

**TORRANCE TRANSIT PARK AND RIDE REGIONAL TERMINAL
PHASE 1 – ROUGH GRADING - FEAP 764
C2015-21
REQUESTS FOR INFORMATION (RFI) LOG**



RFI No.	Summary Description	Question	Answer
1	LEED Requirements	<p>In the Notice to Invite Bids it says: Bidder must have completed a minimum of 5 LEED projects of similar project scope. Bidder must have successfully completed a minimum of 5 projects with successful enhanced commissioning processes that meet both LEED and Cal Green standards and qualifications.</p> <p>As I understand it, LEED is for structural projects and it does not pertain to a Grading project.</p> <p>Can you please clarify this?</p>	<p>The Torrance Transit Center Project has been divided into two contracts based on City driven criteria. The entire project inclusive of both contracts are designed to meet LEED Gold requirements.</p> <p>The majority of the LEED requirements apply to the construction of the buildings and final grading, plantings and flatwork. There are certain requirements that will apply to the grading and storm water system contract. The bidding contractors are to list two jobs where the staff provided has successfully documented and met each of the below listed required LEED Credits:</p> <ol style="list-style-type: none"> 1. SSp1 Construction Activity Pollution Prevention <ol style="list-style-type: none"> a. The contractor and staffing proposed has provided documentation confirming the SWPPP plan was implemented for LEED accredited projects. 2. SS6.1 Stormwater Design, Quantity Control SS6.2 Stormwater Design, Quality Control <ol style="list-style-type: none"> a. The contractor and staffing proposed has completed Stormwater Design and Quality Control per City of Torrance requirements. 3. MRc2 Construction Waste Management <ol style="list-style-type: none"> a. Grading contractor and staffing proposed has tracked all non-hazardous construction and demolition waste, both landfill waste and waste diverted from the landfill (i.e. recycled) . Excavated soil and land-clearing debris do not contribute towards this credit. Contractor has tracked and via spreadsheet(similar to attached) and managed all related haul tickets to document required Construction Waste Management.
2	Contractor License	<p><u>Specification, A-2</u> – “The City has determined that a Class B Contractor’s license is necessary to bid this project, but reserves the right to accept another Class at the sole discretion of either the Public Works Director or Engineer”</p> <p>RFI: The project scope involves mainly rough grading (requires a Class A Contractor License, or C-12 License). Contractors with Class B License are prohibited from self-performing earthwork of this magnitude as required in the contract documents pursuant to the State of California Contractor License Board. Does the Public Works Director/Engineer accept bids from Contractors with only a Class A License?</p>	<p>The City will accept bids from bidders with both Class A and Class B with the understanding that bidders with a Class B license will subcontract with a Class A licensed contractor for work requiring that level of certification.</p>
3	LEED Requirements	<p><u>Specification, A-2</u> – “Bidders must have completed a minimum of 5 LEED projects of similar project scope. Bidder must have successfully completed a minimum of 5 projects with successful enhanced commissioning processes that meet both LEED and Cal Green standards and qualifications.”</p> <p>RFI: LEED certifications covers the “design, operation and construction of high performance green buildings” – LEED.net.</p> <p>A) The contract documents do not include work for the design/build for any high performance green buildings. B) Rough-grading specialized contractors (Class A or C-12 License) do not perform Design/Build of Building projects; and LEED is only applicable for Building work, not for rough grading or site improvements.</p> <p>Can the Engineer all requirements associated with LEED for this Rough-Grading project?</p>	<p>See response to RFI No. 1.</p>
4	Underground Tank Distance	<p>The soils report says “select material” for backfill for the UG storm retention tank extends 5 feet horizontal from the structure. Is this correct?</p>	<p>Yes, the select material may be generated from on-site soils or, if needed, from import soils.</p>
5	Future Building Subgrade	<p>Are we to prepare the subgrade under the future buildings as indicated in Figure 3 of the soils report?</p>	<p>Yes.</p>
6	Geogrid	<p>Is placement of a geogrid necessary? If so, where does it go?</p>	<p>Geogrid will only be needed if field conditions dictate once the construction has started.</p>
7	Utilities	<p>Per Sheet C7, at the Bus Plaza location, there is a main run of 6” pvc storm drain pipe shown. Also shown at this location are perpendicular runs of pipe shown at about 10lf each at (10) different locations. Please provide further detail for these perpendicular runs. What size pipe? Are they to be capped at the end? Are they to be brought to finish grade? Please review and advise.</p>	<p>The 10 short runs of storm drain piping shown on C-7 shall be 6” PVC pipe at 2% slope. These pipes are for connection to the downspouts from the future canopy as part of the Phase 2 construction. Please provide a riser pipe at end of each lateral similar to that shown in Detail 6 on sheet C-9.</p>
8	General	<p>Per specification 011100 - Summary of Work: Please provide the list of Owner Furnished Contractor Installed items. Also, please include a list of pertinent installation information for these items.</p>	<p>There are no Owner furnished items with this Phase 1 of construction.</p>

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9	Work Scope	Please confirm that aggregates and all pavements & curbs are not to be included in the Phase One scope of work.	There are no aggregates, pavements or curbs with this Phase 1.
10	Contract	Please provide a copy of the owner/contractor contract for PH1.	Refer to Project Specifications Appendix I "Public Works Agreement".
11	Builders Risk	Spec Section 7-3 does not specifically call out who is to furnish the Builders Risk Insurance. Please confirm that the Owner will be providing the Builders Risk Insurance	The Contractor shall provide Builder's Risk coverage for the project.
12	Consequential Damages	Mutual Waiver of Consequential Damages: Currently the Contract is void of any Mutual Waiver of Consequential Damages. The problem with consequential damages for contractor is that the damages are very difficult to gauge and price in advance, and the extent of the possible liability exposure can be very great. All industry-standard model form construction contracts include a mutual waiver of consequential damages. Please consider incorporating the following language into the contract, "Notwithstanding anything to the contrary in the Contract Documents, the Contractor and the Owner waive claims against each other for consequential damages arising out of or relating to the Contract.	Refer to Indemnification and Insurance requirements as outlined in Appendix 1 - Public Works Agreement, Sections 15 and 17, respectively.
13	Sweeper	Section 7-8.1 requires a motor sweeper with spray nozzles to clean the paved roads at least one each day. Please confirm this requirement is still needed due to the BP1 scope.	Contractor is to maintain this requirement.
14	LEED Requirement	Spec section 01-3113 requires an "on-site party" to oversee the LEED goals. Please confirm that if our Project Manager meets the minimum requirements for the LEED position, that the Project Manager can fill both positions? Or, is the Owner requiring an individual who's only duty is to monitor LEED? If so, is that individual required to be on-site during all construction activities?	The project manager can fill both positions. The City is not requiring an individual who is only representing the few project requirements that relate to LEED points. Should a dedicated LEED representative be hired by the awarded contractor, the LEED representative is not required on site at all times but must fulfill all components associated with the projects LEED requirements as they relate to the LEED points identified in previous responses.
15	Loaded Schedule	Please confirm that section 013216 is requiring a cost and resource loaded schedule.	Yes.
16	PM & Super	Please confirm that the Project Manager and Project Superintendent, per section, 014516, have to be on-site during all construction activities.	The presence of either the Project Manager <u>or</u> Superintendent can serve as an authorized on site supervision during all construction activities.
17	MEP Engineer	Spec Section 014516 requires a coordinating engineer for all HVAC, Plumbing, Fire Protection and Electrical work. Please confirm that this requirement is no longer needed due to the scope of Phase 1. If it still required, please confirm if this individual needs to be on-site during all construction activities.	This requirement is not needed with this phase of construction.
18	Field Office	Spec section 015000 requires field offices for the City and Architect. Please confirm that this requirement is still needed due to the reduced scope found in BP1.	The awarded contractor has the option of omitting this requirement provided the contractor can support project activities and project meetings on site.
19	Cameras	Spec section 013231' requires two fixed cameras to be located on-site with live streaming ability. Please confirm that this requirement is still needed due to the reduced scope found in Phase 1.	The bidding contractors are to omit this requirement from the scope of work.
20	Haz. Materials	Please confirm that the owner will be the Generator of any hazardous materials or soils to be removed or abated. Please confirm that the owner will sign all trucking manifests as the generator.	Per Special Provisions Section 300-2.2.1, the awarded contractor is to make provisions for the handling of contaminated soil during construction. As the owner, the City will be the Generator of any hazardous materials discovered on site and will be responsible for trucking manifests carrying such material only as they leave the site. It shall be the Contractor's responsibility to handle contaminated soils once they leave the site for proper disposal or treatment and to provide proper documentation.
21	Warranty	Please confirm that General Contractor warranty for this project is 1-year and that warranties listed in all divisions pertain only to the manufacturers and subcontractors performing the work. Also, please confirm manufacturer and subcontractor warranties required do not extend the General Contractor warranty.	Refer to Special Provisions Section 6-8.3 Warranty.
22	Bid Form	There are items in the bid form that do not pertain to this project such as concrete and exterior improvements. Please advise if the bid form will be amended to reflect this. If not, please advise what contractors are to include in concrete and exterior improvements line items.	The bidding contractors are to represent a zero sum for any items in the bid forms that they believe do not relate to the proposed scope.
23	Site Demolition	Per Grading Notes 4, existing ground upon which fill or base is to be placed shall be cleared of weeds, debris, topsoil, and other deleterious materials. No site demo plan has been provided indicating any of these conditions. Please provide a demo plan which contractors can base their bid on.	The contractors shall base their bids on the information provided on the plan, the information provided in the Geotechnical Report and from their own site observations.
24	Signage	Traffic Sign Removal: Sheet C-2 General Note 9 states that all traffic signs shall be relocated or removed by the city. Sheet SD-504 states that all traffic signs shall be relocated or removed by the contractor. Please confirm all traffic signs will be removed by the city. If not, please provide a drawing indicating traffic signs to be removed or relocated.	There are no traffic signs to be relocated or removed with this phase of the work.

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25	Existing Utilities	Per Grading Note 5, the contractor assumes all liability for the underground utility pipes, conduits or structures, whether shown or not on the plan. General contractors can not be held responsible for existing utilities pipe/structures not shown on the documents. Please provide an existing utilities piping plan locating all existing utilities.	The contractor will be responsible for locating or arranging to have all of the existing utilities located.
26	Pavement Aggregates	Please confirm that aggregates for any future structures, pavements or curbs are not to be included in this bid. Please confirm PH1 scope only includes bringing elevations to rough grade elevations & subgrade elevations as shown on drawings.	Phase 1 scope only includes rough grade elevations and subgrade elevations and does not include aggregates for future structures, pavements or curbs.
27	Umbrella Liability	Will the city accept the use of an Umbrella Liability policy combined with a General Liability policy in order to meet the required limits for this project?	An Umbrella Liability Policy may be acceptable. Selected Contractor will need to provide insurance policy for review and acceptance by City's Risk Manager.
28	Estimated Quantities	Grading note 3 on Sheet C-2 provides bidders with estimated earthwork quantities with a note that states, "Earthwork volumes are provided for bidding purposes only. Contractor shall perform their own earthwork calculations from the information provided on these plans". For the bidding purposes, which quantities shall bidders use for developing cost proposals? The quantities provided on Sheet C-2 or the bidders estimated quantities?	Refer to Section G CSI Specifications Division 31. Quantities provided are as stated "estimates only". Contractor shall perform their own earthwork calculations.
29	Testing Rates	During the pre-bid meeting it was mentioned that the contractor will be responsible for paying for premium time rates for the City of Torrance Consultants as well as the selected Geotechnical Testing Firm. Please provide these rates.	City of Torrance is in the RFP process of attaining a Geotechnical Firm. Once a Firm has been chosen, the rates can be shared with the selected contractor.
30	Geogrid	The response to RFI 06 states, "Geogrid will only be needed if field conditions dictate once construction has started". Under what stipulation would the contractor be required to provide and install Geogrid? As there is no Geogrid shown on the plans, please confirm that the City would compensate for this added scope of work via the change order process.	The need for geogrid is not anticipated however if conditions arise during construction that require geogrid then compensation for the material will be handled under a change order.
31	Finish Tolerances	Since the contracted project is "rough grading", what appropriate finish tolerances is the City dictating for this project?	0.10' (one tenth of one foot).
32	Railroad Insurance	Due to the projects proximity to an active railroad, please confirm that Railroad Contractor Insurance is not required.	To our knowledge, there should not be any conflict between the contractor's work and equipment and the railroad. However it is the responsibility of the contractor to obtain any additional insurance that they deem appropriate.
33	Remediation	If there is a need for deeper remedial grading beyond the geotechnical engineers recommendation, how will the City handle additional payment for this work?	Reference Section 3-3 extra work.
34	Approved Manufacturers	Bid documents indicate specific manufacturers. Please confirm that bidders are to submit substitution requests for all proposed alternates and that those alternates shall be reviewed and approved prior to bid (and made public via addendum).	Per Special Provisions Section 2-5.3 and CSI Section 01 3323, the successful Contractor awarded the contract will provide submittals. At that time, the City will make the sole determination of whether or not the Contractor's proposed alternates conforms to the contract requirements.
35	Unsuitable Materials	Grading Note 9 talks about unsuitable materials and dumping of these materials. What amount of unsuitable materials exist onsite? Please provide plans or other documentation for the bidders to quantify this information.	Refer to Section 300-2 Unclassified Excavation.
36	Detention Basin Subgrade	Other than "install per manufacturers instructions", there are no requirements to install subgrade, bedding or geotextile fabric beneath the Detention Basin. The specified manufacturer recommends to install 2 inches of sand bedding over subgrade with bearing capacity of 3000 pcf. The Manufacturer also recommends to install geotextile fabric beneath and on the sides of the Precast Detention Basin. Please confirm that the installation of the subgrade with 3000 pcf bearing capacity, 2" sand bedding layer, and geotextile fabric are to be included with the bid documents and the bidders pricing.	Detention basin shall be installed per manufacturer's recommendations. Successful Contractor shall provide submittals for approval prior to construction.
37	Lateral Load at Detention Basin	Please confirm that the maximum lateral live load surcharge of the soil around the Detention basin is 80 PSF or less as is required by the Storm Water Detention Basin manufacturers recommendation.	Confirmed/Yes.
38	Detention Basin Access & Rating	Please confirm that the contractor is to provide a detention basin with (2) Manway Access locations. Please also confirm that the Manway access locations, including covers, are to be HS-20 rated.	Confirmed/Yes.
39	Detention Basin Sealant	The Storm Water Detention basin is too large to be cast and shipped in one single unit. Please provide details for installing sealant between floor, wall and ceiling panels of the precast concrete storm water detention basin.	Detention basin shall be installed per manufacturer's recommendations. Successful Contractor shall provide submittals for approval prior to construction.

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40	Delivery Hours	There is a large amount of import material required for the project. Please confirm that the delivery restrictions are from 9AM – 3PM on Monday through Fridays only. Please provide procedure should the bidders want to extend these hours or obtain a variance.	Refer to Specifications Section 6 - Prosecution, Progress and Acceptance of the Work.
41	Owner Dust Control	The SWPPP provided with the bidding documents states that the owner is to install and maintain dust abatement during construction. Please confirm that the City of Torrance will furnish, install, and maintain dust abatement measures during construction.	Refer to Section G CSI Specification Section 31 100 Part 3.2 and Grading Plans Sheet C-2 Special Note 6.
42	SWPPP Risk Level	The SWPPP provided states that this project is Risk Level 1 however, several of the pages make reference to this project being Risk Level 2. Please confirm that this project is Risk Level 2.	Project is Risk Level 1. Refer to Appendix V SWPPP Page 11 Section 2.4 Findings of the Construction Site Sediment and Receiving Water Risk Determination.