

ADDENDUM NUMBER ONE

August 18, 2017

CAMPUS RESTROOM REMODEL – PHASE 1

3041 WEST AVENUE K
LANCASTER, CA 93536

Issued By:

KRUGER BENSEN ZIEMER ARCHITECTS, INC.

30 West Arrellaga Street
Santa Barbara, CA 93101

To all bidders submitting proposal for the captioned project. This Addendum is hereby made part of the Contract Documents to the same extent as though it was originally included therein and takes precedence over the original documents and addenda.

Acknowledge receipt of the Addendum on the Bid Form

A. PROJECT MANUAL

ITEM NO. 1.1:

Reference Specification 01011- Work scope Special Conditions

Replace the Work Scope Special Conditions in its entirety with the attached Work Scope Special Conditions. Changes have been *italicized*.

ITEM NO. 1.2:

Reference Section 01210 – Allowances

Add the following allowances under Paragraph 3.1.1.1

- A. Bid Package # 04 - \$15,000.00

Revise Paragraph 3.1.2 to read as follows:

Cash allowances shall be “NET” cost amounts. The contractors shall include all cost associated with the processing of items that may be charged against the designated allowance amount including estimating, project management, supervision, withholding of retention, overhead, profit and bond costs in their base bid. The only allowable markup shall be a 10% overhead and profit fee by any subcontractor that may perform work (labor) submitted under the prime contractor. The prime contractor shall receive no additional markups. If any allowance amount (in whole or part) is deleted by change order at any given point of the project, the Contractor shall credit back the full or unused portion of the allowance amount stipulated. The Category contractor shall not be entitled to withhold any monies for overhead or profit or be obligated to return any overhead or profit

included within their base bid. The use of any allowances is at the sole discretion of the Construction Manager/District.

B. DRAWINGS

None

C. ATTACHMENTS

I. SPECIFICATIONS

Section 01011 Work Scope Special Conditions

END OF ADDENDUM NUMBER ONE

ANTELOPE VALLEY COMMUNITY COLLEGE - CAMPUS RESTROOM REMODEL - PHASE 1
WORK SCOPE SPECIAL CONDITIONS

ITEM:	DESCRIPTION:	Bid Package #4
1	Contractor shall not interfere with the normal, regular, or existing business operations or activities of the College at the project site. If required schedule work for after hours or weekends, all costs for working after hours or weekends shall be included within your base bid.	yes
2	Properly protect existing improvements scheduled to remain when performing work within this <i>bid package</i> .	yes
3	Properly & completely coordinate all work through the Construction Manager to ensure that all work is properly and efficiently installed per the project manual.	yes
4	All daily reports shall be turned into the Construction Manager on a daily basis.	yes
5	All deliveries and material or equipment moving between construction areas shall be coordinated and approved by the Construction Manager prior to commencement.	yes
6	Utilize suitable equipment for traversing the site, hauling or relocating of materials, and/or erection of items within this trade regardless of soils conditions, grades and existing finishes at no additional cost or delay to the schedule.	yes
7	Contractors within this category shall pay and maintain cell phone numbers for their project foreman throughout the duration of this project.	yes
8	Provide all job verification and field measuring as may be needed and/or required to ensure that the work is coordinated and fits properly.	yes
9	Repair any and all finishes damaged as a result of the execution of the work in this category.	yes
10	Provide cleanup on a daily basis to insure a clean and safe & accessible work environment.	yes
11	Contractor to provide trash containers and/or properly dispose of waste, trash, lunch trash and debris. This includes procurement of all hauling permits and/or dump fees which may be required. This applies equally to any/all subcontractors employed by the Prime Contractor.	yes
12	Be advised - the project site is located in an area of potential high winds. The protection against and prevention of wind damage to incomplete work or on-site stored materials is the responsibility of the contractor.	yes
13	Be advised - the project site is located in an area of potential high heat. The protection against and prevention of heat damage to incomplete work or on-site stored materials is the responsibility of the contractor	yes
14	The Construction Manager will set the construction working hours on site.	yes
15	Completely furnish all cutting and patching as required in all existing construction including finishes due to the installation of work of this category contractor.	yes
16	Coordinate through Facilities to sign out a parking pass and badge for each employee.	yes
17	Parking areas shall be designated by the Construction Manager.	yes
18	This Category Contractor shall utilize the pre existing <i>temporary</i> fenced staging area within parking lot 16 of all temporary storage containers, trailers, stored materials and temporary sanitation facilities. Please note that this Category Contractor will be dually sharing this staging area with contractors of another Antelope Valley College construction contract.	yes
19	Provide for all dust and noise mitigation during the entire contract duration.	yes
20	Provide all barricades, warning lights and signs & safety measures etc. required for the execution of the work within this category.	yes

ANTELOPE VALLEY COMMUNITY COLLEGE - CAMPUS RESTROOM REMODEL - PHASE 1
WORK SCOPE SPECIAL CONDITIONS

ITEM:	DESCRIPTION:	Bid Package #4
21	Contractor shall verify and keep all existing systems fully operational as they execute the scope of work within this contract.	yes
22	Provide all demolition activities as indicated per the project documents unless otherwise noted within this work scope special conditions. Refer to Sheets A-201,M-201,P-201 and E-201.	yes
23	Provide all necessary protection for Fire Alarm devices that are noted to remain, preserve and protect during construction. The Fire Alarm system shall remain active during construction activities.	yes
24	Provide all necessary patching and floating of floors, walls and curbs to accept the new tile finishes.	yes
25	Provide moisture & PH testing prior to commencement of prep/patch for the flooring installation for verification that the existing substrate does not exceed the manufactures recommendations for moisture vapor emission and PH levels.	yes
26	Provide and maintain all temporary chemical toilets and temporary had wash stations for the duration of the project. At a minimum provide two (2) temporary chemical toilets and one (1) hand wash station that shall be cleaned twice weekly.	yes
27	Provide and install all backing and blocking as indicated per the contract documents.	yes
28	Provide and install all tube steel brackets as indicated per Detail 3 on sheet A-701.	
29	Properly demo roofing in order to install new roof curb for exhaust fan. Provide temporary measures for security and weather intrusion until roof work is completed.	yes
30	Properly patch roofing and install 60 mil neoprene sheet material around newly installed roof curb for exhaust fan. Refer to Detail 11 & 12 on sheet A-701.	yes
31	Provide and install all structural framing items required for the new exhaust fan roof curb opening as indicated per sheet S-101.	yes
32	Properly adjust all existing floor drains and cleanouts as needed for the installation of new wall and floor finishes.	yes
33	Prior to the start of demo, verify the existing water systems and install any and all valves required in order to isolate the restrooms from the remainder of the building.	yes
34	Provide all painting as required of the contract documents.	yes
35	Provide and install all door and room signage and per sheet A-801.	yes
36	Properly prep and paint existing doors and door frames. Remove all dents, scratches, gouges and holes by proper prep methods prior to final painting.	yes
37	Provide all necessary parts and transitions that will be required to re-connect existing duct work to the new exhaust	yes
38	Provide all necessary relocation of existing plumbing rough in that may be required in order to connect new plumbing fixtures to existing waste, water and vent for proper heights and locations as noted within the contract documents.	yes

ANTELOPE VALLEY COMMUNITY COLLEGE - CAMPUS RESTROOM REMODEL - PHASE 1
WORK SCOPE SPECIAL CONDITIONS

ITEM:	DESCRIPTION:	Bid Package #4
39	Include all proper shut down activities, drainings of existing systems during non school operation hours so as not to disrupt regular schedule activities at the site. Advise the Construction Manager 48 hours ahead of scheduled shut downs.	yes
40	Provide all caulking/ joint sealers shown on the contract documents and indicated within the specifications.	yes
41	Provide all demo and patching of finishes that may be required for the Mechanical, Electrical and Plumbing systems that is not particularly indicated but is required in order to provide complete and operable systems.	yes
42	Prior to final painting within the restrooms, skim coat the existing surfaces smooth (Level 5 Finish) to accept a painted finish.	yes
43	This <i>Bid Package</i> Contractor shall include all allowances detailed in specification section 01210 for their respective category.	yes
44	This <i>Bid Package</i> Contractor <i>shall</i> be responsible for all cutting and patching of finishes necessary to perform their respective work underground or in existing walls which is not specifically noted to be removed and replaced on the demolition drawings.	yes
45	This <i>Bid Package</i> Contractor shall include a final cleaning of both restrooms and surrounding areas that have been impacted as a result of this construction. Provide proper cleaning measures for all wall and floor tile, plumbing fixtures, countertops, lighting, toilet partitions & accessories, doors and hardware, etc.	yes
46	This <i>Bid Package</i> Contractor shall provide and install all wall insulation as indicated per the contract documents.	yes
47	Be advised that all Prime and Sub Contractors are bound to the "Community Work Force Agreement" that has been adopted by the Antelope Valley College Board of Trustees. Said Agreement establishes the labor relations guidelines and procedures for the Antelope Valley College and for the Contractors.	yes
48	<i>This Bid Package Contractor shall provide and install a temporary dust & noise partition at the alcove leading into the restrooms. Once construction has completed, completely remove said temporary dust & noise partition and make any repairs to existing finishes that may have been damaged as a result of the partition.</i>	yes