



COUNTY OF ALAMEDA

ADDENDUM No. 2

to

RFP No. 16007

for

ITD Headquarters 393-13th Street Renovations

Bid Documents Clarification/Modification, Questions & Answers and Attendee List of
Networking/Bidders Conference held on April 28, 2017 and
Courtesy Subcontractor Site Visit held on May 5, 2017

This County of Alameda, General Services Agency (GSA), RFP/Q Addendum has been electronically issued to potential bidders via e-mail. E-mail addresses used are those in the County's Small Local Emerging Business (SLEB) Vendor Database or from other sources. If you have registered or are certified as a SLEB, please ensure that the complete and accurate e-mail address is noted and kept updated in the SLEB Vendor Database. This RFP/Q Addendum will also be posted on the GSA Contracting Opportunities website located at http://www.acgov.org/gsa/purchasing/bid_content/ContractOpportunities.jsp.

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents as noted below. Acknowledgement for Bidder's receipt and review of this addendum is in a space provided on Document 00 41 13 Bid Form. Changes made to the original RFP document are in **bold** print and **highlighted**, and deletions made have a ~~strike through~~.

This Addendum No. 2, dated May 9, 2017, includes the following:

1. Contract Documents – Division 00 and 01 Procurement and Contracting Requirements and General Requirements.

Addendum items are included in changes to Divisions 00 and 01. The following specifications dated 5/9/2017 replace or supersede the prior corresponding specification section:

A. Make the following revision to Section 00 72 13 General Conditions-Stipulated Sum (Single Prime Contract), Item 13 Insurance and Bonds

Item 13.1.4 Builder's Risk Insurance: Builder's Risk "All-Risk" Insurance.

~~Contractor shall procure and maintain, during the life of this Contract, Builder's Risk (Course of Construction), or similar first party property coverage acceptable to the County, issued on a replacement cost value basis. The cost shall be consistent with the total replacement cost of all insurable Work of the Project included within the Contract Documents. Coverage is to insure against all risks of accidental physical loss and shall include without limitation the perils of vandalism and/or malicious mischief (both without any limitation regarding vacancy or occupancy), sprinkler leakage, civil authority, sonic disturbance, earthquake, flood, collapse, wind, fire, war, terrorism, lightning, smoke, and rioting. Coverage shall include debris removal, demolition, increased costs due to enforcement of all applicable ordinances and/or laws in the repair and replacement of damaged and undamaged portions of the property, and reasonable costs for the Architect's and engineering services and expenses required as a result of any insured loss upon the Work and Project, including completed Work and Work in progress, to the full insurable value thereof.~~

Replace with:

Builders Risk insurance will be provided by the Owner. The following description provides only a summary of the Builders Risk insurance coverage, and does not amend or alter any provision of the actual policy. Insured parties should refer to the policy for actual terms, conditions, exclusions and limitations. The Builders Risk insurance policy may be amended from time to time. All insured parties are bound by the terms of coverage contained in the Builders Risk policy.

Coverage will include all risks of direct physical loss or damage to the insured property, with delay in completion coverage, land movement (including earthquake), and water damage (including flood). Contractors and its subcontractors of any tier will be a Loss Payee on the Builder's Risk Insurance policy. The limits will be no less than the full replacement value of the Project and will cover the Project and all materials and equipment to be incorporated therein, including property in transit or elsewhere, subject to applicable sub limits. The Contractor shall be responsible for the applicable deductible(s) of up to \$50,000, for losses per occurrence under the Builders Risk coverage. Major coverage exclusions will include, but will not be limited to, contractor's and its subcontractor's machinery, tools and equipment, asbestos, dioxins, PCB's, mold, fungus, and testing of any used or rebuilt equipment not under manufacturer's warranty. The Contractor shall

obtain insurance for these exclusions as it deems necessary. Losses will be adjusted with and made payable to the Owner and others as their interests may appear.

- B. Make the following revisions to Specification Section 00 73 13 Special Conditions-Stipulated Sum (Single Prime Contract), Item 4 Insurance Policy Limits. Insert the table below after “Employers Liability”.

Excess Liability	Over general liability, auto liability, employers liability	\$2,000,000 per occurrence
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Add the following directly under the Table as Item 4.1:

4.1 Builders Risk insurance will be provided by the Owner. The following description provides only a summary of the Builders Risk insurance coverage, and does not amend or alter any provision of the actual policy. Insured parties should refer to the policy for actual terms, conditions, exclusions and limitations. The Builders Risk insurance policy may be amended from time to time. All insured parties are bound by the terms of coverage contained in the Builders Risk policy.

Coverage will include all risks of direct physical loss or damage to the insured property, with delay in completion coverage, land movement (including earthquake), and water damage (including flood). Contractors and its subcontractors of any tier will be a Loss Payee on the Builder’s Risk Insurance policy. The limits will be no less than the full replacement value of the Project and will cover the Project and all materials and equipment to be incorporated therein, including property in transit or elsewhere, subject to applicable sub limits. The Contractor shall be responsible for the applicable deductible(s) of up to \$50,000, for losses under the Builders Risk coverage per occurrence. Major coverage exclusions will include, but will not be limited to, contractor’s and its subcontractor’s machinery, tools and equipment, asbestos, dioxins, PCB’s, mold, fungus, and testing of any used or rebuilt equipment not under manufacturer’s warranty. The Contractor shall obtain insurance for these exclusions as it deems necessary. Losses will be adjusted with and made payable to the Owner and others as their interests may appear.

2. **Contract Documents-Divisions 02 through 28 Project Specifications** *No changes in Divisions 02 through 28 Specifications in this Addendum*

3. **Contract Documents-Drawings**

Addendum items below revise the Bid Document Drawings and are noted via clouding and marked with a delta symbol 2 and dated 5/9/2017.

- A. Sheet A7.0 – modification to show the selection of the powder coat finish as PPG, “Envirocron 04”, Platinum Mica.
- B. Sheet A7.0 – modification to show the selection of the finish for the FRP as Marlite, P100 White, Class A.
- C. Sheet A8.9 – Detail 8 has been added with clarification notes regarding the vinyl film on glazed walls and sidelites.

D. Summary List of Drawings modified via Addenda #1(4/28/17) and #2(5/9/17):

- a. A1.1 Lower Level Demolition Plan – rev. 4.28.17*
- b. A1.2 First Floor Demolition Plan – rev. 4.28.17*
- c. A1.3 Mezzanine Floor Demolition Plan – rev. 4.28.17*
- d. A1.4 Second Floor Demolition Plan – rev. 4.28.17*
- e. A1.5 Third Floor Demolition Plan – rev. 4.28.17*
- f. A2.1 Lower Level Plan – rev. 4.28.17*
- g. A2.2 First Floor Plan – rev. 4.28.17*
- h. A2.3 Mezzanine Floor Plan – rev. 4.28.17*
- i. A2.4 Second Floor Plan – rev. 4.28.17*
- j. A2.5 Third Floor Plan – rev. 4.28.17*
- k. A6.3 First Floor Shower Elevations and Enlarged Plans – rev. 4.28.17*
- l. A7.0 Products and Finishes Schedules – rev. 4.28.17 and 5/9/17*
- m. A8.9 Details – rev. 5/9/17*
- n. E10 Electrical Schedules – rev. 4.28.17*
- o. E12 Electrical Schedules – rev. 4.28.17*
- p. E51 Power Lower Level Plan – rev. 4.28.17*
- q. E52 Power First Floor Plan – rev. 4.28.17*
- r. E53 Power Mezzanine Floor Plan – rev. 4.28.17*
- s. E54 Power Second Floor Plan – rev. 4.28.17*
- t. E72 Electrical Details – rev. 4.28.17*
- u. T2.01 Floor Plan – First Floor – Telecommunications – rev. 4.28.17*

4. Project Clarifications: *No clarifications in this Addendum*

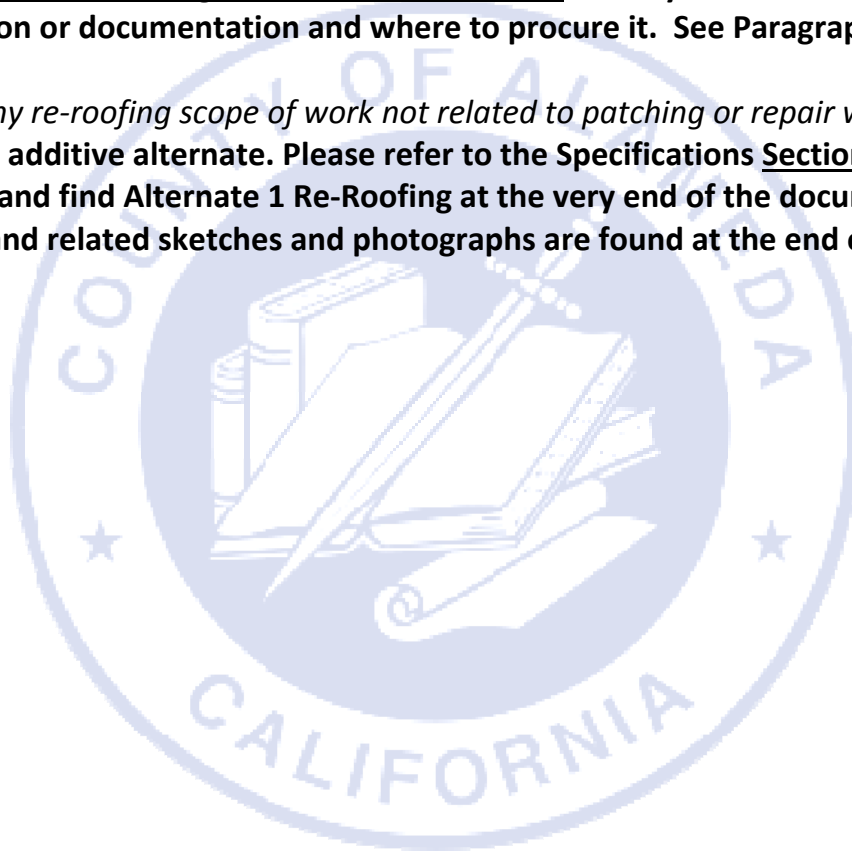
5. Questions/Responses – Pre-Bid, Non-Mandatory Networking Conference and Courtesy Subcontractor Site Visit

Below are the questions submitted in writing via email, at the April 28, 2017 Non-Mandatory Networking Conference and the May 5, 2017 Courtesy Subcontractor Site Visit. Responses to these questions are included in this Addendum No. 2, as follows:

- Q1) Can you tell us if the public contract code 7105 applies to the builder's risk since earthquake and flood coverages are required?*
- A1) The County will be providing Builders Risk Insurance. Please see Item 1 – Contract Documents – Divisions 00 and 01 Procurement and Contracting Requirements and General Requirements in this Addendum , items A and B, for revisions/additions to the General Conditions and Special Conditions regarding Builders' Risk Insurance.**
- Q2) Will we be allowed to enter only numerals for the alternates rather than using both words and numerals?*
- A2) Bidders are required to enter both the written words and the numerals for the Base Bid and each Alternate.**

- Q3) *Where can I find the Mandatory and Non-Mandatory conference attendee lists?*
- A3) **Go to the County website where the Project is posted and look for Addendum No. 1 where you will find the list of attendees for the Mandatory meeting and site visit held on April 27, 2017. Please also see the attached attendee list for the Non-Mandatory networking meeting held on April 28, 2018 as well as the Courtesy Subcontractors Site Visit held on May 5, 2017.**
- Q4) *Is there a Move Scope to this project? Furniture, contents or equipment? You have a site visit on the 27th and want to know if subs should attend. How many employees will be moving?*
- A4) **There may be a move portion related to this project but it will likely come under the Construction Manager. They are not yet selected but we will be asking them for move or move coordination scope. The only entities required to attend the Mandatory meeting on the 27th were the pre-qualified General Contractors. However any and all interested subcontractors were welcome to attend and we encourage all subs to network with the pre-qualified General Contractors. Approximately 150 employees from at least 3 different locations will be moving some contents, but there will be all new furniture.**
- Q5) *Can you tell us if there will be a furnishing scope on this project once the construction has been completed? If so, who should be contacted regarding that scope?*
- A5) **There is a furnishing component for this Project that has commenced and will install during the final phase of the work and continue after work has been completed. In February 2016, our Board of Supervisors approved the selection of KBM Workspace from a pre-approved Furniture Vendor list to provide full services for the procurement of all furniture for this project.**
- Q6) *Is it possible to arrange another site visit for prospective subcontractors?*
- A6) **A courtesy site visit was arranged for prospective subcontractors for Friday, May 5, 2017 from 9am to 10am.**
- Q7) *Will you require the video storage hard disk drives in the network video recorder to use the RAID configuration? If so, shall we use RAID5 or RAID6?*
- A7) **The RAID5 configuration was included as an option.**
- Q8) *Can you please clarify the extent of the flooring demolition on the Lower Level and the First Floors?*
- A8) **Please refer to Demolition sheets A1.1-A1.5 General Note 2 for an explanation of the flooring demolition defined for each level. See Finish Floor Plans sheets A9.1-A9.5 for additional notes on the plans about existing flooring to remain. These notes indicate that all existing flooring finishes are to be removed with the exception of ceramic/porcelain tile, terrazzo and most of the stone flooring. The only stone floor to be demolished is at the Vestibule, Room 225, where the stone flooring must be removed to install a recessed walk-off mat – indicated on A1.2**

- Q9) *The demolition work indicated at the First Floor Elevator #1 Lobby shows existing shelving and a perpendicular wall to be removed. There are 3 electrical panels and 1 lighting control panel in this wall. Do you want these panels to be removed and, if so, what other scope is there to perform?*
- A9) **See Demolition General Note "A" on Sheet E02 which states that all existing electrical installations shall be removed in areas to be renovated. See Sheet A1.2, in which the south wall in the Elevator Lobby (room 221 on Sheet A2.2), which contains electrical panels, will be demolished. All electrical panels and lighting control panels will be demolished as part of this scope of work.**
- Q10) *Can you tell us if there are existing Fire Sprinkler plans for this building?*
- A10) **Yes, there are existing fire sprinkler plans. Please refer to the Bid Documents, Specifications Section 00 31 19 Existing Conditions Information where you will find references to all existing information or documentation and where to procure it. See Paragraphs 2.4.1 and 2.4.2.**
- Q11) *Is there any re-roofing scope of work not related to patching or repair work?*
- A11) **Yes, as an additive alternate. Please refer to the Specifications Section 00 01 10 Table of Contents and find Alternate 1 Re-Roofing at the very end of the document. All 4 specifications sections and related sketches and photographs are found at the end of the Specifications.**



The following participants attended the Non-Mandatory Bidders Conference on April 28, 2017:

	Company Name / Address	Representative	Contact Information
1.	Alten Construction 720 12th St. Richmond, CA 94801	Karin Romero	Phone: 510-234-4200
			E-Mail: bids@altenconstruction.com
			Prime Contractor: Yes
			Subcontractor:
			Certified SLEB:
2.	WA Thomas Co. Inc. 2356 Pacheco Blvd. Martinez, CA 94553	James Smith	Phone: 925-228-9600
			E-Mail: jim@wathomas.net
			Prime Contractor: Yes
			Subcontractor:
			Certified SLEB:
	The following participants attended the	Courtesy Subcontractors Site Visit	Friday, May 5, 2017
3.	Edward W. Scott Electric Co., Inc.	Kevin Lane	Phone: 415-206-7120
			E-Mail:
			Prime Contractor:
			Subcontractor: Yes - Electrical
			Certified SLEB:
4.	Tulum System	Andre Barocio Beto Najera	Phone: 925-597-7007
			E-Mail:
			Prime Contractor:
			Subcontractor: Yes - electrical
			Certified SLEB:
5.	Bay Cities Fire Protection	Kasey Ridout	Phone: 707-483-3802
			E-Mail:
			Prime Contractor:
			Subcontractor: Yes – Fire Protection
			Certified SLEB:
6.	AMG/Asbestos Management Group	Andres Arce	Phone: 510-715-0061
			E-Mail:
			Prime Contractor:
			Subcontractor: Yes - Environmental
			Certified SLEB:
7.	Sterling Environmental	Jose Rico	Phone: 510-638-7800
			E-Mail:
			Prime Contractor:
			Subcontractor: Yes - Environmental
			Certified SLEB:
8.	DWH Creative Contracting	Juan Bustamante Cesar A. Salinas Nick Howell	Phone: 925-605-6674; 808-5601; 595-5121
			E-Mail:
			Prime Contractor:
			Subcontractor: Yes – Demo & Environmental
			Certified SLEB:
			E-Mail:

9.	Janus Corporation	Bernie Stenson	Phone: 925-969-9200
			E-Mail:
			Prime Contractor:
			Subcontractor: Yes - environmental
			Certified SLEB:
10.	ACR Glazing Contractors, Inc.	C Wang	Phone: 510-430-2977
			E-Mail:
			Prime Contractor:
			Subcontractor: Yes - glazing
			Certified SLEB:
11.			Phone:
			E-Mail:
			Prime Contractor:
			Subcontractor:
			Certified SLEB:
12.			Phone:
			E-Mail:
			Prime Contractor:
			Subcontractor:
			Certified SLEB:
13.			Phone:
			E-Mail:
			Prime Contractor:
			Subcontractor:
			Certified SLEB:
14.			Phone:
			E-Mail:
			Prime Contractor:
			Subcontractor:
			Certified SLEB:
15.			Phone:
			E-Mail:
			Prime Contractor:
			Subcontractor:
			Certified SLEB:
16.			Phone:
			E-Mail:
			Prime Contractor:
			Subcontractor:
			Certified SLEB: