of 10:00 AM?

A. Bids are due at **3:00 PM on Monday, March 28, 2011.**

17. Q Would it be possible to change the bid day from Monday 3/28/2011 to Tuesday 3/29/2011?

A. Bids are due at **3:00 PM on Monday, March 28, 2011.**

18. Q Sheet TS2 note 2 'Do not scale drawings'. Please provide standard dimensions on the following sheets. A1-1, A1-2, A1-3, A1-4, A1-5, A1-6, A5-1, A5-2, A5-3.

A. Dimensions for new walls and features are indicated on the floor plans and enlarged floor plans. Existing conditions shall remain unless noted otherwise.

19. Q Please provide a matrix of the room types and Square footage.

- A. A room matrix is attached for reference. The matrix indicates approximate square footage and is for reference only. The Contractor is responsible to verify existing building dimensions and room sizes for bidding and construction.
- 20. Q** During the site walk it was noted that some of walls are gypsum wall board and some of the walls are lath and plaster. Please designate on the drawings which area are the old lath and plaster and which areas have been remodeled and change to gypsum wall board.
- A. In general walls with gypsum board finish are limited to interior walls that were modified during the previous rehabilitation including some of the walls between units and around resident bathrooms. There is no available survey which designates all of the interior wall finishes. It is the contractor's responsibility to verify finishes.
- 21. Q** Sheet A1-6 detail reference 3-A8-6. Please designate where new wood nailers will be required.
- A. Nailers are assumed to be existing.
- 22. Q** Please confirm that details 1, 10, and 11 apply to this project.
- A. Detail 1/A8-7 refers to the roof hatch located at the northwest corner of the roof (there is one roof hatch). Detail 10/A8-8 and 11/A8-7 are typical details which occur in multiple locations on the roof.
- 23. Q** Please define note 5 sheet A2-2 previously filled windows. How many previously filled windows are on this project?
- A. Note 5 is provided for reference. There are several locations where original openings were previously in-filled. There is no proposed work to modify this condition. The only work associated with the previously in-filled windows is painting and related prep to match adjacent wall surfaces.
- 24. Q** Confirm that the work noted on sheet A5-1 is representative of all work related to bid alternate #3
- A. Sheet A5-1 indicates work in the Resident Kitchen, Staff Kitchen, and the Staff Storage. Proposed work in the Resident Kitchen shall be included in the base bid. Work within the Staff Kitchen and Staff Storage shall be part of Alternate #3.
- 25. Q** Confirm that the work noted on sheet A5-2 is representative of all work related to bid alternate #2
- A. Work indicated in the Resident and Staff Laundry Rooms shall be included in the base bid (including construction of the new wall on the south side of the staff laundry and related selective demolition). Work in the Resident Storage shall be included in Alternate #2.

- 26. Q** In reference to note 2 A5-3 and detail 1/P2.1. Please specify the ADA rolling shower to be used in this project. It is not listed on the equipment schedule or noted in the specifications.
- A.** Shower pan to be Swan Corporation, FBF 3060L010 Barrier-Free Shower Plan with FBF1260 ramp or approved equal. Contractor to provide shower wall panels of like material, a barrier-free fold down seat, and grab bars.
- 27. Q** In reference to Sheet A5-3 please provide door references from door schedule for the ADA room remodel.
- A.** Doors are referenced on floor plan, sheet A1-3.
- 28. Q** In reference to Sheet A5-3 please provide shelf and pole height for ADA closet.
- A.** Per ADA standards, fixed shelf shall be 48" A.F.F. (max. dimension). Rod shall be mounted below shelf.
- 29. Q** Please confirm that all work complete in the previous remodel was in compliance with historical requirements.
- A.** The current owner and design team were not involved in the previous rehabilitation project; therefore we can not confirm the work complied with historical requirements.
- 30. Q** Confirm that all Special inspection costs are the responsibility of the owner and no cost for special inspection as noted on Sheet S0.2 are to be included in the base bid.
- A.** SDHC will pay for special inspections as noted on sheet S0.2.
- 31. Q** Confirm that the Owner will be responsible for removal of all existing furniture and personal belongings for the construction areas prior to the start of each phase of work.
- A.** SDHC will retain the services of a relocation contractor to temporarily relocate resident personal belongings during construction. Removal of resident personal belongings will occur prior to the start of construction for each phase. It will be the Contractor's responsibility to coordinate with the relocation contractor. All existing furniture such as bed, dresser, lamp, night stand, chairs and any other furnishings located in common areas shall be the responsibility of the Contractor.
- 32. Q** Need detail reflecting offset framing conditions as noted on Sheet S2.2 note 3.
- A.** This connection will be similar to Detail 8 on S4.1.
- 33. Q** Confirm new 4X4 posts per Sheet S2.3 Detail 11&12 S4.3 occur in the one location only.
- A.** The posts are to be located at the third floor, fourth floor, and attic space per the plans and details.

- 34. Q** Please confirm that brick pointing and repair occurs at the light wells and as per sheet S3.1 only.
- A.** Correct.
- 35. Q** Confirm that all permit fees will be the responsibility of the Owner to include Mechanical, Electrical and Plumbing Fees and are not to be included as part of the base bid.
- A.** SDHC will pay all permit fees.
- 36. Q** Confirm that notes 8&9 on Sheet M1-1 are in reference to Bid Alternate #4 and are not to be included in the base bid.
- A.** Key note 8 applies to the Base Bid. All new fan coils and heat pumps are to be provided with new electronic programmable thermostats. Key note 9 applies to Alternate Bid 5.
- 37. Q** Confirm that the work noted on Sheet M1-2 is to be included in the base bid.
- A.** All work shown on sheet M1-2 is to be under the Base Bid.
- 38. Q** Confirm that all seismic work for tie in at the roof parapet can be complete from the roof.
- A.** This is a means and methods issue and should be determined by the contractor.
- 39. Q** Can all Seismic connection along grid line 2 be complete per detail 1/S4.1.
- A.** For bidding purposes the answer is no. This issue can be re-visited after the pre-construction testing has been performed and after discussions with the architect and owner's representative.
- 40. Q** Confirm that no work is required on light fixtures in shaded areas on Sheet A1-1 and A1-2. If work is required please provide a fixture count and type in these areas
- A.** The existing fixtures in these areas are to remain. The lamps in several of the fixtures in the areas shaded on sheet A1-1 are noted to be replaced with fluorescent lamps. Refer to sheet E1.1.
- 41. Q** Confirm that it is acceptable to have the Air-conditioning shut down during the roof repair work or will it be necessary to keep the roof top compressors in operation.
- A.** Temporary shut-down is acceptable but must be coordinated with building management. Any shut downs shall be short-term and limited to 4 hours max. per day.
- 42. Q** Confirm where the furniture package calls for 'Vendor of Choice' that Contractor is to provided furniture of similar appearance, size and color.

- A. The furniture items in question are custom. Contractor shall provide equivalent items matching the furniture specification exactly (ie. Commercial grade, size, upholstery, detail, finish, etc). Any alternates need to be approved by the architect and interior designer.
43. Q Confirm that gas line to basement noted on Sheet P0-1 is in reference to bid alternate #3 and not included in the base bid
- A. The gas line to the Staff Kitchen range is under Alternate Bid 3, as indicated on sheet P1-1. All other additions and modifications to the natural gas piping are under the Base Bid.
44. Q Confirm that notes 14-20 on Sheet P1-2 are in reference to bid alternate #3 and are not to be included in the base bid.
- A. There are no key notes 14-20 on sheet P1-2. If you are referring to sheet P2-1, key notes 14-20 are under the Base Bid.
45. Q Confirm that note 1 on Sheet P1-2 is in reference to Bid Alternate #8 and are not to be included in the base bid.
- A. Key note 1 on sheet P1-2 applies to Alternate Bid 8.
46. Q Confirm that notes 4&5 on Sheet P2-1 are in reference to Bid Alternate #8 and are not to be included in the base bid.
- A. Key notes 4 & 5 on sheet P2-1 apply to Alternate Bid 8.
47. Q Confirm that no work is require on light fixture referenced in note 2 Sheets E1-1 and E1-2. If work is require please provide a type and quantity.
- A. The Contractor shall provide new bulbs for the fixtures in these locations. The Owner will be responsible for relamping the fixtures. The following is a breakdown of type and quantity:
- Recessed compact fluorescent with spec. clear trim, provide with 26W CFL. Twenty four (24) total.
 - 1x4 2-lamp ceiling surface mounted fluorescent, provide with (2) F032 T8 lamps each. Seventeen (17) total.
 - 4' 2-lamp fluorescent strip light with wire guard, provide with (2) F032 T8 lamps each. Five (5) total.
 - Decorative ceiling mount fluorescent drum fixture, provide with 26W CFL. Ten (10) total.
 - Wall mount 2' fluorescent vanity light, provide (1) F017 T89 lamp at each. Four (4) total.

48. Q Confirm that Fire Note listed on the Electrical Sheet E3.1 do not apply to this project. There is an existing fire sprinkler system installed on the project.

A. "Fire Notes" were added per Building Department's request and requirements.

49. Q Confirm if the existing fire alarm system is to be repaired or replaced.

A. Per Fire Alarm Note: "FIRE ALARM SYSTEM TO BE MODIFIED/REPLACED PER REQUIREMENTS BY LOCAL FIRE MARSHALL."

50. Q Please confirm a quantity of 5 new living unit single station smoke alarm that will need to be replaced.

A. Confirmed

51. Q In reference to bid date 3-28-11 can it be moved to Tuesday 3-29-11 at 2 pm in order for us to coordinate with subcontractors to get a complete and accurate bid. A 10 am bid time does not allow enough time to do this? Please advise.

A. Bids are due at 3:00 PM on Monday, March 28, 2011.

Demolition Notes A1-1

52. Q Confirm note 1 Sheet A1-1 is in reference to Bid Alternate #2 and not to be included in the base bid.

A. Confirmed, Demolition Note 1 is part of Alternate #2.

53. Q Confirm note 2 Sheet A1-1 is in reference to Bid Alternate #3 and not to be included in the base bid.

A. Note 2 applies to the Staff and Resident Kitchens. Alternate #3 relates to the Staff Kitchen only. All work noted in the Resident Kitchen shall be included in the base bid.

Key Notes A1-1

54. Q Confirm notes 1 and 2 Sheet A1-1 are in reference to Bid Alternate #2 and not to be included in the base bid.

A. Confirmed, Key Notes 1 and 2 are part of Alternate 2.

55. Q Confirm note 3 Sheet A1-1 is in reference to Bid Alternate #4 and not to be included in the

A. Confirmed, the machines are existing. They would remain in place as part of the base bid. If Alternate #4 is approved they would be moved/reinstalled as needed to facilitate adjacent wall construction and associated finish work.

56. Q Confirm note 4 Sheet A1-1 is to be included in the base bid.

A. Confirmed, Key Note 4 shall be included in the base bid.

57. Q Confirm note 7 Sheet A1-1 is in reference to Bid Alternate #3 and not to be included in the Key Note 7 applies to the Staff and Resident Kitchens.

A. Alternate #3 relates to the Staff Kitchen only. All work noted in the Resident Kitchen shall be included in the base bid.

58. Q In reference to note #5 Sheet A1-1 please provide specifications for commercial grade 8-bike, bike rack.

A. Swagman SG7508S, Allen AL208S, or approved equal. Install per manufacturer's written instructions.

59. Q In reference to note #9 please provide contact information for Owner or Owners.

A. Owner contact information is provided on sheet TS2.

Demolition Notes A1-2

60. Q Confirm note 1 Sheet A1-2 is in reference to Bid Alternate #1 and not to be included in the base bid.

A. Confirmed, Demolition Note 1 is part of Alternate #1.

61. Q Confirm notes 2 and 3 Sheet A1-2 are in reference to Bid Alternate #6 and not to be included in the base bid.

A. Confirmed, Demolition Notes 2 and 3 are part of Alternate #6.

62. Q Confirm note 5 Sheet A1-2 is in reference to Bid Alternate #7 and not to be included in the

A. Demolition Note 5 on A1-2 shall be part of the base bid. Key Note 5 on A1-2 is part of Alternate #7.

Key Notes A1-2

63. Q Confirm detail 7/A8-1 is in reference to note 2 Sheet A1-2 design for the new period style wood mantel.

A. Confirmed, det. 7/A8-1 is in reference to Key Note 2.

64. Q In reference to note 3 sheet A1-2 please provide details for repair work at ramp.

A. Refer to TCA standards for thinset tile installation. The intent is to remove and reinstall tile in area that is cracked and vertically displaced creating a potential trip hazard (at the upper ramp-to-floor transition, assume approximately 16 S.F.).

Smaller cracks and cracks that are not vertically displaced more than ¼" shall remain as-is unless noted otherwise.

65. Q Confirm note 16 Sheet A1-2 is in reference to Bid Alternate #1 and not to be included in the base bid.

A. The postal CBU shall be provided and installed within the base bid. If Alternate #1 is not approved, the new CBU location will be changed. A tentative alternate location has been identified in front of the Barber College (the final location will be approved by the Owner).

Key Notes A4-1

66. Q Confirm note 1 Sheet A4-1 is in reference to Bid Alternate #2 and not to be included in the base bid.

A. Confirmed, Key Note 1 is part of Alternate #2.

67. Q Confirm notes 2 and 3 Sheet A4-1 is in reference to Bid Alternate #3,5 and 6 not to be included in the base bid.

A. There is no Key Note 3 on sheet A4-1. Note 2 is in reference to Alternate 3, 4, and 5 as shown.

Heritage Notes:


1. Contractor shall provide an allowance for interior plaster repair within the prep and painting scope. For bidding assume 5% of the existing wall and ceiling plaster requires some additional prep work including selective plaster patching (this shall be in addition to areas of repair required for structural, mechanical, electric, and plumbing work).

2. Refer to details 3 and 4 on Sheet A8-8 for flashing requirements at structural parapet bracing. Flashing at chimney braces shall be similar.

NOTE: All requests, specifications and instruction documents remain unchanged, except divisions and/or parts of divisions added to, revised, or deleted as included in this addendum.

END OF ADDENDUM NO. 1

San Diego Housing Commission


Terry Whitesides
Vice President Business Services

ADDENDUM NO. 1

Attachment 1

PROJECT NO. HS-11-1

Rehabilitation of the Historic Hotel Sandford

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ADDENDUM NO. 1

Attachment 2

PROJECT NO. HS-11-1

Rehabilitation of the Historic Hotel Sandford



SAN DIEGO
HOUSING
COMMISSION

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EXHIBIT 1

EQUAL OPPORTUNITY PROGRAM FOR CONTRACTORS DOING BUSINESS WITH THE SAN DIEGO HOUSING COMMISSION

The City of San Diego, the San Diego Housing Commission and Housing Authority of the City of San Diego are committed to an Equal Opportunity Program pursuant to applicable State and Federal laws and guidelines, which provide Equal Opportunity in all activities of the State and its agencies, including the employment of individuals and firms which contract with the San Diego Housing Commission.

CERTIFICATE OF COMPLIANCE

(Name of Firm)

As an authorized official for the above named firm, I hereby certify by the signature affixed to this document that said firm will comply with Executive Order 11246, Title VII of the Civil Rights Act of 1964, as amended, the California Fair Employment Practices Act and any other applicable Federal and State laws and regulations hereinafter enacted.

Further, I am submitting a current Report of San Diego Workforce and if requested, an acceptable Equal Employment Opportunity Plan which addresses the affirmative actions that will be taken by this firm to eliminate any discriminatory outreach or hiring practices, if they exist, and to introduce outreach and hiring practices to maximize employment opportunities for all qualified individuals.

Name of Authorized Official

Title

Signature of Authorized Official

Date