April 17, 2014

Bid 13-14/22 Leak Remediation for Laney College Buildings A, B, C, D, E, & G

ADDENDUM No. 1

This addendum supersedes items of the original contract documents wherein it is inconsistent with it. All other conditions remain unchanged. The following changes, modifications, corrections, additions or clarifications shall apply to the contract documents and shall be made a part of and subject to all of the requirements thereof as if originally specified or shown. It is the responsibility of the bidder to review the list of attachments to ensure that the addendum is full and complete. This Addendum modifies the original Bid Documents for the above Bid. Acknowledge receipt of this addendum in the space provided on the BID FORM. Failure to do so may subject Bidder to disqualification.

1. Planter landscaping will be removed and destroyed to complete the scope of work. Do we need to include new landscaping in our bid? Please clarify the District’s expectations for the irrigation and landscaping of the planters.

   Answer: The contractor shall not include new landscaping or irrigation in their bid. The contractor shall include removal of all plant material, all soil, and any irrigation that interferes with the designed scope of work. A separate new landscaping & irrigation design bid package will be created at a later date.

2. Can the soil removed from planters for waterproofing work be stock-piled and re-used?

   Answer: Since the landscaping work will be done in a subsequent separate project, the planters will remain empty. Contractor shall remove all soil from the campus.

3. What is the weight limit of the walkways and courtyard work areas? Can the structure support the weight of small rubber tired equipment (skid steer)? The approximate weight of a small skid steer is approximately 8000 #.

   Answer: The upper walkways and courtyards consist of a 6” thick reinforced structural concrete slab with a Design Live Load of 100 psf.
4. The plans spec out a 68” OD skylight, which is not a standard skylight size for the manufacturer. Can you confirm that the job requires a special sized 68” SQ OD skylight and not a 68” SQ ID skylight?

Answer: The size of the specified skylights was discussed with the manufacturer during the design phase and deemed to be non-standard. The specified manufacturer assured the District the lead time for procuring this material would be minimal.

5. Note 2 on Detail 1 / A2.11 references applying slope concrete to direct water away from recess. Please clarify if the limits of the “sloping concrete repair”. Is it just limited to the spall repair of the step shown in photograph 4, or is there additional concrete work contemplated at this location?

Answer: The spalled concrete and recessed area at one stair tread will receive the sloped concrete. The intent is to slope the concrete surface so that water will not pond in the recess.

6. While it is clear that the District wants the contractor to work at night for this project, can concrete topping slab replacement pours be accomplished during the day? Night time concrete pours require very expensive ready mix plant openings and truck overtime charges that are avoidable if we can figure to place concrete during the day. Please let us know if this would be acceptable.

Answer: The Peralta Community College District, including the Laney Campus, transitions to a four day work week from June 9th to August 1st (Monday through Thursday). There are no academic classes or staff working on this series of eight Fridays and the contractor can work during the day on these dates. Daytime Saturday and Sunday pours are acceptable. Early morning pours where work and cleanup is completed prior to 8 am is possible.

7. Spec section 033000 does not address any colored concrete on this project, but a site visit reveals that some topping slab concrete will be colored. Please provide a spec for the integral colored concrete for this project. Also, please specify if mock-ups will be required for all colored concrete.

Answer: The intent is to match the existing concrete color. The only courtyard with two different concrete colors is Building A. Mock-up will be required for the colored concrete.

8. For all courtyards, walkways and planters where the existing waterproofing system is to be removed, please provide more information about the existing waterproofing membrane that we will be removing. What kind is it, how thick is it, is it adhered to the concrete structural slab, etc?
Answer: The existing waterproofing is loose-laid PVC by Sarnafil (~72 mil thick). The existing protection layer is also loose-laid PVC (thinner). Detail 9/A10.40 shows the existing assembly.

9. Does the (E) topping slab have any rebar or welded wire mesh in it? What is the thickness of the existing topping slab?

Answer: Rebar was not encountered during investigative coring performed during design phase. The original design construction documents indicate no rebar in the topping slab. The original documents indicate a topping slab thickness of 4” minimum to 6” maximum.

10. Does the (N) topping slab have any rebar or welded wire mesh in it? The plan set does not have any structural plans, so the current assumption is that the new topping slab will be unreinforced.

Answer: The new concrete topping slab will be fiber reinforced. No rebar is required.

11. Can the contractor assume that we will be able to close a topping slab repair area (courtyard or walkway) completely during its demolition and reconstruction?

Answer: Walkways can be completely closed off for the duration of demolition and reconstruction. Courtyards cannot. Most of the courtyards are surrounded by classrooms and offices that must remain in operation during the project duration. The intent is to work in the evenings and at night in order to avoid disrupting the operations in these spaces. During business and scheduled classroom hours, when construction is not occurring, safe paths of travel to classrooms and offices must be provided by the contractor.

End of Addendum One